

STAFF REPORT

DATE: September 6, 2022 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS NO. 471 AND 472 – QUADRA ISLAND OCP AND REZONING (CP 1C 22/RZ
2C 22 – CURRIE)

PURPOSE/PROBLEM

To consider first and second readings of Bylaws No. 471 and 472 which propose to re-designate and rezone a 2.1-hectare parcel of land located at 331 Edgeware Road on Quadra Island to facilitate the subdivision of the property into 2 lots of 1.0 hectare and 1.1 hectare in size.

EXECUTIVE SUMMARY

At its August 17, 2022 meeting the Electoral Areas Services Committee considered the attached report and recommended that first 2 readings be given to Bylaws No. 471 and 472, and that a public hearing be scheduled. Since that time a statement contained in the report concerning the density of development on the property has been questioned and the following is intended to clarify that issue.

The report states “The proposal will not yield an increase in density and will in effect result in a reduction in the overall permitted density as the current RU-1 zoning allows for two single-family dwellings plus a secondary dwelling up to 80 square metres in floor area, whereas the proposed CR-2 zoning allows for one single-family dwelling per parcel only.”

Although the current RU-1 zoning does allow for a maximum density of two single family dwellings and one secondary dwelling, this is a legally non-conforming lot that is smaller than the minimum parcel size currently required for this maximum density and as such would not accommodate a second single-family dwelling in addition to the single-family dwelling and non-conforming secondary dwelling presently existing on site. Given this, under the proposed CR-2 zoning where each new parcel would be permitted one dwelling only, the proposal will not yield an increase or decrease in density as two dwelling units are currently permitted on the parcel.

The above clarification regarding density does not materially affect the proposal currently before the Board or the recommendation that the Regional District take this to a public hearing to obtain comments and feedback from the community. Nor does it require any changes to the rezoning bylaw being presented at this time for the Board’s consideration.

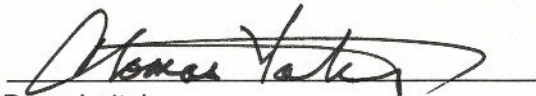
RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 471, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16, be now introduced and read a first time.
3. THAT Bylaw No. 471 be given second reading.

4. THAT Bylaw No. 472, being Quadra Island Zoning Bylaw 1990, Amendment No. 139, be now introduced and read a first time.
5. THAT Bylaw No. 472 be given second reading.
6. THAT a public hearing to consider Bylaws No. 471 and 472 be authorized to be held immediately following the public hearing on Bylaw No. 465 on Wednesday, November 30, 2022 at the Quadra Island Community Centre located at 9710 West Road, Quathiaski Cove, BC and

THAT the holding of the public hearing be delegated to the Electoral Area directors with the directors for Electoral Area C and Electoral Area ____ designated as the Chair and Vice Chair respectively for the public hearing.

Respectfully:



Dave Leitch

for Chief Administrative Officer

Prepared by: A. Nelson, Community Services Manager

Attachments: Bylaw No. 471
Bylaw No. 472
Copy of August 2, 2022 report to the Electoral Areas Services Committee



BYLAW NO. 471

A BYLAW TO AMEND THE QUADRA ISLAND OFFICIAL COMMUNITY PLAN

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 3050, adopted an official community plan for part of Electoral Area 'C' (Quadra Island) pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 3050 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 3050 being Quadra Island Official Community Plan Bylaw 2007, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 471, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE ____ DAY OF _____, 2022

