

Appendix H: Bylaw No. 4599 – Proposed Amendments to the C-1A

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4599**

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 2, SECTION 6G.0 WILDWOOD TERRACE NEIGHBOURHOOD
COMMERCIAL ZONE - C-1A**

- (a) By amending section 6G.01 Permitted Uses by adding new subsections under Principal Uses as follows:
- (f) Restaurant;
 - (g) Personal Services;
 - (h) Offices;
 - (i) Health Services;

- (b) By amending section 6G.01 by deleting the following text from Section 6G.01:

Accessory Uses:

- (f) Residential;
 - (g) Screened storage yard;
 - (h) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01.
 - (i) Onsite store, picnic area, lounge and special event area accessory to a manufacturer liquor licence subject to the Liquor Control and Licensing Act.
- (c) By adding a new section 6.02G with the following and renumbering the subsequent sections in the C-1A zone:

6G.02 Permitted Accessory Uses:

In addition to the uses permitted by Section 6G.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-1A Zone:

- (a) Residential;
 - (b) Screened storage yard;
 - (c) Buildings or structures accessory to the above uses.
 - (d) Onsite store, picnic area, lounge and special event area accessory to a manufacturer liquor licence subject to the Liquor Control and Licensing Act.
- (d) By deleting section 6G.02 Minimum Parcel Size for Subdivision Purposes and replacing with the following:

6G.03 Minimum Parcel Size for Subdivision Purposes:

- (a) The minimum parcel size for subdivision purposes is 0.4 ha;
 - (b) Notwithstanding Section 6G.03(a) of Part 2 of this Bylaw, lot averaging is permitted with an average lot size of 0.4 ha and a minimum lot size of 0.2 ha.
- (e) By amending section 6G.04 Height by deleting the text "9 m" and replacing with "12.0m".

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- (f) By deleting section 6G.07 Maximum Size of Principal Buildings and replacing with the following:

6G.08 Maximum Size of All Buildings and Structures:

The Total Floor Area and sum of all principal and accessory buildings and structures on a parcel shall not exceed a Floor Area Ratio of 0.4.

- (g) By replacing section 6G.08 Yard Requirements with the following:

6G.09 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 7.5m from the lot line of a street and or public highway; and
- (ii) A minimum of 3.0m from the lot line of a parcel; and
- (iii) Notwithstanding Part 2 Section 6G.09 (a) (ii) above; a minimum of 9.0m 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 7.5m from the lot line of a street and or public highway; and
- (ii) A minimum of 3.0m from a lot line of a parcel.

- (h) By adding a new section 6G.10 Parking Setbacks as follows:

6G.10 Parking Setbacks:

- (a) Bare land strata lots may provide parking spaces in accordance with this bylaw sited on common property registered on title to those strata lots;
- (b) For lot lines that abut a public highway, parking spaces provided in accordance with this bylaw shall be a minimum of 7.5m; and
- (c) For lot lines that do not abut a public highway, parking spaces provided in accordance with this bylaw shall be a minimum of 3.0m from a lot line.

2. This Bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 162, 2024".

READ A FIRST TIME THIS	day of	2024
READ A SECOND TIME THIS	day of	2024
READ A THIRD TIME THIS	day of	2024
ADOPTED THIS	day of	2024

CHAIR

CORPORATE OFFICER