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PROPOSED BYLAW NO. 3759

**REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY FEBRUARY 19, 2013**

SUBJECT **PROPOSED AMENDMENTS TO THE JUAN DE FUCA LAND USE BYLAW, 1992,
BYLAW NO. 2040 (AMENDMENT BYLAW NO. 3759)**

ISSUE

To consider amendments to the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, to zone lands in the Shirley and Jordan River Official Community Plan (OCP) area that are currently regulated by the Juan de Fuca Subdivision Bylaw No. 189.

BACKGROUND

The Juan de Fuca Land Use Committee (LUC) met on March 15, 2011 to consider proposed amendments to the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040 (Amendment Bylaw No. 3759) that would implement zoning on lands in the Shirley and Jordan River OCP area that are currently regulated by the Juan de Fuca Subdivision Bylaw No. 189. The LUC directed staff to conduct public information meetings on the proposed zoning amendment in order to discuss the changes with affected residents and property owners.

A public information meeting was held on March 28, 2011 with approximately twenty people in attendance. Staff made revisions to the proposed zoning amendment as a result of the points raised in the public meeting and a revised report was considered by the Land Use Committee on April 19, 2011. The Land Use Committee recommended that the report be referred to the Shirley/Jordan River Advisory Planning Commission (APC) and to agencies for comment. Eight of the fourteen agencies responded to the referral and all responses indicated their interests were unaffected by the proposal or had no comment (Appendix 1). The Shirley/Jordan River APC met on June 22, 2011 and indicated that the APC supports proceeding with Bylaw No. 3759 with the understanding that minor changes may be incorporated.

Upon request of Jordan River residents, a second public information meeting was held on August 18, 2011 to review the proposed zoning specifically as it relates to commercial land uses with approximately ten people in attendance. Property owners in the Jordan River Hamlet zoning designation declared their interest in commercial land uses and the proposed zoning map has been amended to reflect these discussions. The community also expressed concern over planning for only those parcels currently regulated by Bylaw No. 189 without considering the potential uses of land in the greater Jordan River area. Due to this concern and the ongoing discussions related to the future management of lands recently acquired CRD Regional Parks at Sandcut Beach and Jordan River, the Bylaw No. 3759 zoning proposal has been delayed. However, there is no proposal to rezone the recently acquired lands and Regional Parks is considering the future of these lands through community consultation. A review of the Shirley/Jordan River Official Community Plan (OCP) is pending and will provide an opportunity for the community to take an overall perspective on the area. Therefore, staff is recommending proceeding with the proposed Bylaw No. 3759 to provide land use regulation over these lands.

ALTERNATIVES

1. Proceed with referral of proposed Bylaw No. 3759, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 107, 2013" to agencies for comment.
2. Not proceed with referral of proposed Bylaw No. 3759, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 107, 2013".
3. Refer proposed Bylaw No. 3759 back to staff for more information.

LEGISLATIVE IMPLICATIONS

The Juan de Fuca Development Procedures Bylaw No. 3110 establishes a process for considering an amendment to a zoning bylaw. The CRD Board provides opportunities for consultation it considers

appropriate to the persons, organizations and authorities that may be affected by the adoption, repeal or amendment of a zoning bylaw.

Where an amendment or new land use and subdivision bylaw will apply to land within 800 m of a controlled access highway, the bylaw must be referred to the Ministry of Transportation and Infrastructure.

PUBLIC CONSULTATION IMPLICATIONS

The Advisory Planning Commissions (APCs) were established to make recommendations to the Land Use Committee on land use planning matters referred to them relating to Part 26 of the *Local Government Act (LGA)*. The zoning amendment has been referred to the Shirley/Jordan River APC and owners of the subject properties with proposed zoning amendments have been notified directly. In addition, two public information meetings have been held to review the proposed zoning amendments with residents and property owners. However, as the review of the bylaw has been delayed the amended bylaw should be considered by the Shirley/Jordan River APC.

Should the proposal proceed, a public hearing pursuant to Section 890 of the *LGA* will be required subsequent to the amendments passing second reading by the Capital Regional District Board which will be advertised in the local paper and on the website.

PLANNING ANALYSIS

A revised bylaw has been prepared which incorporates the minor changes requested through the consultation and includes a revised Shirley/Jordan River Zoning map (Appendix 2).

Resource Lands Zone

Proposed Bylaw No. 3759 would implement the Resource Land zone on large parcels in the Shirley/Jordan River OCP area located along the northern boundary (Appendix 2). These parcels include those designated as Private Managed Forest Land or under Crown tenure and also a few private holdings. The Resource Land zone is consistent with the zoning on the adjacent lands in the Rural Resource Lands OCP area and reflects the current minimum parcel size of 120 ha for subdivision purposes under Bylaw No. 189. The permitted uses in the proposed Resource Land zone include one single-family dwelling, resource extraction, agriculture and outdoor recreation. The revised bylaw proposes split zoning for three parcels in this zone.

Wildwood Terrace Zones

The existing residential subdivisions along Trailhead Drive and proposed subdivisions of the remnant of Section 4, Renfrew District, north of West Coast Road are established through amendments made to Bylaw No. 189.

Wildwood Terrace Zone 1, 2 and 3

The earlier bylaw proposed zoning existing residential lots on Trailhead Drive as Rural Residential 2A zone which would permit a single-family dwelling and accessory suite. Residents felt that this zoning was too restrictive and that the Building Schemes for the three phases of Wildwood Terrace subdivision should be adopted as the zoning regulations. In order to accommodate the language in the three Building Schemes, the bylaw was amended and three different zones were drafted: Wildwood Terrace zone 1, 2 and 3 (WT-1, WT-2, WT-3).

Wildwood Terrace – Tourist Commercial

3810 Trailhead Drive (Lot 1, Section 4, Renfrew District, Plan VIP79213) is a Phased Building Strata. A Wildwood Terrace – Tourist Commercial (WT-TC) zone is proposed to retain the development potential proposed in the phased strata plan which includes construction of up to 15 cottages and a lodge with commercial uses.