READ A SECOND TIME ON THE ____ DAY OF _____, 2022

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2022

READ A THIRD TIME ON THE ____ DAY OF _____, 2022

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2022

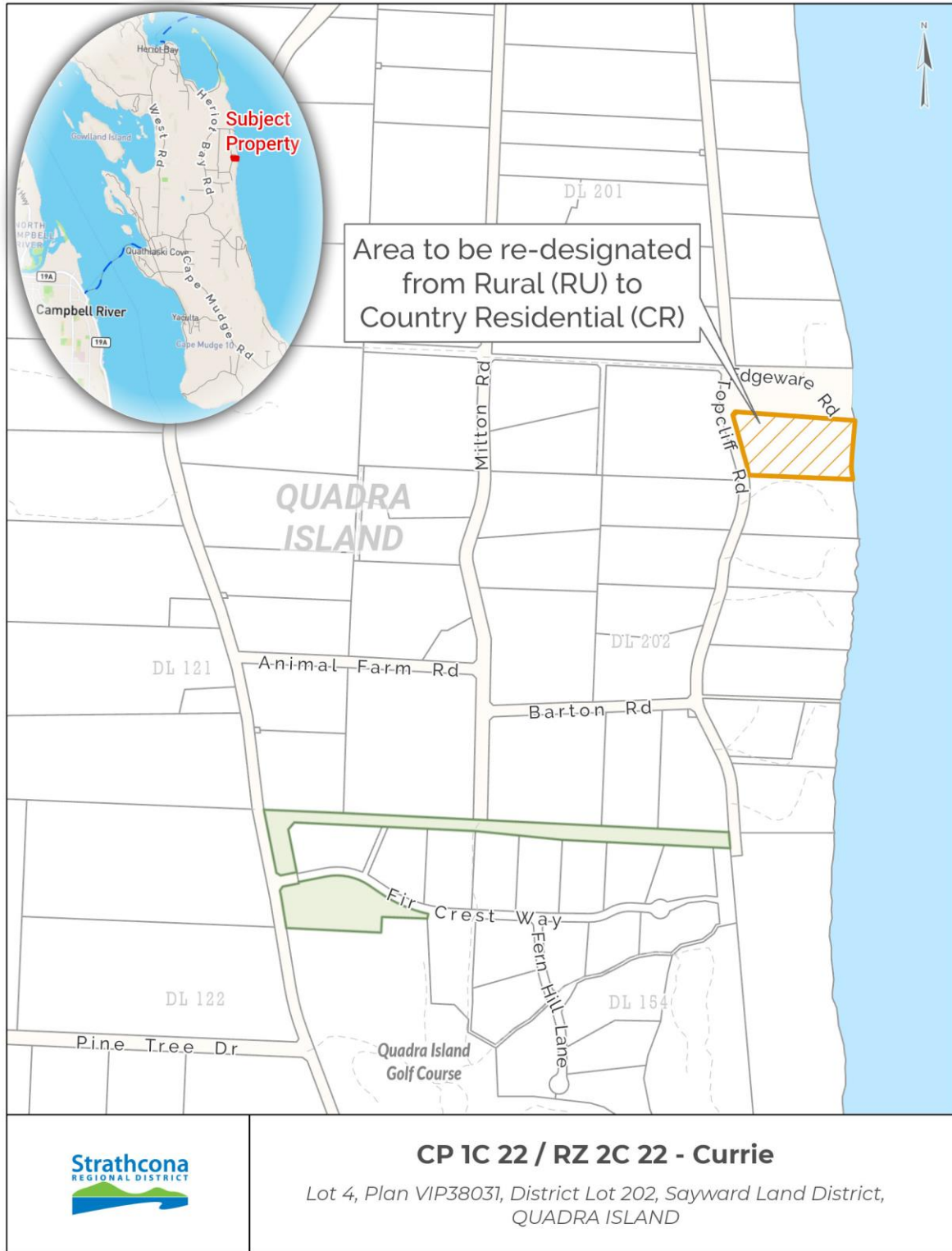
Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

The land use designation for land described as Lot 4, District Lot 202, Quadra Island, Sayward District, Plan 38031 on 'Schedule A-1' of Bylaw No. 3050, being Quadra Island Official Community Plan Bylaw 2007, is hereby amended from 'Rural' (RU) to 'Country Residential' (CR), as shown on the attached Appendix '1'.



Appendix '1'

Part of Schedule 'A' to Bylaw No. 471, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

Amends 'Schedule A-1' of Bylaw No. 3050, being Quadra Island Official Community Plan Bylaw 2007.



BYLAW NO. 472

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO QUADRA ISLAND

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1213, adopted zoning regulations for Quadra Island and vicinity pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1213 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 472, being Quadra Island Zoning Bylaw 1990, Amendment No. 139.

