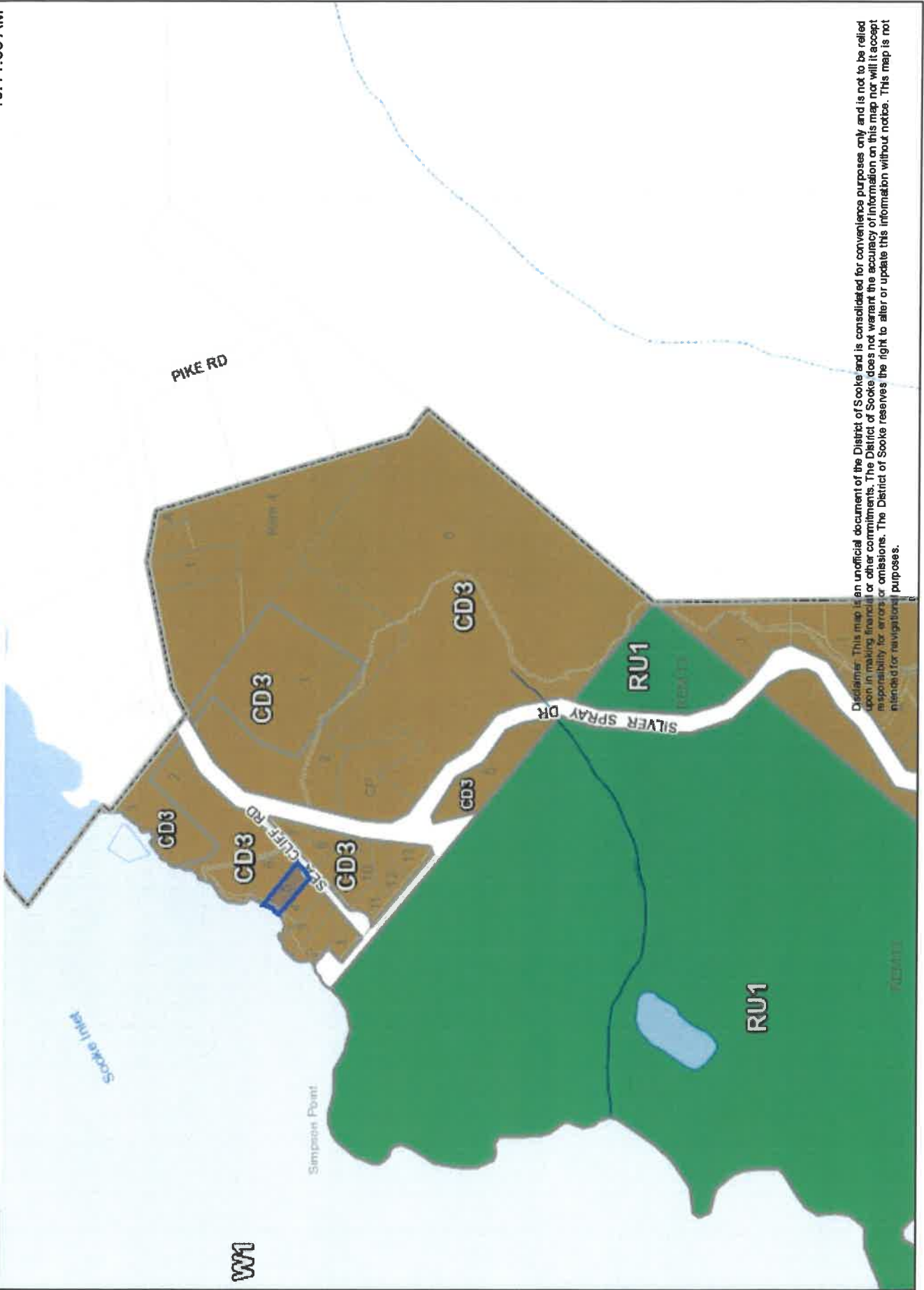




# 7150 SEA CLIFF ROAD-ZONING CD3

October 1, 2018  
10:14:56 AM



Disclaimer: This map is an unofficial document of the District of Sooke and is consolidated for convenience purposes only and is not to be relied upon in making financial or other commitments. The District of Sooke does not warrant the accuracy of information on this map nor will it accept responsibility for errors or omissions. The District of Sooke reserves the right to alter or update this information without notice. This map is not intended for navigational purposes.

## Silverspray CD Zone

CD3

**803.1 Purpose:** This zone provides for:

- a) A destination resort complex with hotel or lodge buildings, 15 tourist accommodation chalets, a restaurant and accessory facilities
- b) A total of 127 single family residential dwellings
- c) A nine-hole golf course with accessory facilities
- d) A 115 berth marina with accessory facilities
- e) Private utilities
- f) Employee housing

**803.2 Permitted Uses:**

**Area A (Destination resort complex):**

- a) Boat moorage, rentals and docks accessory to the hotel or lodge use
- b) Gift shop
- c) Health spa
- d) Hotel or lodge
- e) Licensed liquor establishment
- f) Meeting room
- g) Private utility
- h) Restaurant
- i) Single family residential dwelling
- j) Tourist accommodation chalets