Wildwood Terrace Zone 4

There is currently a provision in Bylaw No. 189 to permit an average minimum parcel size of 1 ha for the proposed subdivision of 24 residential lots on Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549 and VIP82411. The proposed bylaw will zone the areas north of Trailhead Drive as Wildwood Terrace zone 4 (WT-4) to address this provision. Bylaw No. 189 also permits the creation of a 23 ha parcel on Section 4 and the earlier bylaw proposed a campground facility. Comments received from the public did not support the use of this land for a

campground or tourist facility, rather additional residential lots were preferred. Therefore, the 23 ha parcel has been included in the WT-4 zone with the potential for 30 additional residential lots with a 2 ha average minimum parcel size, for a total of 54 residential lots consistent with the maximum densities permitted in the OCP Settlement Area designation.

A provision in the WT-4 zone to permit, as an ancillary use, one aggregate processing facility on a portion of Section 4 is included to reflect the current use of the land. The processing facility will be restricted to 50 m from parcel boundaries other than residential boundaries where the setback will be 100 m and may only operate when resource extraction on the lot is the primary use and with a valid soil removal permit.

Wildwood Terrace Neighbourhood Commercial 1A

Bylaw No. 189 also permits the creation of a 3.3 ha parcel on a portion of Section 4 for future commercial uses. Bylaw No. 3759 proposes a Wildwood Terrace Neighbourhood Commercial 1A (C-1A) zone. The zone was amended to address concerns for the protection of water supply areas and to provide land for a future community or fire hall.

Jordan River Hamlet Zones

Residents and land owners have suggested changes to the earlier proposed zoning. A Jordan River Commercial (C-1B) and a Jordan River Hamlet (JR-1) zone have been drafted to reflect concerns raised. Landowners interested in having commercial potential on their property have come forward to request the C-1B zoning whereas other residents have requested the JR-1 zoning so as not to affect their taxes. Some properties will become legal non-conforming upon the adoption of zoning due to not being able to meet setback requirements. Staff recommend that the property owners work with the CRD and MoTI to resolve any siting issues.

A Jordan River Destination Resort Zone (CR-1A) has been drafted to accommodate an existing tourist commercial use on Lot A, Section 2, Renfrew District, Plan 50879, as outlined in correspondence received from the owner. The property currently hosts a 5-room bed and breakfast operation and seasonal camping for the travelling public. The zone would permit a hotel, campground and home based business.

Proposed Bylaw No. 3759 has been considered by LUC at two meetings in 2011, by the Shirley/Jordan River APC, and by residents at two public information meetings. Although only minor amendments have been made to the earlier bylaw, in keeping with the existing building schemes and landowner and community comments, there has been a delay in the review process. Therefore, staff recommend that Bylaw No. 3759 be referred to agencies and the community for comment.

REGIONAL GROWTH STRATEGY AND OFFICIAL COMMUNITY PLAN IMPLICATIONS

The Regional Growth Strategy (RGS) designates the majority of the lands subject to Bylaw No. 3759 as Renewable Resource Lands Policy Area which proposes the continued long-term use of the lands as renewable resource working landscapes. Except for the rural residential subdivisions that were permitted under Bylaw No. 189, the proposed amendment would provide land use regulations consistent with the Renewable Resource Lands designation. The Jordan River hamlet area, lands north of the hamlet, and about 192 ha to the north of French Beach Park are designated Rural/Rural Residential. The proposed bylaw designates only the Jordan River hamlet area for residential or commercial use. The other parcels are zoned Resource Lands in keeping with the existing resource uses or Private Managed Forest Land designation. It is noted that the proposed amendments to the zoning would not significantly increase the development potential of the land that exists under Bylaw No. 189.

The Shirley/Jordan River OCP, Bylaw No. 3717, designates the lands subject to Bylaw No. 3759 as Settlement Area. The Settlement Area designation signifies the predominant land use is for residential purposes, but additional uses include commercial activities, tourism development, forestry and agriculture activities. The proposed zoning in Bylaw No. 3759 proposes residential uses with limited commercial and tourism uses, and resource uses which are compatible with the Settlement Area designation. While some of the existing parcels are smaller than the desired parcel size in the Settlement Area they conform to provision of Bylaw No. 189. Should commercial zoning be adopted on parcels under Bylaw No. 3759, the OCP should be amended to include those properties in the Commercial Development Permit Area.

CONCLUSION

Proposed Bylaw No. 3759 provides zoning on those lands within Shirley/Jordan River OCP area that are currently regulated by the Juan de Fuca Subdivision Bylaw No. 189. These parcels currently have no land use regulations in place and the community has expressed concern over uncontrolled development on these lands. Proposed Bylaw No. 3759 has been considered by LUC at two meetings in 2011, by the Shirley/Jordan River APC, and by residents at two public information meetings. Only minor amendments have been made to the earlier bylaw, in keeping with the existing building schemes and landowner and community comments. However, due to the delay in the review process, staff recommend that Bylaw No. 3759 be referred to agencies and the community for comment.

RECOMMENDATION

That the Juan de Fuca Land Use Committee recommend to the CRD Board:

1. That proposed Bylaw No. 3759, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 107, 2013", be referred to the appropriate CRD departments and the following agencies for comment:

BC Hydro	Penelakut Tribe
Cowichan Tribes	Private Managed Forest Lands Council
District of Sooke	RCMP
Esquimalt Nation	Scia'new First Nation
Fisheries & Oceans Canada	Shirley/Jordan River Advisory Planning Commission
Halalt First Nation	Shirley Volunteer Fire Department
Hul'qumi'num Treaty Group	Sooke School District #62
Lake Cowican First Nation	Stz'uminus First Nation
Lyackson First Nation	Te'Mexw Treaty Association
Malahat First Nation	Tsartlip Indian Band
Ministry of Environment	Tsawout First Nation
Ministry of Forests, Lands and Natural Resource Operations	Tseycum Indian Band
Ministry of Transportation and Infrastructure	T'Sou-ke First Nation
Pacheedaht First Nation	Vancouver Island Health Authority
Pauquachin First Nation	

Original Signed
June Klassen, MCIP
Manager, Local Area Planning Services

Original Signed
Robert Lapham, MCIP
General Manager, Planning & Protective Services
Concurrence

Original Signed
Kelly Daniels
Chief Administrative Officer
Concurrence

Appendices:

1. Agency Comments
2. Proposed Bylaw No. 3759
3. Shirley Jordan River Zoning Map



PO Box 307, Sooke B.C., V9Z 1G1
Ph.: 642-3957 Fax: 642-7808

June 7, 2011

To Whom It May Concern:

Re: File Number: Proposed Bylaw 3759 - Amendment to Bylaw 2040

With regards to the Proposed Bylaw 3759 - Amendment to Bylaw 2040; T'Sou-ke Nation does not have comment at this time. However, we have that embedded in the proposed bylaw a major change to the zoning of a specific property for commercial recreation which does not seem to be the intent of this bylaw. If in the future there are any major changes to the zoning of specific properties that you do not roll these into an overall amending bylaw and that consultation occur for each specific property.

