

6414 RIVERSTONE DR-ZONING CD2-E



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Zoning Bylaw 600

Watershed, Forest & Agriculture (RU1)

Rural (RU2)

Small Scale Agriculture (RU3)

Rural Residential (RU4)

Neighbourhood Rural Residential (RU5)

Large Lot Residential (R1)

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

District of Sooke

Sun River Estates CD Zone

CD2

802.1 Purpose: This zone provides for a variety of uses on the subject property, including residential, neighborhood commercial, agriculture, school, park and trails.

802.2 Permitted Uses:

General Uses: Gravel extraction and processing for on-site development and on-site and off-site municipal services directly attributable to the on-site development shall be permitted.

Area A (Multi-Family):

- a) Apartment building, per provisions of the RM2 zone
- b) Townhouse, per provisions of the RM2 zone
- c) Duplex
- d) Home-based business
- e) Community care facility
- f) Show home

Area B (Agriculture):

- a) Agriculture
- b) One single family dwelling
- c) Home-based business
- d) Farm buildings
- e) Secondary suite

Area C (Parks/Amenity Area):

- a) Institutional use
- b) Playground
- c) Assembly use
- d) Public park
- e) Country market as accessory use to permitted institutional uses

Area D (Neighborhood Centre):

- a) Convenience store
- b) Retail store
- c) Personal service
- d) Community care facility
- e) Restaurant
- f) Playground
- g) The total commercial floor area in Area D shall not exceed 1,000 m²
- h) Office [Bylaw No. 711(600-60)]
- i) Health Services [Bylaw No. 711(600-60)]

Area E (Single Family):

- a) One single family residential dwelling
- b) Institutional use
- c) Home-based business
- d) Community care facility

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- e) Secondary suite
- f) Show home
- g) Notwithstanding the Permitted Uses set out in section 802.2 for properties in Area E (Single Family), on the property identified as Section 28, Sooke District except that part in Plan VIP75447 and VIP75783, VIP76240, VIP76309, VIP76938, VIP83653, VIP85291, VIP86227 and VIP88959, shown shaded on Schedule “A” attached to and forming a part of this bylaw, an amenity area for assembly use is permitted as an accessory use provided the assembly use is not used for commercial purposes. [*Bylaw No. 616 (600-17)– Note: refer to map contained in amending bylaw*]

Area F (Small Lot Single Family):

- a) One single family residential dwelling per lot
- b) One secondary suite on a lot with a single family dwelling, where the lot is 550 m² or larger
- c) Home-based business
- d) Community care facility
- e) Show home

802.3 Minimum lot size for subdivision purposes:

- a) Area A – 900 m²
- b) Area E – 600 m²
- c) Area F – 400 m²

802.4 Maximum Commercial Floor Area:

- a) Convenience Store: 300 m²
- b) Restaurant: 150 m²

802.5 Maximum Height:

- a) Principal Buildings: 13 m
- a) Accessory Buildings: 9 m

802.6 Maximum Lot Coverage: 30%

Remainder Lot A, Sections 28 and 29, Plan EPP60315, Sooke District, known as RiversEdge, except that STRATA LOT(s) 31–33, 43–46, 61–64, 70–73 and 74–78 of Sooke District Strat Plan EPS3475, shown shaded on Schedule “A” attached to and forming a part of this bylaw, Maximum Lot Coverage of 35% is permitted. [*Bylaw No. 711(600-60) - Note: refer to map contained in amending bylaw*]

802.7 Overall Density:

- i. Area B, E and F – one single family dwelling per lot
- ii. The maximum number of dwellings shall not exceed 650 units with connection to a common sewage treatment system

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- iii. The maximum number of dwellings shall not exceed 715 units with connection to a municipal sewage system
- iv. Not less than 44 multi-family units shall be provided

802.8 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	ALR Lot Line
Principal Building or Structure	6 m	3 m	1.5 m	6 m	15 m
Accessory Building or Structure	6 m	4 m	1.5 m	1.5 m	15 m
Farm Building	30 m	15 m	15 m	15 m	15 m

802.9 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.

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