READ A FIRST TIME ON THE ____ DAY OF _____, 2022

READ A SECOND TIME ON THE ____ DAY OF _____, 2022

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2022

READ A THIRD TIME ON THE ____ DAY OF _____, 2022

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2022

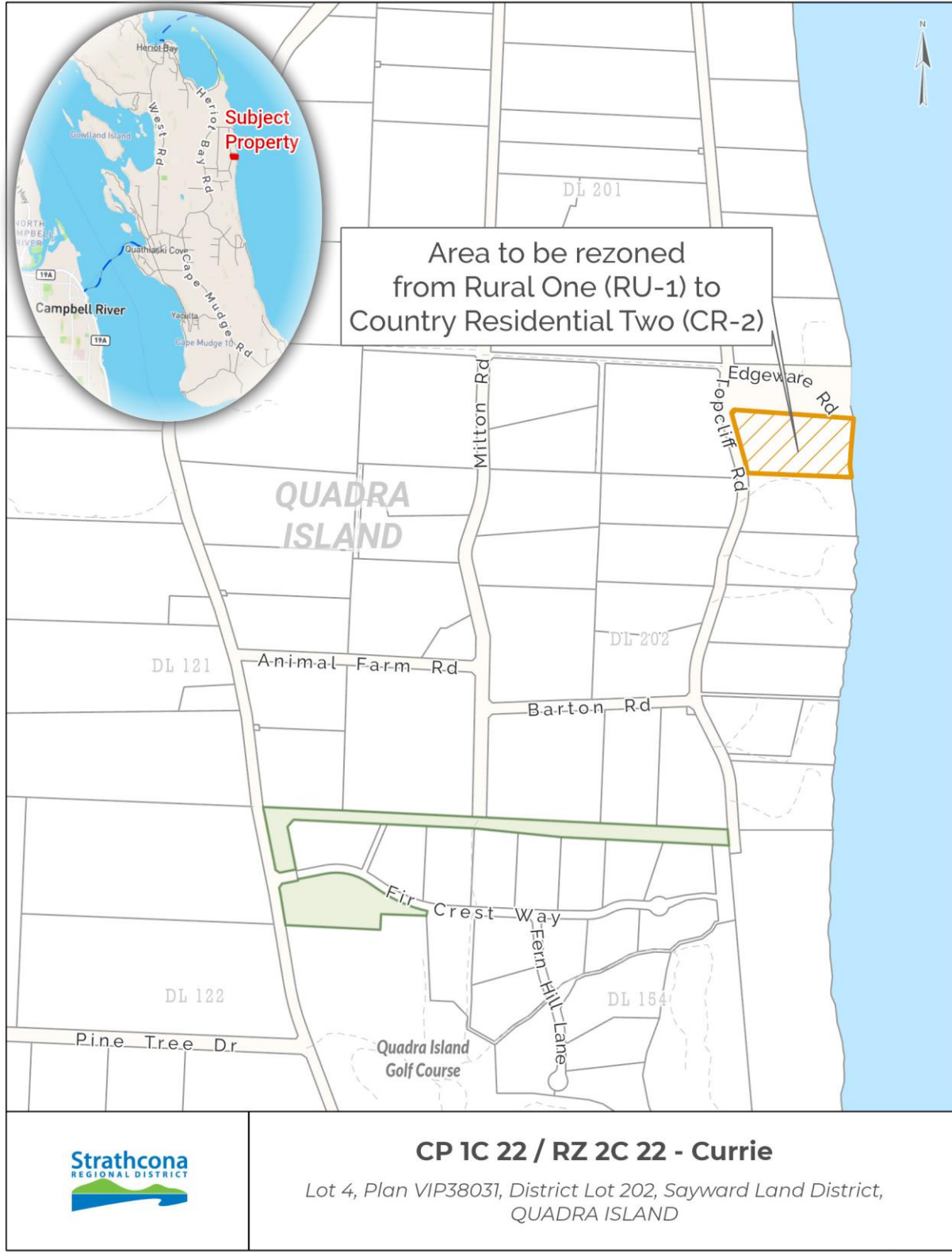
Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

Land legally described as Lot 4, District Lot 202, Quadra Island, Sayward District, Plan 38031 as shown on 'Schedule A-1' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended from 'Rural One' (RU-1) to Country Residential Two (CR-2), as shown on the attached Appendix '1'.



Appendix '1'

Part of Schedule 'A' to Bylaw No. 472 being Quadra Island Zoning Bylaw 1990, Amendment No. 139.

Amends 'Map 2' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990.