If you have any questions or concerns please do not hesitate to contact our office.

Thank you.

Sincerely,

Bonnie English
T'Sou-ke Nation
Lands Manager

Cc: T'Sou-ke Nation Chief & Council, Michelle Thut; T'Sou-ke Nation Administration

Wendy Miller

From: Rushton, Brad <Brad.Rushton@dfo-mpo.gc.ca>
Sent: Tuesday, May 24, 2011 11:51 AM
To: Wendy Miller
Subject: RE: Proposed Bylaw 3759 - Amendment to Bylaw 2040

We won't be providing comments due to other priorities. Thanks.

Brad Rushton, R.B.Tech. <{*}}}}><
Sr. Habitat Management Technologist/Technologist, gestion de l'habitat
Ecosystems Management Branch
Fisheries and Oceans Canada/Pêches et Océans Canada
Tel/ Bureau 250.746.9717 Fax/ Télécopieur 250.746.8397
Email/ Courriel: Brad.Rushton@dfo-mpo.gc.ca
5245 Trans Canada Highway
Duncan, BC V0R 2C0

Don't aim for success if you want it; just do what you love and believe in, and it will come naturally.
David Frost



Properties
Property Rights Services
Phone: 250-755-4155
FAX: 250-755-7190
E-mail: Rita.Brom@bchydro.com

May 5, 2011

Assignment: PA1052052
File: 400-151.7(3) Pt1(3)

Via email only: wmillier@crd.bc.ca

Wendy Miller
Capital Regional District
2 – 6868 West Coast Road
PO Box 283
Sooke, BC
V9Z 0S9

Dear Ms. Miller:

Re: Proposed Bylaw 3759 – Amendment to Bylaw 2040
New Zoning for Lands Subject to Bylaw 189 in the Shirley/Jordan River OCP Area

Thank you for your email dated May 3, 2011 in connection with the subject bylaw amendment.

In my view BC Hydro interests are unaffected by the proposed bylaw amendments.

Sincerely,

A handwritten signature in black ink, appearing to read "Rita Brom".

Rita Brom/RI
Property Coordinator



DISTRICT OF METCHOSIN

File No. 6420-25

May 17, 2011

Wendy Miller, Administrative Clerk
Juan de Fuca Area Planning
Capital Regional District
2-6868 West Coast Road, PO Box 283
Sooke BC V9Z 0S9

Dear Ms Miller,

Re: Proposed Bylaw 3759, Zoning for Shirley/Jordan River Lands

Please be advised that at its meeting of May 16, 2011 the council of the District of Metchosin adopted the following motion:

Moved and Seconded by Councillors Gramigna and Mitchell that Council advise the Capital Regional District that the interests of the District of Metchosin are unaffected by Capital Regional District proposed Bylaw No. 3759.

Carried

Please contact me if you require anything further.

Yours truly,

Rachel Parker
Municipal Clerk

4450 Happy Valley Road, Victoria, B.C. V9C 3Z3
Administration Office (250) 474-3167 Fax 474-6298
Building Inspection Department (250) 474-3196 Fax 474-6298



July 5, 2011

Your File: Bylaw 3759, Amendment to Bylaw 2040
Our File: 58000-35/RD03
CLIFF-ERS: 94663

June Klassen
Manager, Local Area Planning
Juan de Fuca Electoral Area Planning Services
Capital Regional District
PO Box 283
2 - 6868 West Coast Rd
Sooke BC V9Z 0S9

Dear June Klassen:

Re: Interagency Referrals

The interagency referral, noted in your attached cover letter, has been received by this office for review and comment. Please note that we are no longer reviewing site specific referrals, as the ministry's *Develop With Care: Environmental Guidelines for Urban and Rural Development in British Columbia, March 2006* document is expected to address most development related questions. In particular, we recommend that you review Sections 2 and 3 of the document, which is available at:

http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/devlop_with_care_intro.html. These sections focus on environmentally sound solutions at the community and site development level. Appendix B provides separate checklists for local government review and site level design to help focus your proposal review. Section 4 provides recommendations relative to environmentally valuable resources.

The *Develop With Care* document reflects the ministry's typical recommendations regarding various aspects of land development and land use designation and has undergone extensive peer and stakeholder review. Although *Develop With Care* does include some regulatory information, much of this document represents our recommendations intended to minimize the negative impacts of expanding urban and rural development on the landscape and on biological resource values, while creating more liveable communities.

.../2

Ministry of
Forests, Lands and
Natural Resource Operations

West Coast Region
Resource Stewardship

Mailing Address:
2080A Labieux Rd
Nanaimo BC V9T 6J9

Telephone: 250 751-3100
Facsimile: 250 751-3208
Website: www.gov.bc.ca/env

June Klassen
Capital Regional District

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July 5, 2011

We also recommend that you consider how the proposal may apply the innovative approaches to stormwater management that have been identified in the BC Stormwater Guide found at <http://www.env.gov.bc.ca/epd/epdpa/mpp/stormwater/stormwater.html>.

Although the Ecosystem Section, Resource Stewardship in Nanaimo will not be commenting on environmental sensitivities that may be affected by this proposal, we will retain a copy of your referral for future monitoring purposes.

We would be happy to provide your agency with comments on your community plans, bylaws, major zoning amendments and major developments due to the significant role that these higher level planning processes and developments have on species occurrence and ecological function over time.

