

Appendix B: Proposed Amendments to the CR-2 Zone

Blue text indicates proposed additions to the CR-2 zone; **Red** text indicates regulations that are proposed to be removed.

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

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 Cabine;
- ~~(c) Dormitories;~~
- ~~(d) Restaurant;~~
- ~~(e) Private Clubs;~~
- ~~(f) Amusement Facilities, Indoor;~~
- ~~(g) Amusement Facilities, Outdoor;~~
- (c) ~~One dwelling unit.~~ 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.

23.023 Minimum Lot Size for Subdivision Purposes

Minimum lot size for subdivision purposes is no less than be ~~4~~ha.

~~**23.03 Number of Residential Units**~~

~~One dwelling unit per lot is permitted.~~

23.04 Density

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

23.045 Height

Maximum height shall be 11m~~7.5m~~ for the dwelling unit and 6m~~4m~~ for all other principal buildings, structures and uses.

23.056 Lot Coverage

Maximum lot coverage shall be 10~~20~~ percent.

~~**23.067 Density of Development**~~

- ~~(a) A maximum of 20 camping spaces per hectare are permitted; or~~
- ~~(b) A maximum of 12 tourist cabins per hectare are permitted; or~~
- ~~(c) A maximum of 48 guests per hectare in dormitory accommodation are permitted; or~~
- ~~(d) When the above accommodation types are mixed, densities equivalent to (a) to (c) above will be permitted based on the proportion of lot area devoted to each type.~~

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

23.08 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 3m, except where the lot abuts a lot in a Residential, Rural Residential, or Multiple Family Residential Zone, the side yard shall be a minimum of 6m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 6m.

23.08 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.

23.09 Separation Space

- (a) Tourist cabins and dormitories shall be separated from other structures and from camping spaces by a minimum of 3m;
- (b) Camping spaces shall be separated from each other and from structures by a minimum of 9m.
- (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.

23.10 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;