

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4216**

**A BYLAW TO AMEND BYLAW NO. 3109,
THE "COMPREHENSIVE COMMUNITY PLAN FOR PORT RENFREW, BYLAW NO. 1, 2003"**

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

1. Bylaw No. 3109 being the "Comprehensive Community Plan for Port Renfrew, Bylaw No. 1, 2003" is hereby amended:

A. SCHEDULE B, PART 1, SECTION 1 DEFINITIONS

- (a) By adding a new definition for "FOOD SERVICE ESTABLISHMENT" before the word "FRONT PARCEL LINE" as follows:

FOOD SERVICE ESTABLISHMENT means any building, vehicle, place or structure where food is prepared, served, or sold for immediate consumption on the premises, called for or taken out by customers, or prepared prior to being delivered to another location for consumption.

B. SCHEDULE B, PART IV - ZONES

- (a) By inserting a new "Mixed Commercial/Residential – CR-1A" zone, after Section 22, to be read as follows:

SECTION 22A CR-1A (Mixed Commercial/Residential) Zone

Permitted Uses

1. The following uses and no others are permitted in this zone:
 - a) Dwelling unit;
 - b) Bed and breakfasts;
 - c) Home based business;
 - d) Retail establishments;
 - e) Food service establishments.

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

- f) Any accessory buildings or structures to any of the above listed uses, including one or more dwelling units in the rear of or above a retail or food service establishment;
- g) One-cottage in conjunction with the above permitted uses, provided that the cottage does not exceed 83 square metres (900 square feet).

Regulations

2. On a parcel of land located in this zone:

Minimum Parcel Size for Subdivision Purposes

- a) The minimum parcel size is 1.0 Ha (2.5 acres) when there is no community sewage or water system to hook into or the owner decides not to hook into both a community sewage and water system.
- b) The minimum parcel size is 0.1 Ha (0.25 acres) when the parcel is hooked up to a community sewer and water system.

Minimum Size of Accessory Dwelling Units and Cottage

- c) Not more than 30 percent (30%) of the principal building shall be used for an accessory dwelling unit or units in conjunction with a retail or food service establishment.
- d) The accessory cottage must not exceed 83 square metres (900 square feet).

Number and Type of Dwelling Units Allowed

- e) Despite paragraph (d) above, not more than the following types of dwelling units, not contained within a retail establishment, are allowed on a parcel in this zone;
 - i) One (1) single-family dwelling unit;
 - ii) One (1) two-family dwelling unit, if there is no retail or food service establishment on the parcel.

Height

- f) No principal building or structure shall exceed 9.75 metres (32 feet) in height.

No accessory building or structure shall exceed 4.8 metres (16 feet) in height.

Setbacks

- g) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - i) 6 metres (20 ft.) of a front parcel line;
 - ii) 1.5 metres (5 ft.) of an interior side parcel line;
 - iii) 4.6 metres (15 ft.) of an exterior side parcel line;
 - iv) 6 metres (20 ft.) of a rear parcel line.

Accessory Buildings

- h) The total floor area of all accessory buildings must not exceed 10-percent (10%) of the parcel area;
- i) An accessory building must not be located within 1.5 metres (5 ft.) of a rear parcel line.

Parcel Area Coverage

- j) The maximum permitted parcel area coverage of the principal building with all accessory buildings and structures is 40 percent (40%).

C. SCHEDULE B, MAP NO. 3 – ZONING

- (a) By deleting Lot 12, District Lot 17, Renfrew District, Plan VIP13240 from the Community Residential – One (CR-1) zone and adding said lot to the Mixed Commercial/Residential (CR-1A) zone, as shown on Plan No. 1, attached to and forming part of this bylaw

Plan No. 1 of Bylaw 4216, an amendment to Bylaw No. 3109

Lot 12, District Lot 17, Renfrew District, Plan VIP13240 on this plan attached to and forming part of this bylaw.