Yours truly,



P. Marlene Caskey
Sr. Ecosystem Biologist, Urban
Resource Stewardship
West Coast Region

Enclosure

Wendy Miller

From: Stephen Wright <stephen.w.wright@rcmp-grc.gc.ca>
Sent: Wednesday, May 11, 2011 6:19 AM
To: Wendy Miller
Subject: Re: Proposed Bylaw 3759 - Amendment to Bylaw 2040

no comment thank you

Steve

>>> Wendy Miller <wmillier@crd.bc.ca> 2011-05-03 15:18 >>>
Good Afternoon,

The staff report for proposed Bylaw 3759 (Amendment to Bylaw 2040 – New Zoning for Lands Subject to Bylaw 189 in the Shirley/Jordan River OCP Area) can be viewed at:

http://www.crd.bc.ca/reports/juandefucalandusecom_/2011_/04april_/amendbl2040bylaw3759/amendbl2040bylaw3759.pdf

Comment requested by June 1, 2011.

Thank you,

Wendy Miller

Administrative Clerk | JDF Electoral Area Planning | 250.642.1500, local 208
Capital Regional District | 2-6868 West Coast Road, PO Box 283, Sooke BC V9Z 0S9

Web: www.crd.bc.ca/jdf



Please consider the environment before printing this email.

Wendy Miller

From: Riefman, Michael <Michael.Riefman@viha.ca>
Sent: Wednesday, May 04, 2011 9:52 AM
To: Wendy Miller
Cc: June Klassen
Subject: RE: Proposed Bylaw 3759 - Amendment to Bylaw 2040

Our interest are unaffected by the above proposed Bylaw.

Regards

Michael Riefman
Environmental Health Officer
Vancouver Island Health Authority
#201-771 Vernon Ave
Victoria, BC
Canada V8X 5A7
Tel (250) 519-3652
Fax (250) 519-3402

From: Wendy Miller [mailto:wmiller@crd.bc.ca]
Sent: Tuesday, May 03, 2011 3:31 PM
To: Riefman, Michael
Subject: Proposed Bylaw 3759 - Amendment to Bylaw 2040

Hi Michael,

Please find attached a staff report for proposed Bylaw 3759 (Amendment to Bylaw 2040 – New Zoning for Lands Subject to Bylaw 189 in the Shirley/Jordan River OCP Area).

Comment requested by June 1, 2011.

Thank you,

Wendy Miller

Administrative Clerk | JDF Electoral Area Planning | 250.642.1500, local 208
Capital Regional District | 2-6868 West Coast Road, PO Box 283, Sooke BC V9Z 0S9

CAPITAL REGIONAL DISTRICT
BYLAW NO. 3759

A BYLAW TO AMEND
BYLAW NO. 2040, THE "JUAN DE FUCA LAND USE BYLAW, 1992"

The Regional Board of the Capital Regional District, in open meeting assembled, enacts as follows:

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended:
 - A. **SCHEDULE "A" TABLE OF CONTENTS**
 - a. PART 2 – ZONING DISTRICTS add the following:
 1. 1A.0 Resource Lands Zone – RL
 2. 6B.0 Wildwood Terrace 1 Zone – WT-1
 3. 6C.0 Wildwood Terrace 2 Zone – WT-2
 4. 6D.0 Wildwood Terrace 3 Zone – WT-3
 5. 6E.0 Wildwood Terrace 4 Zone – WT-4
 6. 6F.0 Wildwood Terrace Tourist Commercial Zone – WT-TC
 7. 6G.0 Wildwood Terrace Neighbourhood Commercial 1A Zone – C-1A
 8. 6H.0 Jordan River Hamlet Zone – JR-1
 9. 6I.0 Jordan River Hamlet Commercial Zone – C-1B
 10. 6J.0 Jordan River Destination Resort Zone – CR-1A
 - B. **SCHEDULE "A" PART 1, Section 2.0 DEFINITIONS**
 - a. By amending the definition of "COMMERCIAL ZONE" by adding the words "C-1A, C-1B, CR-1A and WT-TC"
 - b. By adding the definition of "OUTDOOR RECREATION" before the word "PAD" which states:

"OUTDOOR RECREATION means a recreational activity undertaken where the outdoor setting and landscape is a significant element in the activity, and the density of recreational users is not a significant element and includes: parks, trails, open space, playing fields, playgrounds, and low-impact wilderness camping."
 - c. By adding the definition of "PROCESSING FACILITY" before the word "PROJECTING SIGN" which states:

"PROCESSING FACILITY means the use of land, buildings or structures for the sorting, crushing, washing, screening, scaling, milling, processing or storage of material."
 - d. By adding the definition of "RESOURCE EXTRACTION" before the word "RESTAURANT" which states:

"RESOURCE EXTRACTION" means the removal of resource products, such as but not limited to, forest or mining products, by either physical labour or with machinery

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or a combination of the two.”

- e. By adding the definition of “SECONDARY DWELLING” before the word “SECONDARY SUITE” which states:

“SECONDARY DWELLING means an accessory dwelling unit not exceeding 115 m² in floor area, capable of being occupied year round with living facilities, including provision for sleeping and one kitchen area.”

- f. By amending the definition for “RURAL ZONE” by adding the words “RL”.
- g. By amending the definition for “RURAL RESIDENTIAL ZONE” by adding the words “WT-1, WT-2, WT-3, WT-4, and JR-1.”

C. **SCHEDULE “A” PART 1, Section 3.0 ADMINISTRATION AND ENFORCEMENT**

- a. By amending Section 3.07 ZONES by adding the words “Resource Land (RL) zone, Wildwood Terrace 1 (WT-1) zone, Wildwood Terrace 2 (WT-2) zone, Wildwood Terrace 3 (WT-3) zone, Wildwood Terrace 4 (WT-4) zone, Wildwood Terrace Tourist Commercial (WT-TC) zone, Jordan River Hamlet (JR-1) zone, Wildwood Terrace Neighbourhood Commercial 1A (C-1A) zone, Jordan River Commercial (C-1B) zone, Jordan River Destination Resort (CR-1A) zone”.

D. **SCHEDULE “A” PART 2 - ZONING DISTRICTS**

- a. By adding the following zone 1A.0 Resource Land – RL which states:

“1A.0 RESOURCE LAND ZONE – RL

1A.01 Permitted Uses

In addition to the uses permitted by Part 2, Schedule A of this bylaw, the following uses and no others shall be permitted in the Resource Land (RL) Zone:

- (a) Residential;
- (b) Resource Extraction;
- (c) Agriculture;
- (d) Outdoor Recreation.

