

Appendix 1: Proposed Bylaw No. 4246

**CAPITAL REGIONAL DISTRICT  
BYLAW NO. 4246**

**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 3.0 ADMINISTRATION AND ENFORCEMENT**

- (a) By amending subsection 3.07 Zones by inserting the words, "RR-6A Rural Residential 6A" after the words "RR-6 Rural Residential 6".

**B. SCHEDULE A, PART 2 – ZONING DISTRICTS**

- (a) By creating a new zone, "Rural Residential 6A – RR-6A", to be inserted after Section 10.0, and to be read as follows:

**10A.0 Rural Residential 6A Zone – RR-6A**

**10A.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 are permitted in the Rural Residential 6A (RR-6A) zone:

- (a) One-family dwelling;
- (b) Agriculture;
- (c) Silviculture;
- (d) Two Boarders or Lodgers;
- (e) Farm/Agriculture Buildings;
- (f) Home Based Business Categories One, Two and Three;
- (g) One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, to be used, but not rented, for the temporary accommodation of guests or visitors.
- (h) Secondary suite pursuant to Part 1, Section 4.19;
- (i) Detached accessory suite pursuant to Part 1, Section 4.20;

**10A.02 Minimum Lot Size for Subdivision Purposes**

- (a) The minimum average lot size for subdivision purposes is 1 ha and no lot shall be created with a lot size smaller than 0.5 ha.
- (b) For the purposes of this zone, the total area of land in a plan of subdivision, prior to the removal of land for road and park dedication or for common property, divided by the number of lots intended to be created shall not be less than the minimum average lot size specified in Section 10A.02(a).

**10A.03 Number of Dwellings**

One one-family dwelling and one of either a secondary suite or a detached accessory suite, but not both.

**10A.04 Height**

Maximum height shall be 9 m.

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Lot coverage shall not exceed 25 percent.

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral:

- (a) On lots of less than 1 ha in area, residential buildings and structures shall not exceed a Total Floor Area of 418 m<sup>2</sup>;
- (b) On lots of 1 ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.045.

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 6 m; except that for lots of greater than 1 ha in size and where residential uses exceed a Total Floor Area of 418 m<sup>2</sup>, minimum side yards shall be 15 m each side;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 10 m.

Farm buildings and structures for agricultural uses shall be not less than 30 m from the front lot line and not less than 15 m from any other boundary of the lot.

(a) By deleting Lot 2, Section 97, Sooke District, Plan 15036 from the Rural A (A) zone, and adding to the Rural Residential 6A (RR-6A) zone, as shown on Plan No. 1, attached to and forming part of this bylaw.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CORPORATE OFFICER

Lot 2, Section 97, Sooke District, Plan 15036 shown on this plan attached to and forming part of this bylaw.

