

Appendix B: Proposed Bylaw No. 4188 for Referral

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4188**

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:

3. Bylaw No. 2040 being the “Juan de Fuca Land Use Bylaw, 1992” is hereby amended as follows:

A. SCHEDULE A, PART 1, SECTION 2.0 DEFINITIONS

- (a) By adding a new definition for “ARTS AND CULTURE” before the word “ASSEMBLY USE” as follows:

ARTS AND CULTURE means the use which provides for the creation, presentation and display of artistic and cultural endeavours and includes workshops, studios, galleries and museums.

B. SCHEDULE A, PART 1, SECTION 3.0 ADMINISTRATION AND ENFORCEMENT

- (a) By amending subsection 3.07 Zones by inserting the words, “RD-1 Restricted Development – Flood Hazard Area” after the words “CR-1A Jordan River Destination Resort”.

C. SCHEDULE A, PART 2 – ZONING DISTRICTS

- (a) By inserting a new, “Restricted Development – Flood Hazard Area – RD-1” zone, to be inserted after Section 33.0, and to be read as follows:

34.0 RESTRICTED DEVELOPMENT – FLOOD HAZARD AREA – RD-1

34.01 Permitted Uses

With the exception of those uses permitted by Part 1, Section 4.15, only those uses stated in this section are permitted in the Restricted Development – Flood Hazard Area (RD-1) zone:

- m) arts and culture;
- n) light industrial, on lots 4.0 ha or greater;
- o) offices;
- p) outdoor recreation, but excludes overnight camping;
- q) restaurants;
- r) retail stores;
- s) silviculture;

Accessory Uses:

- t) storage and warehousing of forestry related products, on lots 4.0 ha or greater;
- u) buildings and structures accessory to the above permitted uses, pursuant to Part 1, Section 4.01.

34.02 Prohibited Uses

In addition to the list of uses prohibited by Part 1, Section 4.09, the following uses are prohibited in the Restricted Development – Flood Hazard Area (RD-1) zone:

- b) any use or occupancy that provides for overnight accommodation.

34.03	<u>Minimum Lot Size for Subdivision Purposes</u>	Minimum lot size is 120 ha.
34.04	<u>Lot Coverage</u>	Lot coverage shall not exceed 25 percent.
34.05	<u>Height</u>	Maximum height shall be 12 m.
34.06	<u>Yard Requirements</u>	(a) Front yards shall be a minimum of 4.5 m CTS; (b) Side yards shall be 3.0 m; (c) Flanking yards shall be a minimum of 4.5 m CTS; (d) Rear yards shall be a minimum of 3.0 m.

D. SCHEDULE B, MAP NO. 3 – SHIRLEY JORDAN RIVER ZONING MAP

(a) By deleting

- (i) Lot 2, Section 2, Renfrew District, Plan VIP4194 (PID: 000-141-917);
- (ii) Lot 6, Section 2, Renfrew District, Plan VIP4194 (PID: 006-062-229);
- (iii) Lot C, Section 2, Renfrew District, Plan VIP60061 (PID: 023-000-392); and
- (iv) Lot 1, Section 2, Renfrew District, Plan VIP11741 (PID: 005-054-532)

from the Jordan River Hamlet (JR-1) zone, and adding the lots to the Restricted Development – Flood Hazard Area (RD-1) zone, as shown on Plan No. 1, attached to and forming part of this bylaw.

(b) By deleting

- (i) Lot 1, Section 2, Renfrew District, Plan VIP4194 (PID: 000-141-909);
- (ii) Lot A, Section 2, Renfrew District, Plan VIP60061 (PID: 023-000-376);
- (iii) Lot 8, Section 2, Renfrew District, Plan VIP4194 (PID: 006-062-270);
- (iv) Lot 9, Section 2, Renfrew District, Plan VIP4194 (PID: 006-062-318);
- (v) Parcel Number 1 (DD130151I) of Parcel A (DD88175I), of Section 2, Renfrew District (PID: 009-573-127)

from the Jordan River Hamlet Commercial (C-1B) zone, and adding the lots to the Restricted Development – Flood Hazard Area (RD-1) zone, as shown on Plan No. 1, attached to and forming part of this bylaw.

(c) By deleting

- (i) Lot A, Section 2, Renfrew District, Plan VIP50879 (PID: 016-334-485)

from the Jordan River Destination Resort (CR-1A) zone, and adding the lot to the Restricted Development – Flood Hazard Area (RD-1) zone, as shown on Plan No. 1, attached to and forming part of this bylaw.