Permitted accessory uses and buildings on any parcel include the following:

- (a) Home Based Business Categories One, Two and Three;
- (b) Secondary suite or detached accessory suite; and
- (c) Any buildings or structures accessory to the above uses;

Local government land use regulations may not be applicable to private managed forest lands pursuant to Part 3, Section 21 of the *Private Managed Forest Land Act*.

1A.02 Minimum Parcel Size for Subdivision Purposes

- (a) The minimum parcel size for subdivision purposes is 120 ha;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 120 ha where lands have been removed from Private Managed Forest Land status;

1A.03 Density Provisions

- (a) One single-family dwelling;
- (b) One secondary suite or one detached accessory suite.

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1A.04 Height

The following applies for building and structure heights associated with this zone:

- (a) Principle building 9 m;
- (b) All other accessory structures 6 m.

1A.05 Maximum Size of Residential Buildings

(a) Provided that percolation and septic field requirements are met pursuant to the Sewerage System Regulation, principle buildings and structures shall not exceed a Total Floor Area of 418 m².

1A.06 Yard Requirements for Residential Buildings

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Interior and exterior side yards shall be a minimum of 15 m;
- (c) Rear yards shall be a minimum of 15 m.

1A.07 Yard Requirements for Agriculture and Farm Buildings Adjacent to Non-Farm Parcels

Notwithstanding the above, setbacks for agricultural uses and farm buildings are as follows:

- (a) 30 m of a front parcel line;
- (b) 15 m of a side parcel line; and
- (c) 15 m of a rear parcel line."

b. By adding the following zone 6B.0 Wildwood Terrace 1 (WT-1) zone which states:

"6B.0 WILDWOOD TERRACE 1 ZONE – WT-1

6B.01 Permitted Uses

- (a) Residential

Permitted accessory uses and buildings on any parcel include the following:

- (b) Secondary dwelling;
- (c) Home Business Categories One, Two and Three;
- (d) Horticulture;
- (e) One travel trailer or camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (f) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
- (g) One secondary suite per lot pursuant to Part 1, Subsection 4.19.

6B.02 Minimum Lot Size for Subdivision Purposes

- (a) Minimum lot size for subdivision purposes is 2 ha;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.

6B.03 Density Provisions

- (a) One single-family dwelling;
- (b) Two secondary dwellings;
- (c) One secondary suite;

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- (d) One travel trailer or camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
 - (e) The total combined number of a secondary dwelling, secondary suite and/or travel trailer shall not exceed two.
- 6B.04 **Height**
- (a) Maximum height of principle building shall be 11 m;
 - (b) Maximum height of secondary dwellings shall be 7.5 m.
- 6B.05 **Lot Coverage**
- Lot coverage shall not exceed 25%.
- 6B.06 **Maximum Size of Residential Buildings**
- (a) The Total Floor Area of the primary dwelling and all accessory structures on the property shall not exceed 550 m²;
 - (b) The Total Floor Area of the secondary dwellings or accessory buildings shall not exceed 115 m² each.
- 6B.07 **Yard Requirements for Residential Buildings**
- No principle building or secondary dwelling shall be located within:
- (a) 7.5 m of a front parcel line;
 - (b) 6 m of a side parcel line; and
 - (c) 10 m of a rear parcel line."
- c. By adding the following zone 6C.0 Wildwood Terrace 2 zone which states:
- "6C.0 ***WILDWOOD TERRACE 2 ZONE – WT-2***
- 6C.01 **Permitted Uses**
- (a) Residential
- Permitted accessory uses and buildings on any parcel include the following:
- (b) Secondary dwelling;
 - (c) Home Business Categories One, Two and Three;
 - (d) Horticulture;
 - (e) One travel trailer or camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
 - (f) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
 - (g) One secondary suite per lot pursuant to Part 1, Subsection 4.19.
- 6C.02 **Minimum Lot Size for Subdivision Purposes**
- (a) Minimum lot size for subdivision purposes is 2 ha;
 - (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.
- 6C.03 **Density Provisions**
- (a) One single-family dwelling;
 - (b) One secondary dwelling;
 - (c) One secondary suite;

CRD Bylaw No. 3759

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- (d) One travel trailer or camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (e) Notwithstanding item 6C.03 a), b), c), and d), on lots less than 1 ha only one single-family dwelling or one travel trailer is permitted.
- (f) On lots of 1 ha or more the total combined number of a secondary dwelling, secondary suite and/or travel trailer shall not exceed two.

6C.04 Height

- (a) Maximum height of principle buildings shall be 11 m;
- (b) Maximum height of a secondary dwelling shall be 7.5 m;

6C.05 Lot Coverage

Lot coverage shall not exceed 25%.

6C.06 Maximum Size of Residential Buildings

- (a) The Total Floor Area of the primary dwelling and all accessory structures on the property shall not exceed 550 m²;
- (b) The Total Floor Area of the secondary dwellings shall not exceed 115 m² each.

6C.07 Yard Requirements

No principle building or secondary dwelling shall be located within:

- (a) 7.5 m of a front parcel line;
- (b) 3 m of a side parcel line; and
- (c) 10 m of a rear parcel line.”

d. By adding the following zone 6D.0 Wildwood Terrace 3 zone which states:

“6D.0 WILDWOOD TERRACE 3 ZONE – WT-3

6D.01 Permitted Uses

- (a) Residential

Permitted accessory uses and buildings on any parcel include the following:

- (b) Secondary dwelling;
- (c) Home Based Business Categories One, Two and Three;
- (d) Horticulture;
- (e) One travel trailer or camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (f) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
- (g) One secondary suite per lot pursuant to Part 1, Subsection 4.19.

6D.02 Minimum Lot Size for Subdivision Purposes

- (a) Minimum lot size for subdivision purposes is 2 ha;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.

6D.03 Density Provisions

- (a) One single-family dwelling;
- (b) One secondary dwelling;

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- (c) One secondary suite;
- (d) One travel trailer or camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (e) The total combined number of secondary dwellings and/or secondary suites and/or travel trailers shall not exceed two.

6D.04 Height

- (a) Maximum height of principle buildings shall be 11 m;
- (b) Maximum height of a secondary dwelling shall be 7.5 m;

6D.05 Lot Coverage

Lot coverage shall not exceed 25%.

