

CAPITAL REGIONAL DISTRICT  
BYLAW NO. 4706

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

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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 3.07**

(a) By replacing the words "C-2 Village Commercial" with "C-2 Commercial Rural Market".

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

(a) By deleting the section 18.0 Village Commercial Zone – C-2 and replacing it with the new 18.0 Commercial Rural Market Zone – C-2 as follows:

**18.0 COMMERCIAL RURAL MARKET – C-2**

**18.01 Permitted Uses**

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

- (a) Civic Uses;
- (b) Country market;
- (c) Convenience store;
- (d) Food and beverage processing;
- (e) Greenhouses and plant nurseries;
- (f) Horticulture;
- (g) Restaurant;
- (h) Retail Store, excluding gas bars, gas stations, bulk fuel sales, auto repair, carwash, or any use for which a permit is required under the *Environmental Management Act* or *Regulation*.

**18.02 Permitted Accessory Uses**

In addition to the uses permitted by Section 18.01 of Part 2 of this Bylaw, the following accessory uses in conjunction with a permitted Principal Use and no others shall be permitted in the C-2 Zone:

- (a) Buildings or structures;
- (b) Office;
- (c) Residential;
- (d) Storage Yard, Screened.

**18.03 Subdivision Provisions**

- (a) The minimum lot size for subdivision purposes is 0.4 ha.
- (b) The minimum frontage required for subdivision purposes is 16.0 m.

**18.04 Density Provisions**

One dwelling unit per parcel in conjunction with a principal use.

**18.05 Maximum size of Principal Buildings**

In accordance with Section 18.09 (a) and (b) of Part 2 of this Bylaw the maximum total combined interior floor area of Principal Use buildings and structures is 1,000 m<sup>2</sup>; except for the interior floor area dedicated to Greenhouses, plant nurseries, and horticulture Principal Uses.

**18.06 Height**

All principal buildings and structures must not exceed a height of 6.0 m.

**18.07 Lot Coverage**

The maximum lot coverage must not exceed 30%.

**18.08 Setback Requirements**

All principal and accessory buildings and structures must meet the following yard requirements:

(a) Principal buildings and structures are required to be:

- (i) A minimum of 7.5 m from the lot line of a street or public highway;
- (ii) A minimum of 3.0 m from any other lot line; and
- (iii) Notwithstanding Part 2 Section 18.07 (a) (ii) above; a minimum of 9.0 m is required from the lot lines of parcels in Residential, Rural Residential, or Multiple Family Residential zones.

(b) Accessory buildings and structures are required to be:

- (i) A minimum of 7.5 m from the lot line of a street or public highway; and
- (ii) A minimum of 3.0 m from a lot line of a parcel.

(c) All parking spaces are required to be:

- (i) A minimum of 3.0 m from a lot line.

**18.09 Definitions**

(a) For the purpose of the Commercial Rural Market Zone – C-2, the following definitions apply:

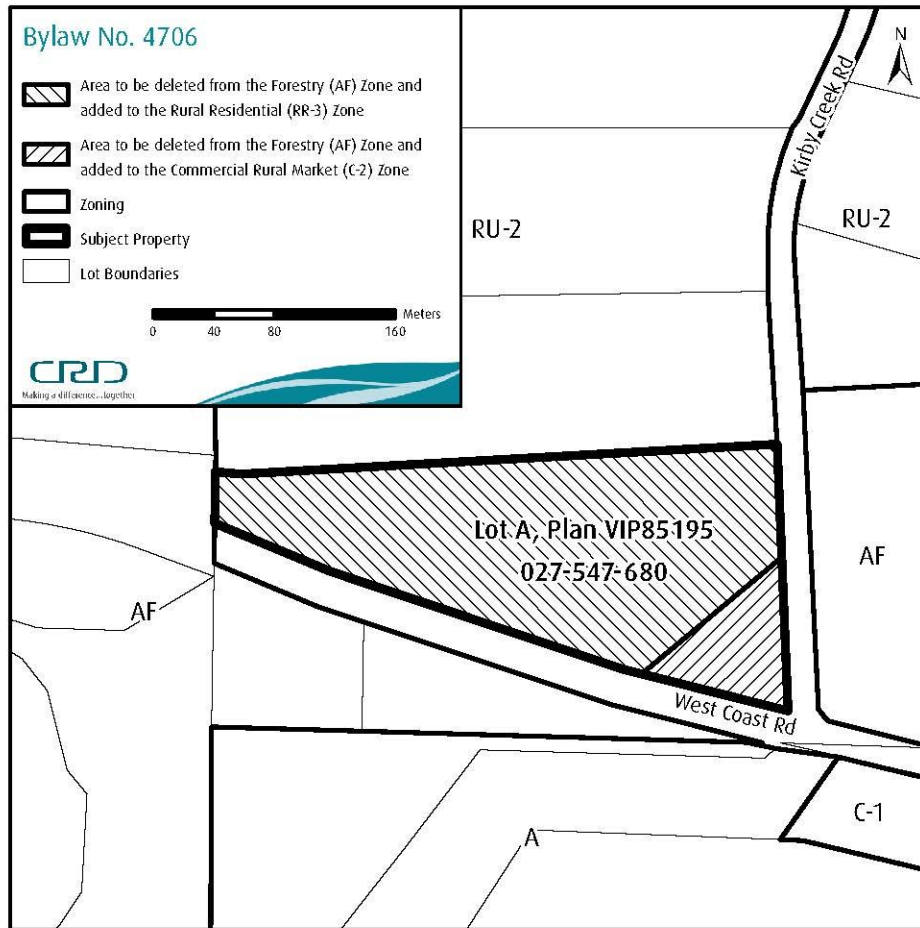
**INTERIOR FLOOR AREA** means the interior area of a building or structure, measured from the inside surface of the exterior walls and includes the floor area occupied by any interior walls. For structures that are unenclosed and or partially enclosed and or missing one or more exterior walls, the interior floor area is measured from a perimeter established by connecting the center points of outermost supporting columns and includes the area occupied by any walls and or structures within that perimeter.

**TOTAL COMBINED MAXIMUM INTERIOR FLOOR AREA** means the sum total of all interior floor areas specified in Section 18.09 (a) of Part 2 of this Bylaw.

**B. SCHEDULE B, Map No. 3 – SHIRLEY JORDAN RIVER ZONING**

- (a) By deleting Lot A, District Lot 87, Renfrew District, Plan VIP85195 from the Forestry Zone – AF and those portions to the Commercial Rural Market Zone – C-2 and the Rural Residential 3 zone – RR-3 respectively, as shown on Plan No. 1.

**Plan No. 1 of Bylaw No. 4706, an amendment to Bylaw No. 2040**



2. This Bylaw may be cited as ""Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 168, 2025".

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 202X.

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 202X.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 202X.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 202X.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER