

Appendix 1: Proposed Bylaw No. 4188

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:

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended as follows:

A. SCHEDULE A, PART 1, SECTION 2.0 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:

- a) arts and culture;
- b) civic uses;
- c) convenience store;
- d) light industrial, on lots 4.0 ha or greater;
- e) offices;
- f) personal services;
- g) restaurants;
- h) retail stores, excluding gas bars, gas stations, or bulk fuel sales, auto repair and car wash, or any use for which a permit is required under the *Environmental Management Act or Regulation*;
- i) Silviculture, on lots 4.0 ha or greater;

Accessory Uses:

- j) storage and warehousing of forestry related products, on lots 4.0 ha or greater;
- k) buildings and structures accessory to the above permitted uses, pursuant to Part 1, Section 4.01.
- l) outdoor recreation, but excludes overnight camping;

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:

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

34.03 Minimum Lot Size for Subdivision Purposes

Minimum lot size is 120 ha.

34.04 Lot Coverage

- (a) On parcels 2 ha or less, lot coverage shall not exceed 50 %.
- (b) On parcels greater than 2 ha, lot coverage shall not exceed 25 %.

34.05 Height

Maximum height shall be 12 m.

34.06 Yard Requirements

- (a) On parcels 2 ha or less:
 - (i) Front yards shall be a minimum of 4.5 m CTS;
 - (ii) Side yards shall be 3.0 m;
 - (iii) Flanking yards shall be a minimum of 4.5 m CTS;
 - (iv) Rear yards shall be a minimum of 3.0 m.
- (b) On parcels greater than 2 ha:
 - (i) Front yards shall be a minimum of 7.5 m CTS;
 - (ii) Side yards shall be 6.0 m;
 - (iii) Flanking yards shall be a minimum of 7.5 m CTS;
 - (iv) Rear yards shall be a minimum of 10.0 m.
- (c) All setback requirements for new construction are subject to compliance with the *BC Building Code*, and, if required, a setback permit from the Ministry of Transportation and Infrastructure.
- (d) All new construction must meet the minimum flood construction level as determined by a qualified professional.

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.

2. This bylaw may be cited as Bylaw No. 4188, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 132, 2017".

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|-------------------------|------|--------|----------|---------|
| READ A FIRST TIME THIS | 13th | day of | December | , 2017. |
| READ A SECOND TIME THIS | 13th | day of | December | , 2017. |
| READ A THIRD TIME THIS | | day of | | , 2017. |
| ADOPTED THIS | | day of | | , 2017. |

CHAIR

CORPORATE OFFICER

Bylaw No. 4188

Area to be deleted from the Jordan River Hamlet (JR-1) zone and added to the Restricted Development - Flood Hazard Area (RD-1) zone

Area to be deleted from the Jordan River Destination Resort (CR-1A) zone and added to the Restricted Development - Flood Hazard Area (RD-1) zone

Area to be deleted from the Jordan River Hamlet Commercial Zone (C-1B) zone and added to the Restricted Development - Flood Hazard Area (RD-1) zone

A - Rural A

JR-1 - Jordan River Hamlet

RL - Resource Land

RR-2A - Rural Residential 2A

Lot Boundary

0 25 50 75 Metres

Strait of Juan de Fuca

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

