

STAFF REPORT

DATE: June 21, 2023 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS NO. 497 AND 498 – QUADRA ISLAND OCP AND REZONING (CP 2C 22/RZ
3C 22 – APRIL POINT DEVELOPMENTS)

PURPOSE/PROBLEM

To consider first and second readings of Bylaws No. 497 and 498 which propose to re-designate and rezone a 4.6-hectare portion of a 52.3-hectare parcel of land located at 950 April Point Road on Quadra Island to address an existing non-conforming residential use and facilitate the creation of a 13-lot strata subdivision on the re-designated and rezoned portion.

EXECUTIVE SUMMARY

The attached report was considered at the June 14, 2023 meeting of the Electoral Areas Services Committee at which time the following resolutions were passed:

Mawhinney/Rice: EASC 170/23

THAT the Committee recommend that Bylaws No. 497 and 498 (April Point Developments) be forwarded to the Board for first and second readings.

Mawhinney/Rice: EASC 171/23

THAT the Committee recommend that the Board authorize a public hearing to consider Bylaws No. 497 and 498, and

THAT the public hearing be held at a date and time to be determined.

The actions below are offered in support of the Committee's recommendations.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 497, being a bylaw to amend the Quadra Island official community plan be now introduced and read a first time.
3. THAT Bylaw No. 497 be given second reading.
4. THAT Bylaw No. 498, being a bylaw to amend the zoning regulations applicable to Quadra Island, be now introduced and read a first time.
5. THAT Bylaw No. 498 be given second reading.

6. THAT an in-person public hearing to consider Bylaws No. 497 and 498 be scheduled for 6:30 p.m. on Wednesday, September 13, 2023 at the Quadra Island Community Centre located at 970 West Road, Quathiaski Cove, BC and

THAT the holding of the public hearing be delegated to the Electoral Area C director.

Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: E. Watson, Manager, Corporate Operations

Attachments: Bylaw No. 497
Bylaw No. 498
Copy of June 14, 2023 report to the Electoral Areas Services Committee



BYLAW NO. 497

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. 497, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 18.

READ A FIRST TIME ON THE ____ DAY OF _____, 2023

READ A SECOND TIME ON THE ____ DAY OF _____, 2023

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2023

READ A THIRD TIME ON THE ____ DAY OF _____, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2023

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

The land use designation for land described as an unsurveyed portion of District Lot 209, Quadra Island, Sayward District, Exc. Plan 778R on 'Schedule A-1' of Bylaw No. 3050, being Quadra Island Official Community Plan Bylaw 2007, is hereby amended from 'Commercial' (C) to 'Residential' (R), as shown on the attached Appendix '1'.



Appendix '1'

Part of Schedule 'A' to Bylaw No. 497, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 18.

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



BYLAW NO. 498

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. 498, being Quadra Island Zoning Bylaw 1990, Amendment No. 142.

READ A FIRST TIME ON THE ____ DAY OF _____, 2023

READ A SECOND TIME ON THE ____ DAY OF _____, 2023

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2023

READ A THIRD TIME ON THE ____ DAY OF _____, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2023

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

1) Part 4 'LAND USE REGULATIONS', Section 4.1 'Zone Designations' is amended by inserting the following new zone after Residential One (R-1):

R-2 Residential Two 1500 square metres

2) Part 4 'LAND USE REGULATIONS', Section 4.6 'Regulations for each zone' is amended by inserting the following new zone after Residential One (R-1):

11.4D Residential Two (R-2)

11.4D	RESIDENTIAL TWO (R-2)
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11.4D.1 **PERMITTED USES**

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

11.4D.2 **LOT AREA**

The minimum lot area in the Residential Two (R-2) zone shall be 1500 square metres (0.37 acres).

11.4D.3 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) **Front yard** shall be a minimum of 4.5 metres (14.8 feet) from a front **lot** line;
- 2) **Rear yard** shall be a minimum of 4.5 metres (14.8 feet) from a rear **lot** line;
- 3) **Side yard** shall be a minimum of 1.75 metres (5.74 feet) from a side **lot** line.

