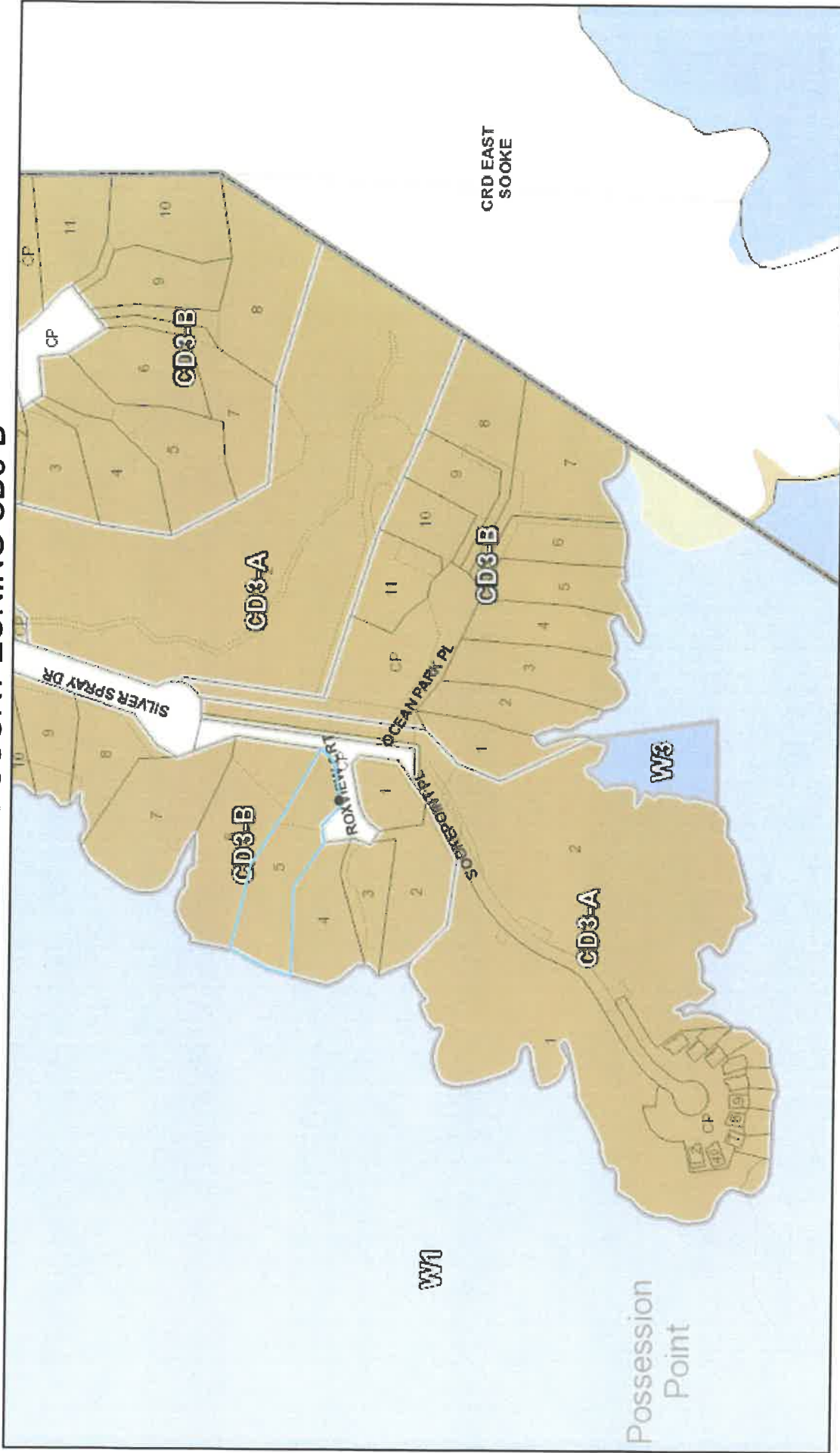


# 1060 ROXVIEW COURT-ZONING CD3-B

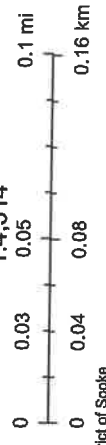


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Zoning Bylaw 600

- Watershed, Forest & Agriculture (RU1)
- Rural (RU2)
- Small Scale Agriculture (RU3)
- Rural Residential (RU4)
- Neighbourhood Rural Residential (RU5)
- Large Lot Residential (R1)

1:4,514



## 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)

