

Appendix 1: Proposed Bylaw No. 4259

**CAPITAL REGIONAL DISTRICT  
BYLAW NO. 4259**

\*\*\*\*\*  
**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:

**A. SCHEDULE A, PART 1 – INTERPRETATION AND ADMINISTRATION**

- (a) By amending section "2.0 DEFINITIONS" by amending the definition of "RURAL ZONE" by adding "RU2" after "RL";
- (b) By amending section "3.07 ZONES" by adding the words "RU2 Rural 2" after the words "AF Forestry".

**B. SCHEDULE A, PART 2 – ZONING DISTRICTS**

- (a) By inserting a new section "3A.0 RURAL 2 ZONE – RU2" after section "3.0 FORESTRY ZONE – AF" as follows:

**"3A.0 RURAL 2 ZONE – RU2**

**3A.01 Permitted Principal Uses & Buildings**

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted by the Rural 2 RU2 Zone:

- (a) Agriculture;
- (b) Farm Buildings on Farms;
- (c) Residential;
- (d) One-family Dwelling;

**3A.02 Permitted Accessory Uses**

- (a) Accessory buildings and structures ancillary to a permitted use pursuant to Part 1, section 4.01;
- (b) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (c) Detached Accessory Suite pursuant to Part 1, Subsection 4.20;
- (d) Home Based Business Categories One, Two and Three;
- (e) Two Boarders or Lodgers;
- (f) One recreation vehicle 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;
- (g) Composting of waste generated on-site.

**3A.03 Minimum Parcel Size for Subdivision Purposes**

- (a) The minimum lot size is 4 ha.

**3A.04 Density**

- (a) One one-family dwelling per lot is permitted.
- (b) One secondary suite or one detached accessory suite per lot is permitted.
- (c) Farm buildings and structures shall not exceed a total floor area 1,000m<sup>2</sup>.
- (d) Residential buildings and structures shall not exceed a total floor area of 418 m<sup>2</sup>.



CRD Bylaw No. 4259

2

3A.05 Height

- (a) The maximum height of principal buildings is 11 m.

3A.06 Lot Coverage

- (a) The maximum lot coverage shall be 10%.

3A.07 Yard Requirements

- (a) Residential buildings and structures shall be set back a minimum of:
- 7.5 m from the front lot line;
  - 6 m from side lot lines;
  - 10 m from the rear lot line; and
  - 6 m CTS from flanking lot lines.
- (b) Except for grazing of livestock and growing of agricultural crops, agricultural uses and farm buildings shall be set back a minimum of:
- 30 m from the front lot line;
  - 15 m from side, rear and flanking lot lines.

3A.08 Watercourse Setbacks

- (a) Agricultural uses and farm buildings and structures shall be a minimum of 15 m from the natural boundary of a watercourse.

3A.09 Definitions

- (a) For the purpose of the RURAL 2 zone – RU2, the following definitions apply:

**Agriculture** means the growing, rearing, producing or harvesting agricultural crops or livestock; apiculture; horticulture; silviculture; the use and storage of associated farm machinery, implements and agricultural supplies; includes the ancillary sale, storage and processing on a parcel of the primary products harvested, reared or produced on that parcel; excludes intensive agriculture, intensive agriculture – medical marihuana, licenced cannabis production pursuant to the *Cannabis Act*, kennels, aquaculture, growing of mushrooms within a building and the permanent confinement of livestock or animals of any kind within a building.

**Farm Building** means a structure which does not contain a residential occupancy and is: i) associated with and located on land devoted to the practice of farming; and ii) used essentially for the housing of agricultural crops or equipment or livestock including storage and processing of agricultural products produced on site; but excludes abattoirs, indoor equestrian riding arenas, and buildings for the permanent confinement of livestock or animals of any kind."



3

(a) By deleting That Part of Lot 2, Section 90, Renfrew District, Plan VIP6764 Lying to the North of the 66 Foot Road Dedicated by Said Plan from the Rural (A) zone and from the Forestry (AF) zone, and adding said lot to the Rural 2 (RU2) zone, as shown on Plan No.1.

Bylaw No. 4259

Area to be deleted from the Forestry (AF) zone and the Rural A (A) zone and added to the Rural 2 (RU2) zone

A - Rural A  
AF - Forestry  
RL - Resource Lands

0 50 100 150 Metres

CRD  
Creating a Better Future Together

Lot 2 VIP6764  
005-789-214

INVERMUIR RD

WEST COAST RD

RL

AF

A

800

|                         |        |         |
|-------------------------|--------|---------|
| READ A FIRST TIME THIS  | day of | , 2019. |
| READ A SECOND TIME THIS | day of | , 2019. |
| READ A THIRD TIME THIS  | day of | , 2019. |
| ADOPTED THIS            | day of | , 2019. |

CORPORATE OFFICER