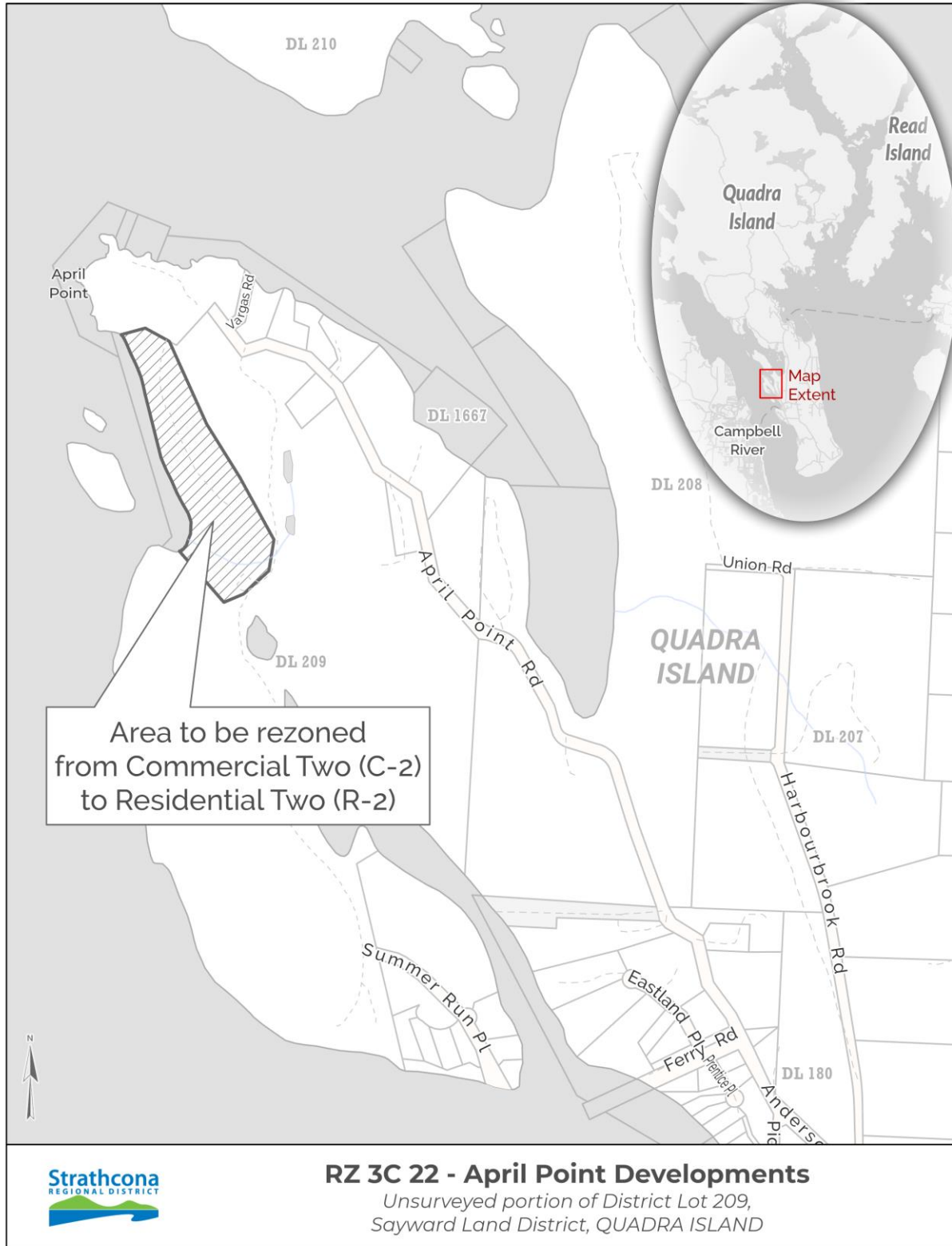
11.4D.4 **LOT COVERAGE**

The maximum **coverage** of all **buildings** and **structures** on a **lot** shall be 50%

END - R-2

SECTION TWO MAP AMENDMENT

Land legally described as a portion of District Lot 209, Quadra Island, Sayward District, Exc. Plan 778R as shown on 'Schedule A-1' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended from 'Commercial Two' (C-2) to Residential Two (R-2), as shown on the attached Appendix '1'.



Appendix '1'

Part of Schedule 'A' to Bylaw No. 498 being Quadra Island Zoning Bylaw 1990, Amendment No. 142.

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



STAFF REPORT

DATE: June 14, 2023 **FILE:** 0550-04 EASC
TO: Chair and Directors
Electoral Areas Services Committee
FROM: Dave Leitch
Chief Administrative Officer
RE: **OCP AMENDMENT AND REZONING APPLICATION – APRIL POINT DEVELOPMENTS**

PLANNING FILE NOS. 3350-20/CP 2C 22 and 3360-20/RZ 3C 22
ROLL NO.: 772 18263.000 **PID No.:** 009-660-828
APPLICANT: April Point Developments
AGENT: OTG Developments
LAND DESCRIPTION: District Lot 209, Quadra Island, Sayward Land District, Exc. Plan 778R
CIVIC ADDRESS: 950 April Point Road, Quathiaski Cove BC
OCP BYLAW: Bylaw 3050, "Quadra Island Official Community Plan Bylaw, 2007"
EXISTING DESIGNATION: Commercial
PROPOSED DESIGNATION: Residential
ZONING BYLAW: Bylaw No. 1213 "Quadra Island Zoning Bylaw, 1990"
EXISTING ZONE: Commercial Two (C-2)
PROPOSED ZONE: Residential Two (R-2)

PURPOSE

To consider an application to re-designate and rezone a 4.6-hectare portion of a 52.3-hectare parcel of land to address an existing non-conforming residential use and facilitate the creation of a 13-lot strata subdivision on the re-designated and rezoned portion.