(d) By deleting

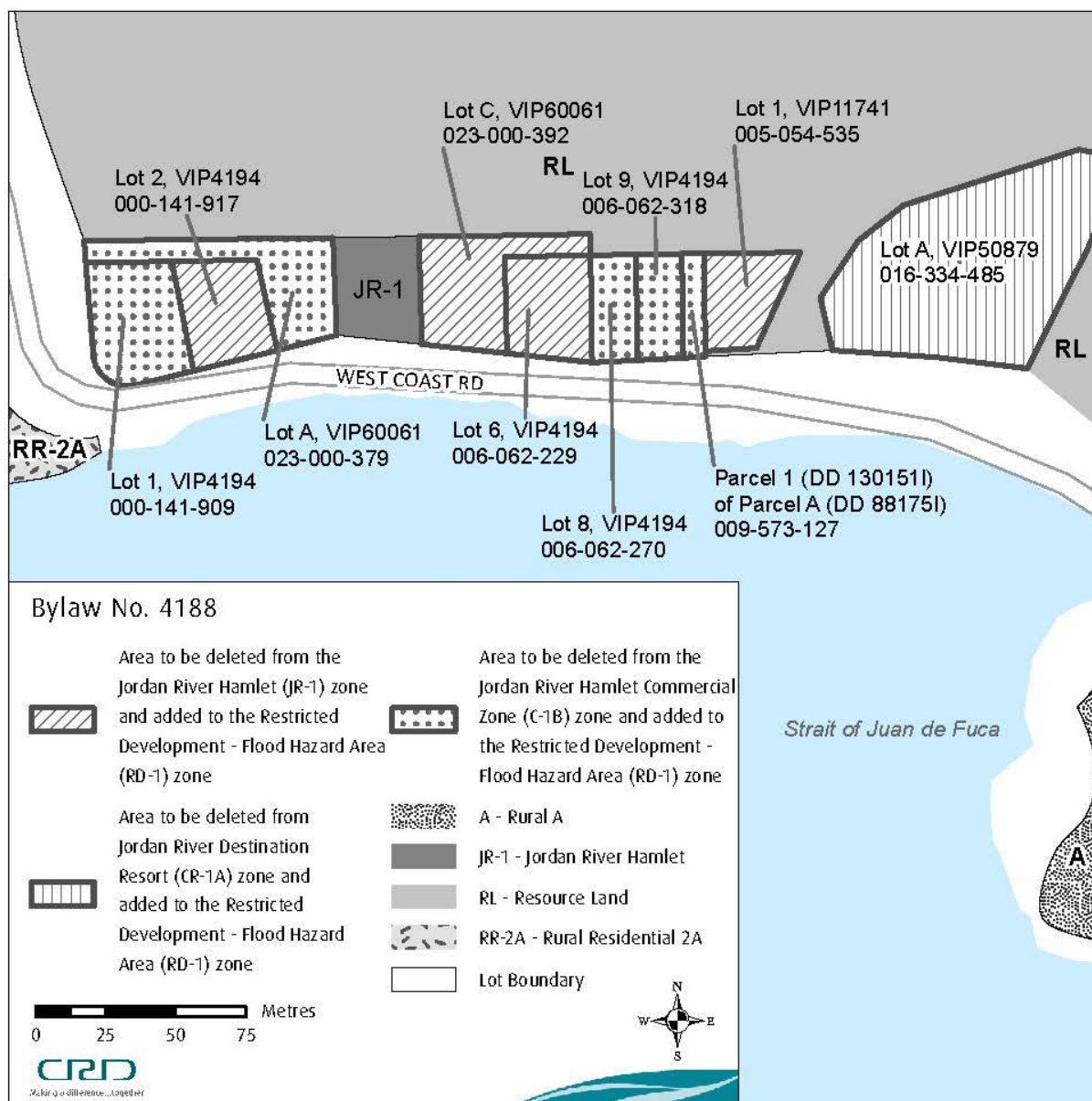
- (i) Lot 1, Section 9, Renfrew District, Plan EPP59131 (PID 029-899-907);
- (ii) Lot 2, Section 9, Renfrew District, Plan EPP59131 (PID 029-899-915); and
- (iii) Lot 3, Section 9, Renfrew District, Plan EPP59132 (PID 029-900-221)

from the Rural A zone, and adding the lots to the Restricted Development – Flood Hazard Area (RD-1) zone, as shown on Plan No. 2, attached to and forming part of this bylaw.

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|-------------------------|--------|---------|
| READ A FIRST TIME THIS | day of | , 2017. |
| READ A SECOND TIME THIS | day of | , 2017. |
| READ A THIRD TIME THIS | day of | , 2017. |
| ADOPTED THIS | day of | , 2017. |

CORPORATE OFFICER

Plan No. 1 of Bylaw 4188, an amendment to Bylaw No. 2040



Plan No. 2 of Bylaw 4188, an amendment to Bylaw No. 2040