STAFF REPORT

DATE: August 2, 2022 **FILE:** 0550-04 Board
TO: Chair and Directors
Electoral Areas Services Committee
FROM: Dave Leitch
Chief Administrative Officer
RE: **OCP AMENDMENT AND REZONING APPLICATION – CURRIE**

PLANNING FILE NO. 3350-20/CP 1C 22 and 3360-20/RZ 2C 22
ROLL No.: 772 18237.115 **PID No.:** 000-064-963
APPLICANT: Andrea Currie
AGENT: Andy Gaylor
LAND DESCRIPTION: Lot 4, District Lot 202, Quadra Island, Sayward Land District, Plan 38031.
CIVIC ADDRESS: 331 Edgeware Road, Heriot Bay BC
OCP BYLAW: Bylaw 3050, "Quadra Island Official Community Plan Bylaw, 2007"
EXISTING DESIGNATION: Rural
PROPOSED DESIGNATION: Country Residential
ZONING BYLAW: Bylaw No. 1213 "Quadra Island Zoning Bylaw, 1990"
EXISTING ZONE: Rural One (RU-1)
PROPOSED ZONE: Country Residential Two (CR-2)

PURPOSE

To consider an application to re-designate and rezone a 2.1-hectare parcel of land to facilitate its subdivision into two lots of 1.0 hectare and 1.1 hectares.

POLICY ANALYSIS

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding official community plans and zoning bylaws, namely s.474 (Official Community Plans), s.479 (Zoning Bylaws) and ss.464 - 465 (Public Hearings on Bylaws).

The Board, at its June 29, 2022 meeting passed the following resolution:

Abram/Whalley: SRD 523/22

THAT the First Nations consultation process and the agency referral list as outlined in the staff report dated May 19, 2022 for application CP 1C 22/RZ 2C 22 (Currie) be approved.

EXECUTIVE SUMMARY

An application has been received to redesignate and rezone a 2.1-hectare subject parcel of land located at 331 Edgeware Road, Heriot Bay currently designated Rural (RU) and zoned Rural One (RU-1). To facilitate the proposed subdivision of the parcel into two lots of approximately 1-hectare each in size to provide separate title for both of the existing dwellings on the parcel, bylaw amendments to redesignate the subject parcel to Country Residential (CR) and rezone to Country Residential Two (CR-2) are required. The proposal will not yield an increase in density and will in effect result in a reduction in the overall permitted density as the current RU-1 zoning allows for two single-family dwellings plus a secondary dwelling up to 80 square metres in floor area, whereas the proposed CR-2 zoning allows for one single-family dwelling per parcel only.

The proposal is compatible with the existing residential use of the surrounding parcels and is consistent with the character of the area, which already includes a number of smaller parcels created through the OCP amendment and rezoning process. The proposal has not identified any land use implications as no additional development is contemplated and there will be no net increase in density. Further, consultation with government agencies and First Nations have not yielded concerns with the proposal.

Given the above considerations, it is recommended that the Committee recommend first and second reading of Bylaw Nos. 471 and 472. to re-designate and rezone the subject property to CR and CR-2 respectively.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend that Bylaw No. 471 and Bylaw No. 472 (Currie) be forwarded to the Board for first and second readings.
3. THAT the Committee recommend that the Board authorize a public hearing to consider Bylaw Nos. 471 and 472 (Currie), and
THAT the public hearing be held at a date and time to be determined.

Respectfully:



Dave Leitch
Chief Administrative Officer

BACKGROUND

An application has been received to re-designate and rezone a 2.1-hectare parcel of land located at 331 Edgeware Road, Heriot Bay currently designated Rural and zoned Rural One (RU-1). The subject parcel is located in the Animal Farm subdivision, approximately 3km to the south of Heriot Bay and is situated on the waterfront. The proposal to re-designate and rezone the parcel to Country Residential/Country Residential Two (CR-2) is to facilitate a subdivision. The current Rural One (RU-1) zoning allows for two single family dwellings per parcel, both of which have been constructed on the property and the applicants wish to create separate title for each of these dwellings. This is to be achieved by subdividing the property into two parcels; one of 1 hectare and the other of 1.1 hectares, which will comply with the proposed Country Residential Two (CR-2) zone.

