

Appendix 4: Sooke Business Park Industrial (M-SBP) zone

Schedule "A" of Capital Regional District Bylaw No. 2040  
Juan de Fuca Land Use Bylaw

**27B.0.0 SOOKE BUSINESS PARK INDUSTRIAL ZONE - M-SBP**

Bylaw 4187

**27B.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 Sooke Business Park Industrial (M-SBP) zone:

- (a) General industrial uses;
- (b) Business office and support services;
- (c) Athletic facilities;
- (d) Drive-in theatres;
- (e) Vehicle sales/rentals;
- (f) Equipment sales/rentals;
- (g) Auction rooms and places;
- (h) Unenclosed storage;
- (i) Retail sales of building and landscape supplies;
- (j) Retail sales accessory to a principal industrial use;
- (k) Intensive Agriculture – Medical Marihuana Production;
- (l) One dwelling unit for the use of a caretaker accessory to a principal use.

**27B.02 Prohibited Uses**

- (a) Kennels;
- (b) Uses for which a permit is required under the or *Environmental Management Act* or Regulation;
- (c) Refuse and garbage dumps, including transfer stations;
- (d) Salvage yards, including auto salvage;
- (e) The burning of vehicles and other salvage.

**27B.03 Minimum Lot Size for Subdivision Purposes**

The minimum lot size shall be 900 m<sup>2</sup>.

**27B.04 Minimum frontage for Subdivision Purposes**

The minimum lot frontage shall be 16 m.

**27B.05 Minimum Lot Width for Subdivision Purposes**

The minimum average lot width shall be 16 m.

**27B.06 Number of Dwelling Units**

One dwelling unit accessory to a principal use per lot is permitted.

**27B.07 Height**

- (a) Maximum height shall be 14 m for all buildings and structures;
- (b) Maximum height of any unenclosed storage use shall be 3.5 m within 30 m of a Residential Zone, Multiple Family Residential Zone, Commercial Zone, Rural Zone, Agricultural Zone or Institutional Zone.

**27B.08 Lot Coverage**

Maximum lot coverage shall be 60 percent.

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**27B.09 Required Yards**

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 4.5 m except:
  - (i) where the lot abuts a Residential, Rural Residential, or Multiple Family Residential Zone, the side yard shall be a minimum of 15 m;
  - (ii) where the lot abuts an Industrial Zone, the side yard may be 0 m;
  - (iii) where the lot abuts any other Zone, the side yard shall be a minimum of 3 m;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 7.5 m, except:
  - (i) where a rear lot line abuts a Residential, Rural Residential, or Multiple Family Residential Zone the rear yard shall be a minimum of 15 m;
  - (ii) where a rear lot line abuts an Industrial Zone, the rear yard may be reduced to not less than 4.5 m.

**27B.10 Parking Setback**

For lots not fronting a public highway, parking spaces provided in accordance with this Bylaw may be located within the front yard setback.

**27B.11 Storage**

Storage shall not be permitted in required yards adjacent to any Residential or Multiple Family Residential Zone.

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