6D.06 Maximum Size of Residential Buildings

- (a) The Total Floor Area of the primary dwelling and all accessory structures on the property shall not exceed 550 m²;
- (b) The Total Floor Area of the secondary dwellings shall not exceed 115 m² each.

6D.07 Yard Requirements

No principle building or secondary dwelling shall be located within:

- (a) 7.5 m of a front parcel line;
- (b) 3 m of a side parcel line; and
- (c) 10 m of a rear parcel line.”

e. By adding the following zone 6E.0 Wildwood Terrace 4 Zone which states:

“6E.0 WILDWOOD TERRACE 4 ZONE – WT-4

6E.01 Permitted Uses

- (a) Residential

Permitted accessory uses and buildings on any parcel include the following:

- (b) Home Based Business Categories One, Two and Three;
- (c) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
- (d) Secondary suite pursuant to Part 1, Subsection 4.19;
- (e) On Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549 and VIP82411, PID: 009-573-356, one processing facility for gravel and rock material is permitted in conjunction with a valid permit issued in compliance with the Ministry of Forests, Mines and Lands and CRD Bylaw No. 3297, A Bylaw to Regulate the Removal or Deposit of Soil on Lands within the Juan de Fuca Electoral Area.

6E.02 Minimum Lot Size for Subdivision Purposes

- (a) For Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, PID:009-573-356, as shown on Map No. 3, an average lot size is 2 ha with no lot being less than 1 ha, to a maximum number of 54 lots;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.

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- 6E.03 **Density Provisions**
(a) One single-family dwelling;
(b) One secondary suite.
- 6E.04 **Height**
(a) Maximum height of principle buildings shall be 9 m;
- 6E.05 **Lot Coverage**
Lot coverage shall not exceed 25%.
- 6E.06 **Maximum Size of Residential Buildings**
Residential buildings and structures shall not exceed a Total Floor Area of 418 m².
- 6E.07 **Yard Requirements**
No principle building shall be located within:
(a) 7.5 m of a front parcel line;
(b) 6 m of a side parcel line; and
(c) 10 m of a rear parcel line.
- 6E.08 **Setbacks for Processing Facilities**
Notwithstanding the above, setbacks for processing facilities are as follows:
(a) 50 m from parcel boundaries;
(b) 100 m from residential parcel boundaries.”
- f. By adding the following zone 6F.0 Wildwood Terrace Tourist Commercial zone which states:
- “6F.0 ***WILDWOOD TERRACE TOURIST COMMERCIAL ZONE – WT-TC***
This zone applies to a Phased Building Strata on Lot 1, Section 4, Renfrew District, Plan VIP79213 as outlined in Form P FB258854.
- 6F.01 **Permitted Uses**
(a) Residential
(b) Commercial
(c) Office
(d) Temporary Accommodation
Permitted accessory uses and buildings on any parcel include the following:
(e) Home Based Business Categories One, Two and Three;
(f) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
(g) Secondary suites are not permitted in this zone.
- 6F.02 **Minimum Lot Size for Subdivision Purposes**
(a) Minimum lot size for subdivision purposes is 2 ha;
(b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.

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6F.03 Density Provisions

- (a) Phase 1 - Six single-family dwellings are permitted on Strata Plan VIS6779;
- (b) Phase 2 - Nine single-family dwellings;
- (c) Phase 3 - One Tourist Lodge.

6F.04 Maximum Height of Principal Use Buildings

The maximum height of the following types of principal use buildings in the WT-TC zone, are permitted:

- (a) Single-family dwelling – 11 m;
- (b) Tourist Lodge – 13 m.

6F.05 Lot Coverage

Lot coverage shall not exceed 25%.

6F.06 Maximum Size of Principal Use Buildings

The maximum Total Floor Area for the following types of principal use buildings in the WT-TC zone, are permitted:

- (a) Single-family dwelling – 65 m²
- (b) Tourist Lodge – 400 m²

6F.07 Yard Requirements

No principle building shall be located within:

- (a) 7.5 m of a front parcel line;
- (b) 6 m of a side parcel line; and
- (c) 10 m of a rear parcel line.

Definition

For the purpose of the WT-TC zone the following definition will apply:

TOURIST LODGE means a building used to provide resort services and may include a caretaker suite, offices and convenience store but may not be used for accommodation.”

- g. By adding the following zone 6G.0 Wildwood Terrace Neighbourhood Commercial Zone which states:

“6G.0 *WILDWOOD TERRACE NEIGHBOURHOOD COMMERCIAL 1A ZONE – C-1A*

6G.01 Permitted Uses

- (a) Convenience Store;
- (b) Retail Store, excluding gas bars, gas stations or bulk fuel sales, auto repair or car wash, or any use for which a permit is required under the *Environmental Management Act or Regulation* ;
- (c) Civic Uses.

Permitted accessory uses and buildings include the following:

- (a) Dwelling Unit
- (b) Screened storage yard.

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- 6G.02 **Minimum Lot Size for Subdivision Purposes**
For Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, as shown on Map No. 3, one 3.3 ha parcel is permitted.
- 6G.03 **Number of Dwelling Units**
(a) One dwelling unit.
- 6G.04 **Height**
No principle building or structure shall exceed 9 m in height.
- 6G.05 **Lot Coverage**
Maximum lot coverage shall be 25%.
- 6G.06 **Minimum Frontage for Subdivision Purposes**
Minimum frontage on a highway shall be 16 m.
- 6G.07 **Yard Requirements**
(a) Front yards shall be a minimum of 7.5 m;
(b) Side yards shall be 6 m;
(c) Rear yards shall be 10 m;
(d) Where a permitted use in this zone is proposed adjacent to a Rural Residential Zone, no building or structure or use except a fence and/or a retaining wall shall be located in the required yard which separates the two.
- 6G.08 **Maximum Size of Principle Buildings**
The maximum size of all principal buildings and structures shall be 1000 m².”
- h. By adding the following zone 6H.0 Jordan River Hamlet Zone which states:
- “6H.0 ***JORDAN RIVER HAMLET ZONE – JR-1***
- 6H.01 **Permitted Uses**
(a) Residential;
Permitted accessory uses and buildings on any parcel include the following:
(b) Home Based Business Categories One, Two and Three;
(c) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
(d) Secondary suite pursuant to Part 1, Subsection 4.19.
- 6H.02 **Minimum Lot Size for Subdivision Purposes**
(a) The minimum parcel size for subdivision purposes is 2 ha;
(b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.
- 6H.03 **Density Provisions**
(a) One Single-family dwelling.
- 6H.04 **Height**
No principle building or structure shall exceed 11 m.

