

CAPITAL REGIONAL DISTRICT
BYLAW NO. 4518

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 2 - ZONING DISTRICTS

- (a) By deleting the section 23.0 Rural Commercial Recreation (Campground) Zone – CR-2 and replacing it with the new 23.0 Rural Commercial Recreation (Campground) Zone – CR-2 as follows:

23.0 RURAL COMMERCIAL RECREATION (CAMPGROUND) ZONE – CR-2

23.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Rural Commercial Recreation (Campground) CR-2 Zone:

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

23.02 Permitted Accessory Uses

In addition to the uses permitted by Section 23.01 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 Rural Commercial Recreation (Campground) CR-2 Zone:

- (a) Convenience store accessory to a campground use;
- (b) Outdoor recreation facilities pursuant to Part 2, Subsection 23.10;
- (c) Staff accommodation pursuant to Part 2, Subsection 23.10;
- (d) Caretaker dwelling unit.

23.03 Minimum Lot Size for Subdivision Purposes

- (a) The minimum lot size for subdivision purposes is no less than 4.0 ha.

23.04 Density

- (a) One one-family dwelling per parcel;
- (b) 23 tourist cabins per parcel or 0.3 tourist cabins per hectare, whichever is less;
- (c) 64 camping spaces per parcel or 0.9 camping spaces per hectare; whichever is less;
- (d) One convenience store per parcel;
- (e) One Caretaker dwelling unit per parcel.

23.05 Height

- (a) Maximum height shall be 11.0 m for the dwelling unit and 6.0 m for all other principle buildings, structures and uses.

- 23.06 Lot Coverage** (a) Maximum lot coverage shall be 10 percent.
- 23.07 Setback Requirements** (a) All camping spaces, buildings, and structures must be setback a minimum of 9.0 m from every parcel line; and 50.0 m from the boundary of land designated as park.
- 23.08 Separation Space** (a) All camping spaces and tourist cabins must be individual or freestanding; separated by a minimum of 9.0 m measured from the outside surface of the nearest exterior wall of a building or structure; and the outermost edge of an area cleared of trees and other vegetation for a camping space or other outdoor uses.
- 23.09 Screening** (a) A vegetative screen of not less than 50.0 m is required from the lot lines of parcels designated as park.

23.10 Definitions

- (a) For the purpose of the *RURAL COMMERCIAL RECREATION (CAMPGROUND) ZONE - CR-2*, the following definitions apply:

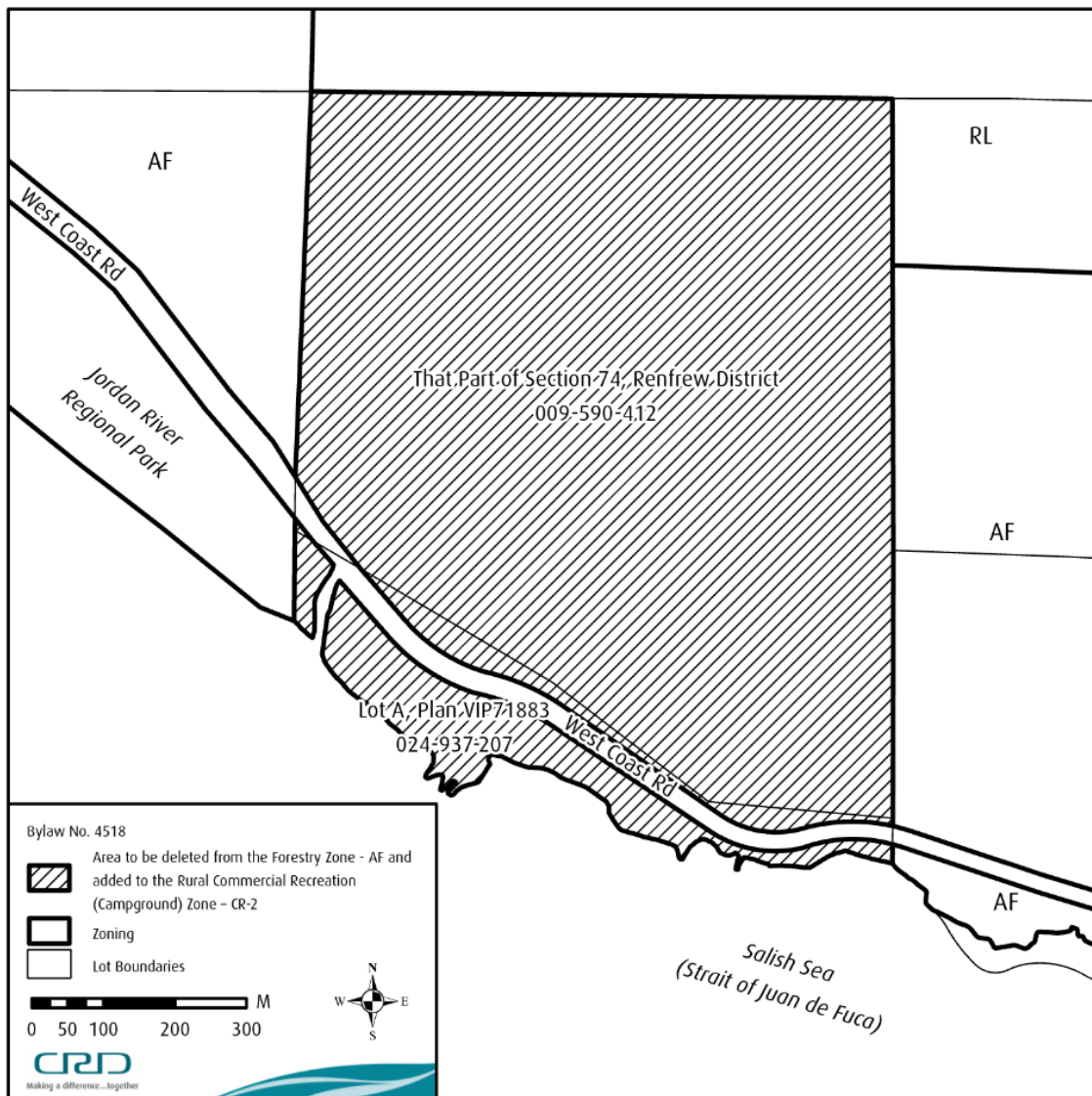
Staff Accommodation means the accessory use of tourist cabins, for the accommodation of employees.

Outdoor Recreation Facility means a recreation infrastructure activity undertaken outdoors as a portion of, or related to, a private commercial enterprise and includes parks, trails, open space, playing fields, and playgrounds.

B. SCHEDULE B, ZONING MAPS

- (a) By deleting LOT A SECTION 74 RENFREW DISTRICT PLAN VIP71883 from the Forestry zone - AF, and adding to the Rural Commercial Recreation (Campground Zone – CR-2, as shown in Plan No. 1.
- (b) By deleting THAT PART OF SECTION 74, RENFREW DISTRICT LYING TO THE NORTH OF THE NORTHERLY BOUNDARY OF PLAN 109RW from the Forestry zone - AF, and adding to the Rural Commercial Recreation (Campground Zone – CR-2, as shown in Plan No. 1.

Plan No. 1 of Bylaw No. 4518, an amendment to Bylaw No. 2040



2. This Bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 158, 2022".

READ A FIRST TIME THIS 11th day of September, 2024

READ A SECOND TIME THIS 11th day of September, 2024

READ A THIRD TIME THIS day of

ADOPTED THIS day of

CHAIR

CORPORATE OFFICER