AGENCY REFERRALS

The application was referred to a number of First Nations and agencies for their consideration. Comments received to date are summarized in the following table:

Agency	Comments
BC Assessment Authority	No response.
Fire Department - Quadra Island:	No concerns.
FLNRORD – Environment	No response.
FLNRORD - Archaeology	No known archaeological site on the property. If archaeological material is encountered during development, developer must stop all activities immediately and contact the Archaeology Branch for direction.
MoTI	No concerns.
Island Health	No response.
First Nation	Comments
Cowichan Tribes	No response.
Homalco First Nation	No response.
Halalt First Nation	No response.
Klahoose First Nation	No response.
K'ómoks First Nation	No response.
Laich-Kwil-Tach Treaty Society	No response.
Lake Cowichan First Nation	No concerns. The proposed rezoning is nowhere near the traditional territory of the Ts'uubaa-asatx Nation.
Lyackson First Nation	No response.
Nanwakolas Council	Only responds to Provincial/Federal referrals.
Penelakut Tribe	No response.
Stz'uminus First Nation	No response.
Tla'amin First Nation	No response.
We Wai Kai Nation	No response.
Wei Wai Kum Nation	No comment.

PLANNING ANALYSIS

The 2.1-hectare property at 331 Edgeware Road is currently designated Rural and zoned Rural One (RU-1). The property is bounded by Edgeware Road to the north, Topcliff Road to the west, Sutil Channel to the east and a Rural One (RU-1) zoned parcel to the south. As the minimum parcel size for subdivision is 4.0 hectares in the RU-1 zone, to allow the creation of two lots, re-designating the parcel to Country Residential and rezoning to Country Residential Two (CR-2), which permits 1-hectare parcels, is required.

The proposed OCP amendment and rezoning of the property will not impact residential use of the area or affect adjacent properties. The proposal is compatible with the existing residential use of the surrounding parcels and is consistent with the character of the area, which already includes a number of smaller parcels created through the OCP amendment and rezoning process. The current RU-1 zoning allows for two single-family dwellings and a secondary dwelling up to 80 square metres in floor area, whereas the proposed CR-2 zoning allows for one single-family dwelling per parcel only. Comments received from government agencies and from First Nations have indicated no concerns with the proposal, provided that a recognized archaeologist is present if any land altering activities bring to light archaeological remains. Given the above considerations, it is recommended that support be given to the proposal to re-designate and rezone the property to Country Residential and CR-2 by giving proposed Bylaws 471 and 472 First and Second Readings and scheduling a public hearing.

FINANCIAL IMPLICATIONS

Fees for the official community plan and rezoning application process have been applied in accordance with the Regional District's Planning Procedures and Fee Bylaw (Bylaw No. 5).

LEGAL IMPLICATIONS

This report and the recommendations contained herein are in compliance with the (LGA) and Regional District bylaws.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

Should a recommendation of support be made for the application to proceed forward, public consultation will occur in the form of a public hearing, conducted in compliance with the requirements of ss.464 - 465 'Public Hearings', of the LGA, as required prior to consideration of final adoption of any proposed bylaw amendments.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The planning department will be responsible for all aspects of the bylaw amendment process. Additionally, corporate services staff resources will be required during the public hearing process and the finalization of the adoption of the bylaws.

Submitted by:



Aniko Nelson
Senior Manager, Community Services

Prepared by: J. Neill, Planner

Attachments:

Bylaw Nos. 471 and 472



Location Map



Our File: 2222-02282

May 11, 2022

Strathcona Regional District
990 Cedar Street
Campbell River, BC V9W 7Z8

Attention: John Neill

Letter of Intent – Proposed Zoning Bylaw and OCP Amendment: 331 Edgeware Road

On behalf of my clients, Andrea Currie and Ken Horemans, I am pleased to submit a rezoning and concurrent OCP amendment application with the Strathcona Regional District for the property located at 331 Edgeware Road. The intent of this application is to amend the zoning from the current RU-1 zone to the proposed CR-2 designation, and to amend the OCP designation from the current Rural designation to the proposed Country Residential designation to reduce the minimum lot size for the property to 1.0 ha to enable a future two-lot subdivision.



CONTEXT AND LOCATION

The subject property is 2.10 ha in size and is waterfront along the eastern side of the property and is located to the south of Edgeware Road and to the east of Topcliff Road. The property is located within 1.0km of 5 other CR-2 zoned properties (1198 Milton Road, 1191 Topcliff Road, 1128 Milton Road, 1110

McElhanney

1211 Ryan Road, Courtenay BC Canada V9N 3R6
Tel. 250-338-5495 | Fax. 1-855-407-3895 | www.mcelhanney.com

Our File: [2222-02282] | May 11, 2022

Milton Road, 1051 Topcliff Road), 3 of which are designated Country Residential in the *Quadra Island Official Community Plan* (1181 Milton Road, 1191 Topcliff Road, 1051 Topcliff Road).