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6H.05 Lot Coverage

Lot coverage shall not exceed 50%.

6H.06 Maximum Size of Residential Buildings

Residential buildings and structures shall not exceed a Total Floor Area of 418 m².

6H.07 Yard Requirements

- (a) Front yards shall be 4.5 m;
- (b) Side yards shall be a minimum of 0 m;
- (c) Rear yards shall be a minimum of 0 m;

Note: All setback requirements for new construction are subject to compliance with the BC Building Code and if required a setback permit from the Ministry of Transportation and Infrastructure. Further, new construction must meet the flood construction level as defined by a geotechnical engineer."

- i. By adding the following zone 6I.0 Jordan River Commercial Zone which states:

"6I.0 JORDAN RIVER HAMLET COMMERCIAL ZONE – C-1B

6I.01 Permitted Uses

- (a) Residential;
- (b) Home Based Business Categories One, Two and Three;
- (c) Convenience Store;
- (d) Retail Store, excluding gas bars, gas stations or bulk fuel sales, auto repair and car wash, or any use for which a permit is required under the *Environmental Management Act or Regulation*;
- (e) Personal Services;
- (f) Restaurant;
- (g) Civic Uses.

6I.02 Minimum Lot Size for Subdivision Purposes

- (a) The minimum parcel size for subdivision purposes is 2 ha;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.

6I.03 Density Provisions

- (a) One single-family dwelling.

6I.04 Height

The maximum height of all principle buildings and structures shall be 11 m.

6I.04 Lot Coverage

Lot coverage shall not exceed 50%.

6I.05 Maximum Size of Buildings

Principle buildings and structures shall not exceed a Total Floor Area of 418 m².

6I.06 Yard Requirements

- (a) Front yards shall be 4.5 m;
- (b) Side yards shall be 0 m;

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(c) Rear yards shall be 0 m;

Note: All setback requirements for new construction are subject to compliance with the BC Building Code and if required a setback permit from the Ministry of Transportation and Infrastructure. Further, new construction must meet the flood construction level as defined by a geotechnical engineer.”

j. By adding the following zone 6J.0 Jordan River Tourist Commercial Zone which states:

“6J.0 **JORDAN RIVER DESTINATION RESORT ZONE – CR-1A**

6J.01 Permitted Uses

- (a) Residential;
- (b) Commercial;

Permitted accessory uses and buildings on any parcel include the following:

- (c) Hotel;
- (d) Campground;
- (e) Home Based Business Categories One, Two and Three;
- (f) Secondary Dwelling;
- (g) Boat ramp;
- (h) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;

6J.02 Minimum Lot Size for Subdivision Purposes

- (a) The minimum parcel size for subdivision purposes is 2 ha;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.

6J.03 Density Provisions

- (a) One single-family dwelling;
- (b) One secondary dwelling;
- (c) Twenty hotel rooms within the single-family dwelling;
- (d) Five camping spaces no greater than 110 m² each.

6J.04 Height

The maximum height of all principle buildings and structures shall be 15 m.

6J.05 Yard Requirements

- (a) Front yards shall be 4.5 m;
- (b) Side yards shall be 0 m;
- (c) Rear yards shall be 3 m;

Note: All setback requirements for new construction are subject to compliance with the BC Building Code and if required a setback permit from the Ministry of Transportation and Infrastructure. Further, new construction must meet the flood construction level as defined by a geotechnical engineer.

6J.06 Lot Coverage

Maximum lot coverage shall be 50%.

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6J.07 Separation Space

Camping spaces shall be separated from each other and from structures by a minimum of 3 m.”

E. SCHEDULE “A” PART 4 – SIGNS

- a. By amending section 1.12 SIGN AREAS subsection (a) by adding “RESOURCE LAND, WILDWOOD TERRACE 1, WILDWOOD TERRACE 2, WILDWOOD TERRACE 3, WILDWOOD TERRACE 4, WILDWOOD TERRACE TOURIST COMMERCIAL and JORDAN RIVER HAMLET”.
- b. By amending section 1.12 SIGN AREAS subsection (c) by adding “JORDAN RIVER TOURIST COMMERCIAL, JORDAN RIVER NEIGHBOURHOOD COMMERCIAL 1A and JORDAN RIVER HAMLET COMMERCIAL.”

F. SCHEDULE “B” ZONING MAPS

- a. Amend Map 3 – Shirley Jordan River Zoning to incorporate amendments as shown on Map No. 3 attached to and forming part of this bylaw.

2. Add to the Resource Land (RL) Zone:

- Section 84, Renfrew District, PID: 023-414-456;
- District Lot 921, Renfrew District, PID: 023-414-448;
- That part of District Lot 160, Renfrew District, lying north of a line parallel to the northern boundary of District Lot 920, PID: 009-593-179;
- District Lot 177, Renfrew District, PID: 023-414-391;
- District Lot 175, Renfrew District, PID: 023-414-308;
- District Lot 176, Renfrew District, shown coloured red on plan deposited under DD 1439111, PID: 009-593-322;
- District Lot 101, Renfrew District, except that part included in Plan 2335 RW, PID: 010-387-668;
- That part of District Lot 101, Renfrew District, shown outlined in red on Plan 2335 RW, PID: 009-592-814;
- Section 8, Renfrew District, except that part in plan 2335RW;
- That part of Section 8, Renfrew District, shown outlined in red on plan 2335RW;
- District Lot 532, Renfrew District, PID: 010-371-788;
- That part of Section 7, Renfrew District, except that part in Plan 2335 RW, lying north of a line parallel to the northern boundary of Section 8, PID: 010-370-862;
- That part of Section 3, Renfrew District, except Parcel C (DD1709671), and except part in Plan 41893, lying north of a line parallel to the northern boundary of Section 8;
- That part of Section 2, Renfrew District, shown outlined in red on Plan 133R except that part in Plan 23879, PID: 009-573-071;
- That part of Sections 2 and 4, Renfrew District, shown outlined in red on Plan 427R, PID: 009-573-208;
- Lot 1, Sections 2, 3 & 4, and District Lot 105, Renfrew District, Plan 41893, PID: 001-604-589;

