

Appendix A: Proposed Bylaw No. 4550

CAPITAL REGIONAL DISTRICT
BYLAW NO. 4550

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 1, SECTION 2 – DEFINITIONS

(a) By deleting the definition of COMMERCIAL ZONE and replacing it with a new definition as follows:

“COMMERCIAL ZONE means C-1, C-1A, C-1B, C-2, C-3, C-4, C-5, CM-1, CR-1, CR-1A, CR-2, CR-3, CR-4, CR-4OW, CR5, DRMV, WT-TC;”

B. SCHEDULE A, PART 1, SECTION 3.07

(a) By adding the words “Silviculture Campground” after the words “Country Inn Ocean Wilderness”

C. SCHEDULE A, PART 2 - ZONING DISTRICTS

(a) By adding the new 35.0 Silviculture Campground Zone – CR5 as follows:

35.0 SILVICULTURE CAMPGROUND ZONE – CR5

35.1 Principal 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 CR5 zone:

Principle uses:

- (a) One-family dwelling;
- (b) Campground;
- (c) Silviculture.

35.2 Permitted Accessory Uses

In addition to the uses permitted by Section 35.01 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 CR5 zone:

- (a) Home Based Business Categories One, Two and Three;
- (b) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (c) Detached Accessory Suite pursuant to Part 1, Subsection 4.20.

35.3 Minimum Parcel Size for Subdivision Purposes

The minimum parcel size for subdivision purposes is no less than 4.0ha.

35.4 Lot Coverage

The maximum lot coverage is 10.0%.

35.5 Density

- (a) 1 one-family dwelling per parcel;

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- (b) 20 camping spaces per parcel or 1 camping space per 5.0ha; whichever is less;
- (c) The maximum number of persons per camping space is 10 and the maximum number of persons over the age of 19 per camping space is 4;
- (d) Notwithstanding Section 35.5 (c) of Part 2 of this Bylaw, no more than two camping spaces may have a maximum of 15 people at any given time with no more than 6 of those persons who are over the age of 19.

35.6 Height

The maximum height for principal buildings is 11.0m

35.7 Setback Requirements

- (a) All buildings and structures, both principal and accessory, and all camping spaces are required to be a minimum of 15.0m from every parcel line;
- (b) All buildings and structures, both principal and accessory, and all camping spaces are required to be a minimum of 100.0m from the natural boundary of a stream.

35.8 Separation Distance

- (a) All camping spaces and principal buildings must be separated from each other by a minimum of 20.0m;
- (b) All outdoor fire sources including but not limited to open flames such as campfires, firepits or the similar are required to be surrounded by a 30.0m fire buffer.

35.9 Special regulation

Vehicles that are owned or are under the care of visitors and patrons of the campground must not exceed a length of 10.0m and trailers used for camping purposes are permitted provided that no dimension exceeds a length of 6.5m.

35.10 Definitions

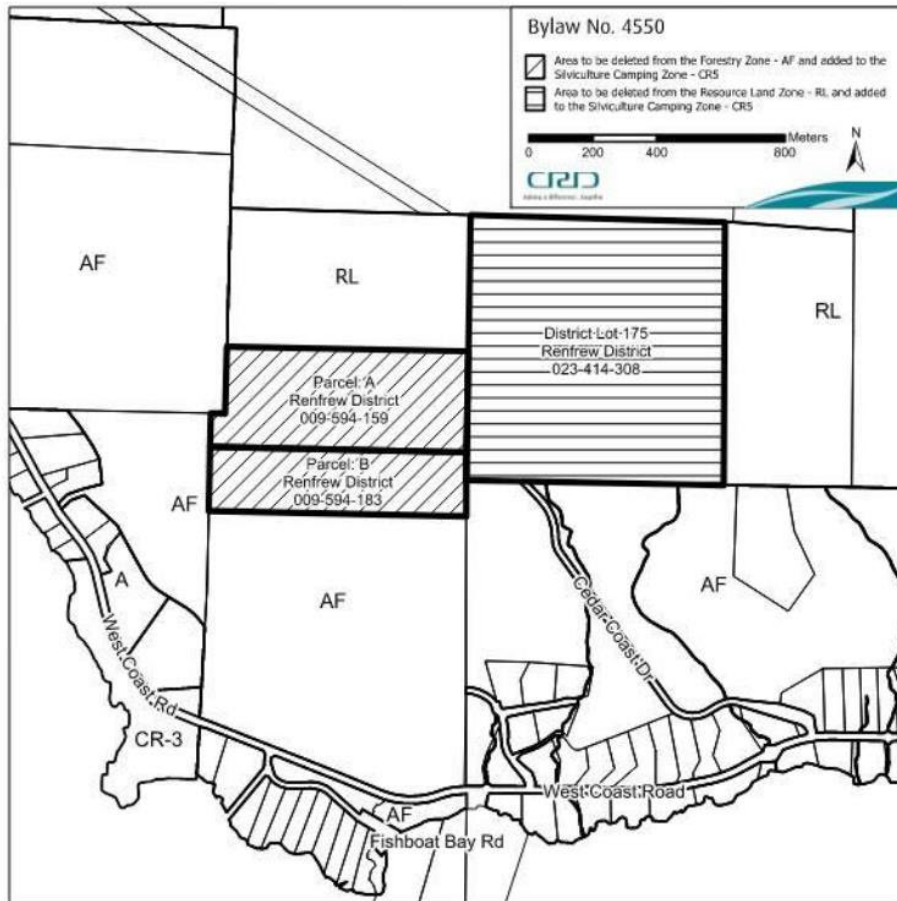
For the purpose of the *SILVICULTURE CAMPGROUND ZONE – CR5*, the following definitions apply:

- (a) **Stream** means a stream as defined by the *Water Sustainability Act*.
- (b) **Fire buffer**, means an area intended to enhance fire resistance around outdoor areas, buildings, structures, open flames, fire pits, campfires, or the similar and maintained to:
 - (i) Be composed of non-combustible landscaping materials and non-invasive vegetation. This buffer may include lands designated as a development permit area as defined by the *Local Government Act*, provided that those lands remain undisturbed or a development permit authorizing a fire buffer has been issued;
 - (ii) Ensure a minimum area no less than 3.0m wide composed solely of non-combustible materials is established around any entire outdoor fire source, including but not limited to open flames such as campfires, firepits, or the similar;
 - (iii) Ensure a minimum separation distance of no less than 3.0m between the branches of all trees, shrubs, and woody plant species and from buildings, structures, and camping equipment or materials;
 - (iv) Ensure that the ground remains cleared of large woody debris, branches, and dry grass and leaves;
 - (v) Ensure that branches within 2.0 meters of the ground are removed from trees taller than 4.0m.

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Plan No. 1 of Bylaw No. 4550, an amendment to Bylaw No. 2040



2. This Bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 160, 2023".

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