

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4246**

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

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

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended as follows:

A. SCHEDULE A, PART 1, SECTION 3.0 ADMINISTRATION AND ENFORCEMENT

- (a) By amending subsection 3.07 Zones by inserting the words, "RR-6A Rural Residential 6A" after the words "RR-6 Rural Residential 6".

B. SCHEDULE A, PART 2 – ZONING DISTRICTS

- (a) By creating a new zone, "Rural Residential 6A – RR-6A", to be inserted after Section 10.0, and to be read as follows:

10A.0 Rural Residential 6A Zone – RR-6A

10A.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Rural Residential 6A (RR-6A) zone:

- (a) One-family dwelling;
- (b) Agriculture;
- (c) Silviculture;
- (d) Two Boarders or Lodgers;
- (e) Farm/Agriculture Buildings;
- (f) Home Based Business Categories One, Two and Three;
- (g) One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, to be used, but not rented, for the temporary accommodation of guests or visitors.
- (h) Secondary suite pursuant to Part 1, Section 4.19;
- (i) Detached accessory suite pursuant to Part 1, Section 4.20;

10A.02 Minimum Lot Size for Subdivision Purposes

The average lot size for subdivision purposes is 1 ha and no lot shall be created with a lot size smaller than 0.5 ha.

10A.03 Number of Dwellings

One one-family dwelling and one of either a secondary suite or detached accessory suite, but not both.

10A.04 Height

Maximum height shall be 9 m.

10A.05 Lot Coverage

Lot coverage shall not exceed 25 percent.

10A.06 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral:

- (i) On lots of less than 1 ha in area, residential buildings and structures shall not exceed a Total Floor Area of 418 m²;

- (ii) On lots of 1 ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.045.

10A.07 Yard Requirements

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 6 m; except that for lots of greater than 1 ha in size and where residential uses exceed a Total Floor Area of 418 m², minimum side yards shall be 15 m each side;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 10 m.

10A.08 Yard Requirements for Agricultural Buildings and Structures

Farm buildings and structures for agricultural uses shall be not less than 30 m from the front lot line and not less than 15 m from any other boundary of the lot.

C. SCHEDULE B, MAP NO. 1 – EAST SOOKE ZONING MAP

- (a) By deleting Lot 2, Section 97, Sooke District, Plan 15036 from the Rural A (A) zone, and adding to the Rural Residential 6A (RR-6A) zone, as shown on Plan No. 1, attached to and forming part of this bylaw

2. This bylaw may be cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 134, 2018”.

READ A FIRST TIME THIS day of , 2018.

READ A SECOND TIME THIS day of , 2018.

READ A THIRD TIME THIS day of , 2018.

APPROVED by the Minister of Transportation and Infrastructure

 THIS day of , 2018.

ADOPTED THIS day of , 2018.

CHAIR

CORPORATE OFFICER

Plan No. 1 of Bylaw 4246, an amendment to Bylaw No. 2040

Lot 2, Section 97, Sooke District, Plan 15036 shown on this plan attached to and forming part of this bylaw.