OCP ALIGNMENT

As noted in Section 3.1(a) of the *Quadra Island Official Community Plan Bylaw, 2007*, the intent of settlement pattern designations within the plan area is to provide for settlement patterns that:

- “[R]ecognize the nature and quality of existing residential neighbourhoods”
- “[D]o not detract from the rural character”
- “[O]ffer increased housing opportunities”
- “[E]nsure that future development densities reflect the capacity of the community service base and the land to support such development.”

The subject property is currently designated Rural (R) in the OCP Settlement Patterns. The proposed concept plan (Attachment 1) generally aligns with each of the above intentions laid out in the OCP. The proposed concept plan also supports OCP Section 3.1.4 *Country Residential Policies*, which identifies lots which are:

- “[In] proximity to existing settled areas”
- “Suitab[le] to accommodate un-serviced country residential activities”

The subject property is located within 1.0km of three other properties designated as Country Residential (CR), and the attached concept plan supports the Country Residential policies as listed above.

ZONING BYLAW REVIEW

The subject property is currently zoned as Rural One (RU-1) in the *Quadra Island Zoning Bylaw, 1990* which allows for agricultural use, nurseries and commercial greenhouses, single family dwelling, Accessory buildings and structures, and Silviculture. There are currently two single family homes located on the property.

The current lot area of 2.10 ha does not conform to the 4.0 ha minimum lot area as stipulated in the Zoning Bylaw Section 11.2.3 for the RU-1 zone and is therefore existing non-conforming. Rezoning the property to the proposed CR-2 zone would bring the minimum lot size into zoning compliance while also reducing the minimum lot size to 1.0 ha to allow for a two-lot subdivision.

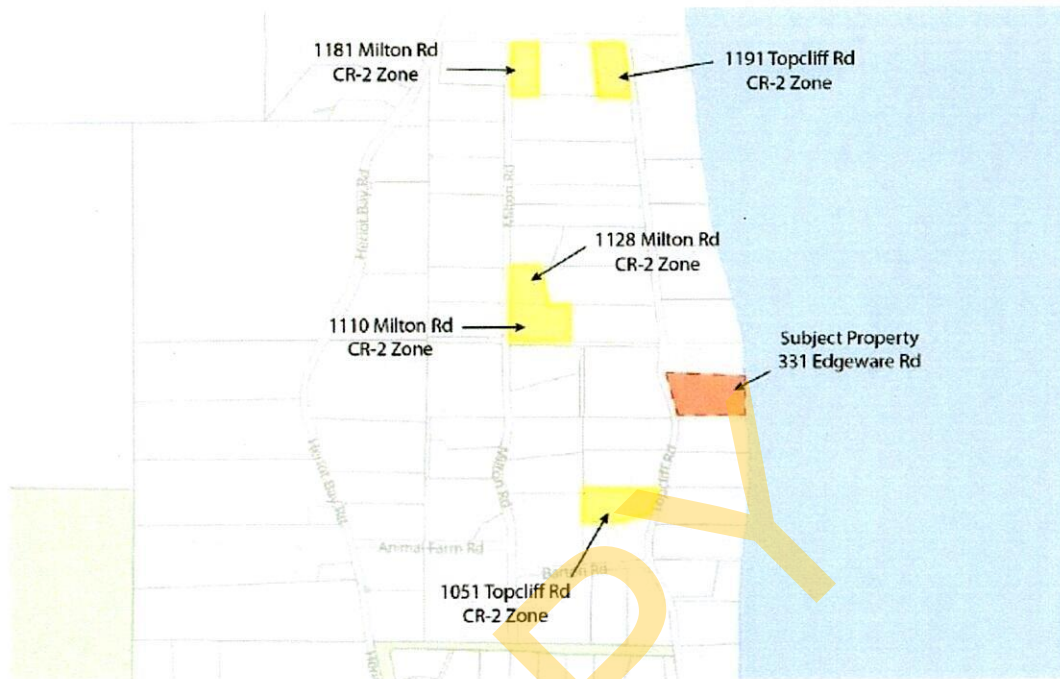
The proposed CR-2 zone allows for single family dwelling and accessory buildings and structures which support the current use of the property.

REVIEW OF COMPARABLE NEARBY DEVELOPMENTS

The subject property is located on the waterfront along the eastern side of the property with the adjacent properties to the north, west, and south zoned as RU-1. Five properties within 1.0km of the subject property are currently zoned as CR-2.