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as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

3. Add to the Wildwood Terrace 1 (WT-1) Zone:

- Lot 2, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-858;
- Lot 3, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-866;
- Lot 4, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-874;
- Lot 5, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-882;
- Lot 6, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-891;
- Lot 7, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-904;
- Lot 8, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-912;
- Lot 9, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-921;
- Lot 10, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-939;
- Lot 11, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-947;
- Lot 12, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-955;
- Lot 13, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-963;
- Lot 14, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-971;

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

4. Add to the Wildwood Terrace 2 (WT-2) Zone:

- Lot A, Section 4, Renfrew District, Plan VIP80549, PID: 026-597-616;
- Lot B, Section 4, Renfrew District, Plan VIP80549, PID: 026-597-632;
- Lot C, Section 4, Renfrew District, Plan VIP80549, PID: 026-597-641;
- Lot D, Section 4, Renfrew District, Plan VIP80549, PID: 026-597-659;
- Lot E, Section 4, Renfrew District, Plan VIP80549, PID: 026-597-667;
- Lot F, Section 4, Renfrew District, Plan VIP80549, PID: 026-597-675;
- Lot G, Section 4, Renfrew District, Plan VIP80549, PID: 026-597-683;
- Lot H, Section 4, Renfrew District, Plan VIP80549, PID: 026-597-691;
- Lot I, Section 4, Renfrew District, Plan VIP80549, PID: 026-597-705;

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

5. Add to the Wildwood Terrace 3 (WT-3) Zone:

- Lot 1, Section 4, Renfrew District, Plan VIS6189, PID: 026-948-206;
- Lot 2, Section 4, Renfrew District, Plan VIS6189, PID: 026-948-214;
- Lot 3, Section 4, Renfrew District, Plan VIS6189, PID: 026-948-222;
- Lot 4, Section 4, Renfrew District, Plan VIS6189, PID: 026-948-231;

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- Lot 5, Section 4, Renfrew District, Plan VIS6189, PID: 026-948-249;
- Lot 6, Section 4, Renfrew District, Plan VIS6189, PID: 026-948-257;
- Lot 7, Section 4, Renfrew District, Plan VIS6189, PID: 026-948-265;
- Lot 8, Section 4, Renfrew District, Plan VIS6189, PID: 026-948-273;
- Lot 9, Section 4, Renfrew District, Plan VIS6189, PID: 026-948-281;
- Lot A, Section 4, Renfrew District, Plan VIP82411, PID: 026-948-141;
- Lot B, Section 4, Renfrew District, Plan VIP82411, PID: 026-948-150;
- Lot C, Section 4, Renfrew District, Plan VIP82411, PID: 026-948-168;

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

6. Add to the Wildwood Terrace 4 (WT-4) Zone:

- That part of Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, PID: 009-573-356;

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

7. Add to the Wildwood Terrace Tourist Commercial (WT-TC) Zone:

- Lot 1, Section 4, Renfrew District, Plan VIS6779, PID: 027-885-038;
- Lot 2, Section 4, Renfrew District, Plan VIS6779, PID: 027-885-046;
- Lot 3, Section 4, Renfrew District, Plan VIS6779, PID: 027-885-054;
- Lot 4, Section 4, Renfrew District, Plan VIS6779, PID: 027-885-062;
- Lot 5, Section 4, Renfrew District, Plan VIS6779, PID: 027-885-071;
- Lot 6, Section 4, Renfrew District, Plan VIS6779, PID: 027-885-089;
- Lot 1, Section 4, Renfrew District, Plan VIP79213, PID: 026-344-831;

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

8. Add to the Wildwood Terrace Neighbourhood Commercial 1A Zone:

- That part of Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, PID: 009-573-356;

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

9. Add to the Jordan River Hamlet Commercial (C-1B) Zone:

- Lot 1, Section 2, Renfrew District, Plan 4194, PID: 001-141-909;
- Lot A, Section 2, Renfrew District, Plan VIP60061, PID: 023-000-376;
- Parcel number 1 (DD 130151I) of Parcel A (DD88175I) of Section 2, Renfrew District, PID: 009-573-127;
- Lot 9, Section 2, Renfrew District, Plan 4194, PID: 006-062-318;
- Lot 6, Section 2, Renfrew District, Plan 4149, PID: 006-062-229;

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as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

10. Add to the Jordan River Hamlet (JR-1) Zone:

- Lot 1, Section 2, Renfrew District, Plan VIP11741, PID: 005-054-532;
- Lot 8, Section 2, Renfrew District, Plan 4194, PID: 006-062-270;
- Lot C, Section 2, Renfrew District, Plan VIP60061, PID: 023-000-392;
- Lot B, Section 2, Renfrew District, Plan VIP60061, PID: 023-000-384;
- Lot 2, Section 2, Renfrew District, Plan 4194, PID: 000-141-917;

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

11. Add to the Jordan River Destination Resort (CR-1A) Zone:

- Lot A, Section 2, Renfrew District, Plan 50879, PID: 016-334-485;

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

12. Delete from the Rural (A) Zone and add to the Resource Land (RL) Zone:

- That portion of Parcel C (DD 1709671) of Sections 3 and 9, Renfrew District lying north of a line parallel to the northern boundary of Section 8, PID: 009-573-437;

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

13. Delete from the Rural (A) zone and add to the Forestry (AF) zone:

- That portion of Parcel C (DD1709671), Section 3, Renfrew District, lying south of a line parallel to the northern boundary of Section 8 and north of the northern boundary of Section 2, PID:009-573-437

as shown on Map No. 3 Shirley/Jordan River Zoning, attached to and forming part of this bylaw.

14. This bylaw may be cited as "Bylaw No. 3759, Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 107, 2013."

READ A FIRST TIME	THIS	DAY OF	2013
READ A SECOND TIME	THIS	DAY OF	2013
READ A THIRD TIME	THIS	DAY OF	2013
APPROVED by the Minister of Transportation and Infrastructure	THIS	DAY OF	2013
ADOPTED	THIS	DAY OF	2013

CHAIR

CORPORATE OFFICER

CRD Bylaw No. 3759

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Map No. 3 Shirley/Jordan River Zoning