**Area B:**

- a) Home-based business
- b) Linear trail or pathway system and park
- c) Nine-hole golf course with 40 parking spaces
- d) One project management suite
- e) Private utility
- f) Single family residential dwelling
- g) Storage yard, screened

*Schedule 803 – Silverspray CD Zone (CD3)*

**Area C:**

- a) Club house use accessory to the golf course (as permitted in Area B), including a pro shop, coffee shop, licensed establishment, golf cart and pull cart storage, washrooms, locker room, child care facilities, storage of golf course maintenance products and equipment and accessory uses
- b) Linear trail or pathway system and park
- c) Marina
- d) Parking lots accessory to the golf course (as permitted in Area B) and accessory to the marina use permitted in this area
- e) Private utility
- f) Uses accessory to the marina use including office, tackle shop, coffee bar, shower, change room and washroom facilities, and caretaker suite

**803.3 Minimum lot size for subdivision purposes:**

- a) Area A – 1,000 m<sup>2</sup>
- b) Area B – 1,000 m<sup>2</sup>
- c) Area C – 1 ha

**803.4 Minimum Lot Dimensions (Area B):**

- a) Frontage – 6 m
- b) Lot width – 20 m

**803.5 Maximum Height:**

- a) Principal Buildings:
  - i) Single family residential dwellings – 13 m
  - ii) Single family residential dwellings constructed to the west of East Sooke Road and to the south of the driveway to the marina situated facing Sooke Village – 10 m
  - iii) Commercial buildings in Area A – 20 m
  - iv) Commercial buildings in Area C – 13 m
  - v) Tourist accommodation chalets – 13 m
- b) Accessory Buildings – 7 m

**803.6 Maximum Density and Dimensions:**

- a) No more than 15 tourist accommodation chalets each having a maximum floor area of 250 m<sup>2</sup>, and a maximum of two kitchens
- b) Single family residential dwelling units:
  - i) Within Area A, the maximum number is 2
  - ii) Within Area B, the maximum number is 125
- c) Marina (Area C) may include up to 115 berths for 115 boats

*Schedule 803 – Silverspray CD Zone (CD3)*

- d) The maximum number of lots that can be created by subdivision in Area A is 20 lots, including bare land strata lots, but not including any other strata lots within the hotel or lodge or tourist accommodation chalet that may be created pursuant to the *Strata Property Act*
- e) The maximum size of buildings permitted must not exceed:
  - i) A floor area ratio of 0.5 for residential buildings; or
  - ii) A floor area ratio of 0.8 for commercial buildings in Area A; and
  - iii) A maximum floor area of 500 m<sup>2</sup> in Area C

**803.7 Minimum Setbacks:**

- a) Lot line along the natural boundary of the sea or a watercourse – 15 m
- b) Agricultural Land Reserve Lot Line – 16 m
- c) East Sooke Regional Park Lot Line – 10 m
- d) From a principal building – 3 m
- e) From an accessory building – 1 m

**803.8 Special Use Regulations:**

- a) Tourist accommodation chalets must not be occupied by a person for more than six months in any calendar year;
- b) No accessory buildings or structures are permitted within that part of Area B to the west of East Sooke Road and to the south of the driveway to the marina as shown shaded on the map attached as Figure 1 to this CD zone.

**803.9 Special Restrictions (Area B):**

- a) No building or septic tank facility shall be located or constructed in Area B within the watershed of watercourses flowing into East Sooke Regional Park unless drainage is directed away from East Sooke Regional Park;
- b) Buildings along the beach on the south side of Area C must not exceed 18 m in width

**803.10 Special Restrictions (Area C):**

- a) All accessory uses to the marina use in Area C shall be located within one building or structure;
- b) Area C must not be used for outdoor work on boats or equipment other than minor incidental repairs.

**803.11** *Schedule 803 – Silverspray CD Zone (CD3)*

**Conditions of Use:**

- a) The owner of land being subdivided must provide for each lot within the subdivision a water distribution system constructed in accordance with the standards established by the Board of the Capital Regional District, and connected to a community water system operated by the Capital Regional District.
- b) Landscaping and screening:
  - i) The golf course use must be screened from adjacent residential uses outside the CD3 zone by a continuous planting of vegetation having a minimum width of 6 m;
  - ii) The landscape buffer required (above) must include retention and maintenance of native trees and natural under-storey vegetation
  - iii) Outdoor storage, refuse disposal containers and above ground structures for services and utilities must be screened by a continuous planting of vegetation having a minimum width of 1.5 m
  - iv) All required landscape screens must be maintained by adequate irrigation and replacement of dead or seriously distressed plants or trees.
- c) Fencing:
  - i) Fence means free-standing structures used to screen around all or part of a lot or site and includes retaining walls, but does not include hedges and similar landscaping
  - ii) Maximum fence height in the CD3 zone shall be 3 m from average grade, subject to conformance with a registered building scheme.

**803.12** **Subject Property Map:** The official map for this CD zone is kept by the Corporate Officer, and forms part of this bylaw. The enclosed map is provided for information purposes only.

Schedule 803 – Silverspray CD Zone (CD3)