Our File: [2222-02282] | May 11, 2022



The current use of the property is single family dwelling and accessory buildings and structures, with a lot size of 2.10 ha. The proposed Country Residential Two (CR-2) zone and OCP Country Residential settlement pattern are better aligned with the uses of the property and the minimum lot size laid out in the OCP.

In the process of preparing this application, we have noted that the existing home encroaches in the drainage easement (Plan 31106) on the property, as shown on the proposed concept plan (Attachment 1). We will work to rectify this issue as the application moves through the application process.

Thank you in advance for considering our proposal.

Sincerely,
McElhanney Ltd.

Andy Gaylor, RPP, MCIP
agaylor@mcelhanney.com | 250-718-7274



11.2**RURAL ONE (RU-1)****11.2.1 PERMITTED USES**

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Single *family dwelling*;
- d) Accessory *buildings* and *structures*;
- e) Silviculture.

11.2.2 CONDITIONS OF USE

- a) More than one (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of the bylaw are complied with.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 80.0 square metres (861.1 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres). #2887
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum area of 4.0 hectares (9.88 acres) with one additional single *family residential building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

11.2.3 LOT AREA

- a) The minimum *lot area* in the Rural One (RU-1) shall be 4.0 hectares (9.88 acres).
- b) *Repealed* #1391

11.2.4 SETBACKS

- a) Except where otherwise specified in this bylaw:
 - 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a *front lot line*;
 - 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot line*;
 - 3) *Side yard* shall be a minimum of 3.0 metres (9.84 feet) from a side *lot line*.
- b) No *building* used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or *stream*.

11.2.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 15%.

End - RU-1

BYLAW NO. 1213 • QUADRA ISLAND ZONING BYLAW, 1990

11.3B**COUNTRY RESIDENTIAL TWO (CR-2)****11.3B.1 PERMITTED USES**

- a) Single *family dwelling*;
- b) Accessory *buildings and structures*.

#1365

11.3B.2 LOT AREA

- a) The minimum *lot* area in the Country Residential Two (CR-2) zone shall be 1 hectare (2.47 acres).
- b) Pursuant to Section 996(4) of *Municipal Act*, the minimum size for a parcel to be subdivided under Section 996 of the *Municipal Act* shall be 2.0 hectares (4.94 acres).

11.3B.3 SETBACKS

Except where otherwise specified area in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet).
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 3 metres (9.84 feet) from a *side lot line*.

11.3B.4 LOT COVERAGE

The maximum coverage of all *buildings and structures* on a lot shall be 15%.

END - CR-2

PART 11 - ZONES

Proposed Country Residential Two (CR-2) Zoning



BYLAW NO. 471

A BYLAW TO AMEND THE QUADRA ISLAND OFFICIAL COMMUNITY PLAN

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 3050, adopted an official community plan for part of Electoral Area 'C' (Quadra Island) pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 3050 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 3050 being Quadra Island Official Community Plan Bylaw 2007, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 471, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE ____ DAY OF _____, 2022

