

Appendix E: Proposed Bylaw No. 4518

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4518**

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 - ZONING DISTRICTS

- (a) By deleting the section 23.0 Rural Commercial Recreation (Campground) Zone – CR-2 and replacing it with the new 23.0 Rural Commercial Recreation (Campground) Zone – CR-2 as follows:

23.0 RURAL COMMERCIAL RECREATION (CAMPGROUND) ZONE – CR-2

23.01 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 Rural Commercial Recreation (Campground) CR-2 Zone:

- (a) Camp ground;
- (b) Tourist Cabin;
- (c) One-family dwelling;

23.02 Permitted Accessory Uses

In addition to the uses permitted by Section 23.01 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 Rural Commercial Recreation (Campground) CR-2 Zone:

- (d) Convenience store accessory to a campground use;
- (e) Outdoor recreation facilities pursuant to Part 2, Subsection 23.09
- (f) Staff accommodation pursuant to Part 2, Subsection 23.09.
- (g) Caretaker dwelling unit.

**23.03 Minimum Lot Size for Subdivision
Purposes**

- (a) The minimum lot size for subdivision purposes is no less than 4 ha.

23.04 Density

- (a) One one-family dwelling per parcel;
- (b) 23 tourist cabins per parcel or 0.3 tourist cabins per hectare; whichever is less;
- (c) 64 camping spaces per parcel or 0.9 camping spaces per hectare; whichever is less;
- (d) One convenience store per parcel;
- (a) One Caretaker dwelling unit per parcel.

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23.05 Height

Maximum height shall be 11m for the dwelling unit and 6m for all other principal buildings, structures and uses.

23.06 Lot Coverage

Maximum lot coverage shall be 10 percent.

23.07 Setback Requirements

(a) All camping spaces, buildings, and structures must be setback a minimum of 9m from every parcel line; and 15m from the boundary of land designated as park.

23.08 Separation Space

(a) All camping spaces and tourist cabins must be individual or freestanding; separated by a minimum of 9m measured from the outside surface of the nearest exterior wall of a building or structure; and the outermost edge of an area cleared of trees and other vegetation for a camping space or other outdoor uses.

23.09 Definitions

(a) For the purpose of the *RURAL COMMERCIAL RECREATION (CAMPGROUND) ZONE - CR-2*, the following definitions apply:

Staff Accommodation means the accessory use of tourist cabins, for the accommodation of employees.

Outdoor Recreation Facility means a recreation infrastructure activity undertaken outdoors as a portion of, or related to, a private commercial enterprise and includes parks, trails, open space, playing fields, and playgrounds;

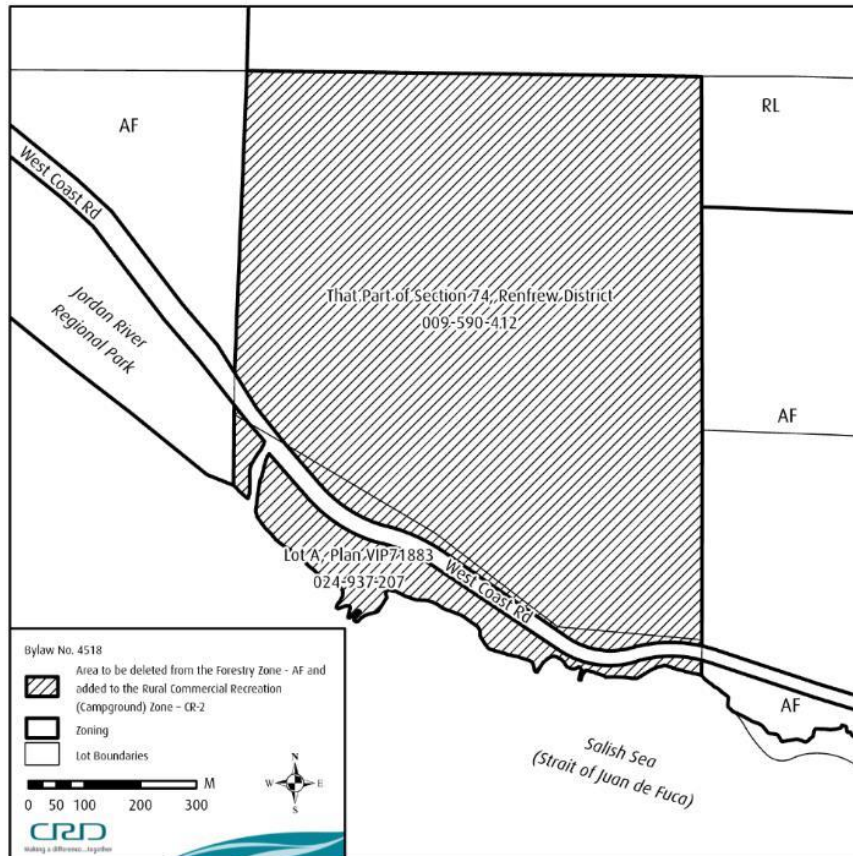
D. SCHEDULE B, ZONING MAPS

- a. By deleting LOT A SECTION 74 RENFREW DISTRICT PLAN VIP71883 from the Forestry zone - AF, and adding to the Rural Commercial Recreation (Campground Zone – CR-2, as shown in Plan No. 1.
- b. By deleting THAT PART OF SECTION 74, RENFREW DISTRICT LYING TO THE NORTH OF THE NORTHERLY BOUNDARY OF PLAN 109RW from the Forestry zone - AF, and adding to the Rural Commercial Recreation (Campground Zone – CR-2, as shown in Plan No. 1.

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Plan No. 1 of Bylaw No. 4518, an amendment to Bylaw No. 2040



2. This Bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 158, 2022"

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