

Appendix E: Proposed Bylaw No. 4316

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4316**

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:

A. SCHEDULE A, PART 1 DEFINITIONS

- (a) By adding a new definition of "INDUSTRIAL SAWMILL" after the definition of "INDUSTRIAL USE, LIGHT", to be read as follows:

"INDUSTRIAL SAWMILL means a building, structure, or area where timber is cut, sawn, or planed, either to finished lumber or as an intermediary step, and may include facilities for the kiln drying of lumber, and may include the distribution of such products on a wholesale or retail basis, subject to the *Environmental Management Act*,"

- (b) By deleting the definition of INDUSTRIAL ZONE and replacing it with a new definition, to be read as follows:

"INDUSTRIAL ZONE means the M-SBP, M-2 and M-3 zoning districts,"

B. SCHEDULE A, PART 1, GENERAL REGULATIONS

- (a) By amending section 3.07 ZONES by adding the words "M-3 Industrial Sawmill" and deleting the words "M-1 Light Industrial" "M-2-MM General Industrial – Medical Marihuana", "M-3 Heavy Industrial" and "M-4 Marine Industrial"

C. SCHEDULE A, PART 2, ZONING DISTRICTS

- (a) By deleting section 26.0 Light Industrial Zone – M-1, section 28.0 Heavy Industrial Zone – M-3, and section 29.0 Marine Industrial Zone – M-4 in their entirety;
- (b) By renumbering section 27B.0 Sooke Business Park Industrial Zone – M-SBP as section 26.0.
- (c) By creating a new zone, "Industrial Sawmill Zone – M-3", to be inserted after section 27.0, and to be read as follows:

"28.0 Industrial Sawmill Zone – M-3

28.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and buildings are permitted in the Industrial Sawmill M-3 zone:

- (a) Sawmills on a permanent foundation and enclosed in a building;
- (b) Lumber milling, processing and storage;
- (c) Processing and manufacturing of wood products, including the making of cabinets, furniture, plywood, lath and particle board, and the manufacturing of modular or pre-fabricated homes and structures, excluding pulp and paper mills;
- (d) Log storage and sorting;

Accessory Uses:

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- (a) Accessory retail and wholesale sale of lumber processed on site;
- (b) Accessory retail and wholesale sale of wood products manufactured on site;
- (c) Offices accessory to a principal use;
- (d) Accessory buildings and structures pursuant to Part 1, Section 4.01.

28.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size for subdivision purposes shall be 8 ha.

28.03 Maximum Floor Area

The maximum total floor area of all buildings shall be 5000 m².

28.04 Height

The maximum height shall be 11 m for all principal buildings and structures.

28.05 Required Yards

- (a) Buildings shall be set back at least 30 m from parcel boundaries.
- (b) Storage of any material shall not be permitted within 30 m from the parcel boundaries.

28.06 Storage

Storage shall not be permitted in required yards.

28.07 Lot Coverage

- (a) The maximum lot coverage (buildings and structures) shall be 10%.
- (b) The maximum area to be used for an industrial sawmill operation including storage of materials) is 15% of the parcel.

28.08 Screening

- (a) A vegetative screen shall be located and maintained along the entire length of parcel boundaries.
- (b) This vegetative screen shall consist of coniferous vegetation native to the region that is not less than 2 m high, not less than 15 m deep, and spaced not more than 2 m apart."

D. SCHEDULE A, PART 3, PARKING AND LOADING REQUIREMENTS

- (a) By amending section 5.0 by adding the words "Industrial Sawmill 1 per 2 employees but not less than 5 per tenant or establishment;"

E. SCHEDULE B, MAP NO. 2 – OTTER POINT ZONING MAP

- (a) By deleting That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD43782I) And Except Parts in Plans 3054 And 17721 from the Rural A (A) Zone, and adding to the Rural Residential 2 (RR-2) Zone, as shown on Plan No.1.
- (b) By deleting That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD43782I) And Except Parts in Plans 3054 And 17721 from the Rural A (A) Zone, and adding to the Industrial Sawmill (M-3) Zone, as shown on Plan No.1.

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Area to be deleted from the Rural A (A) zone and added to the Rural Residential 2 (RR-2) zone

Area to be deleted from the Rural A (A) zone and added to the Industrial Sawmill (M-3) zone

Municipal Boundary

Part of Section 17
Otter District
009-499-369

OTTER POINT RD

KEMP LAKE RD

District of Sooke

0 100 200 Metres

CRD
Working Differences Together

READ A FIRST TIME THIS	day of	, 2020.
READ A SECOND TIME THIS	day of	, 2020.
READ A THIRD TIME THIS	day of	, 2020.
ADOPTED THIS	day of	, 2020.

CORPORATE OFFICER