READ A SECOND TIME ON THE ____ DAY OF _____, 2022

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2022

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Chair

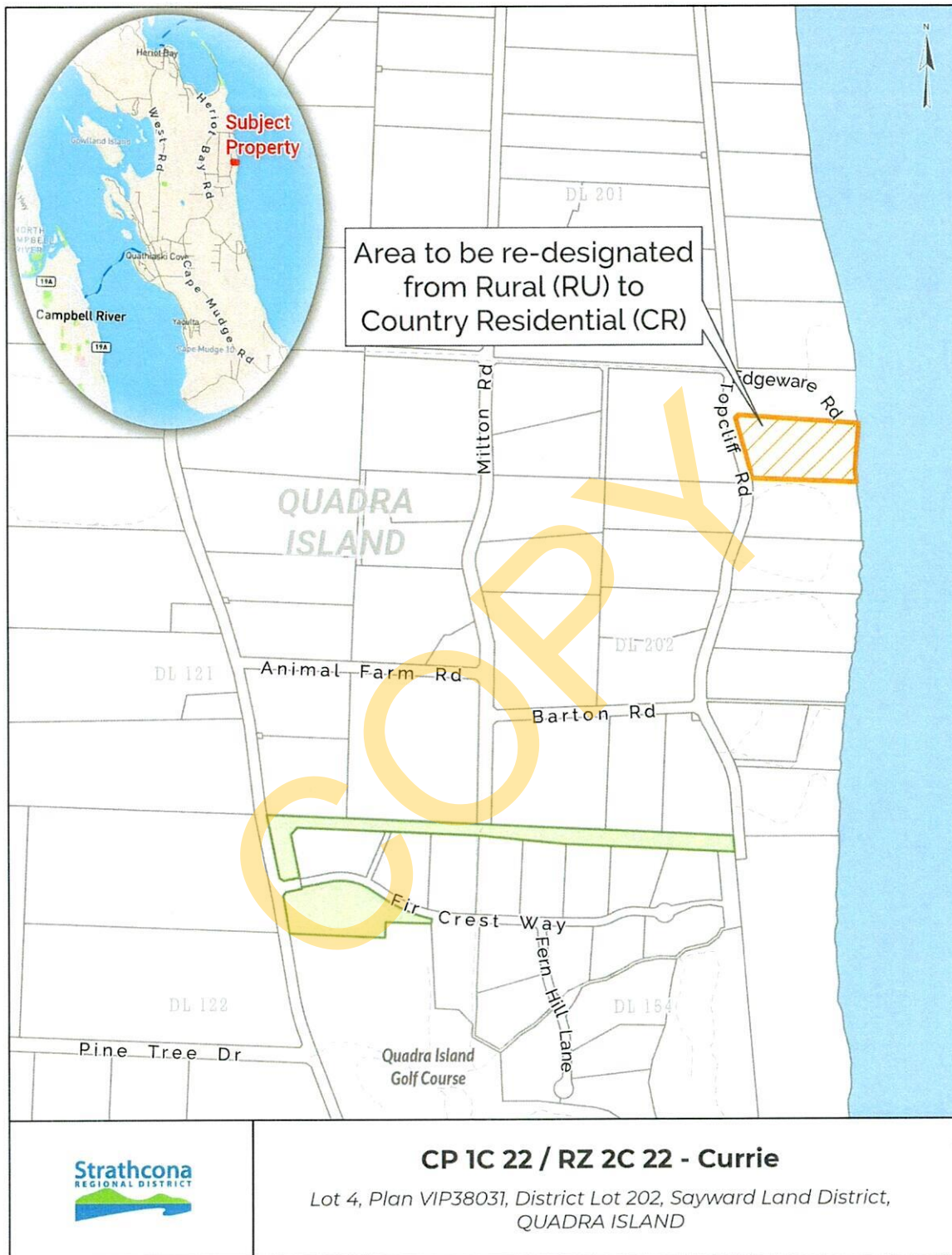
Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

The land use designation for land described as Lot 4, District Lot 202, Quadra Island, Sayward District, Plan 38031 on 'Schedule A-1' of Bylaw No. 3050, being Quadra Island Official Community Plan Bylaw 2007, is hereby amended from 'Rural' (RU) to 'Country Residential' (CR), as shown on the attached Appendix '1'.

COPY



Appendix '1'

Part of Schedule 'A' to Bylaw No. 471, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

Amends 'Schedule A-1' of Bylaw No. 3050, being Quadra Island Official Community Plan Bylaw 2007.



BYLAW NO. 472

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO QUADRA ISLAND

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1213, adopted zoning regulations for Quadra Island and vicinity pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1213 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 472, being Quadra Island Zoning Bylaw 1990, Amendment No. 139.

READ A FIRST TIME ON THE ____ DAY OF _____, 2022

READ A SECOND TIME ON THE ____ DAY OF _____, 2022

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2022

READ A THIRD TIME ON THE ____ DAY OF _____, 2022

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2022

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

Land legally described as Lot 4, District Lot 202, Quadra Island, Sayward District, Plan 38031 as shown on 'Schedule A-1' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended from 'Rural One' (RU-1) to Country Residential Two (CR-2), as shown on the attached Appendix '1'.

COPY



CP 1C 22 / RZ 2C 22 - Currie

Lot 4, Plan VIP38031, District Lot 202, Sayward Land District, QUADRA ISLAND

GIS: U:\proj\EA_C_Subject\Properties\EA_C_SubjProp.aprx

May 30, 2022

Appendix '1'

Part of Schedule 'A' to Bylaw No. 472 being Quadra Island Zoning Bylaw 1990, Amendment No. 139.

Amends 'Map 2' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990.