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 February 22, 2023 meeting passed the following resolution:

Chapman/Mawhinney SRD 150/23

THAT the First Nations consultation process and the agency referral list as outlined in the staff report dated February 8, 2023 for application CP 2C 22/RZ 3C 22 (April Point Developments) be approved.

EXECUTIVE SUMMARY

The 52.3-hectare subject parcel is situated at 950 April Point Road on Quadra Island is currently designated Commercial and zoned Commercial Two (C-2). A re-designation and rezoning application for a 4.6-hectare portion has been received to facilitate a strata subdivision of the parcel to create thirteen strata lots at the northwest corner of the property, south of the existing resort to provide separate title for 10 existing seasonal cabins and three vacant strata lots for future development. It is proposed that the new strata will be partly responsible for the maintenance of the access road that currently serves the Summer Run Place strata subdivision at the south end of April Point. Lot servicing will be by community sewerage system and individually drilled wells.

The ten cabins, which were originally constructed as fishermen's cabins in the 1940s and which became short-term vacation rentals at the time the main April Point Lodge was constructed, are now primarily used as permanent residences and there is a desire on the part of the landowner to convert them to bare land strata parcels, so that they can be placed under individual titles. The rezoning will bring the existing residential land use into compliance and apart from the three proposed additional strata lots that may be developed, no increased density would result from the OCP amendment and rezoning. Consultation with government agencies and First Nations have not yielded any concerns with the proposal.

Given the above considerations, it is recommended that the Committee recommend first and second reading of Bylaw Nos. 497 and 498 to re-designate and rezone the subject property portion to R and R-2 respectively.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend that Bylaw No. 497 and Bylaw No. 498 (April Point Developments) 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. 497 and 498 (April Point Developments), and
THAT the public hearing be held at a date and time to be determined.

Respectfully:



Dave Leitch
Chief Administrative Officer

BACKGROUND

A re-designation and rezoning application for a 4.6-hectare portion of a 52.3-hectare parcel of land has been received to facilitate a strata subdivision of the parcel to create thirteen strata lots at the northwest corner of the property, south of the existing resort to provide separate title for 10 existing seasonal cabins and three vacant strata lots for future development. The ten cabins, which were originally constructed as fishermen's cabins in the 1940s and which became short-term vacation rentals at the time the main April Point Lodge was constructed, are now primarily used as permanent residences and there is a desire on the part of the landowner to convert them to bare land strata parcels, so that they can be placed under individual titles. It is proposed that the new strata will be partly responsible for the maintenance of the access road that currently serves the Summer Run Place strata subdivision at the south end of April Point. Lot servicing will be by community sewerage system and individually drilled wells.

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.
BC Ferries Corporation	No response.
Fire Department - Quadra Island:	Applicants to provide adequate road access for emergency vehicles to traverse and turn around.
FLNRORD – Environment	No response.
FLNRORD - Archaeology	No response.
MoTI	No concerns.
School District 72	No response.
Island Health	Application to conform to the Subdivision Servicing Standards and comply with the BC <i>Drinking Water Protection Act</i> and regulations.
First Nation	Comments
Cowichan Tribes	No response.
Homalco First Nation	Response pending a review of the Homalco First Nation's strategic plan.
Halalt First Nation	No response.
Klahoose First Nation	No response.
K'ómoks First Nation	No response.
Laich-Kwil-Tach Treaty Society	No response.
Ts'uubaa-asatx Nation	No response.

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	Defers to Nanwakolas Council.
Wei Wai Kum Nation	No response.

PLANNING ANALYSIS

The 52.3-hectare property at 950 April Point Road, which includes the ten seasonal residences is currently designated Commercial and zoned Commercial Two (C-2). The property is bounded by Discovery Passage to the west, Summer Run Place to the southeast, residential, commercial and industrial parcels to the north and rural land to the east. The 4.6-hectare portion which is the subject of this application is on the west side of the property facing Discovery Passage. As the C-2 zoning only allows residential uses in association with commercial activities, an OCP amendment and proposed new Residential Two (R-2) zone which will allow for small residential lots, 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 resort use of the surrounding parent parcel 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 at the north end of the property. The current C-2 zoning allows for one single-family dwelling per 4000 square metre (1 acre) parcel only in association with a commercial use on the same parcel, whereas the proposed new R-2 zoning allows for one single-family dwelling on a 1500 square metre parcel. Comments received from government agencies and from First Nations have indicated no concerns with the proposal, provided that certain conditions are met and that the proposal fits with the Homalco First Nation's strategic plan.

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

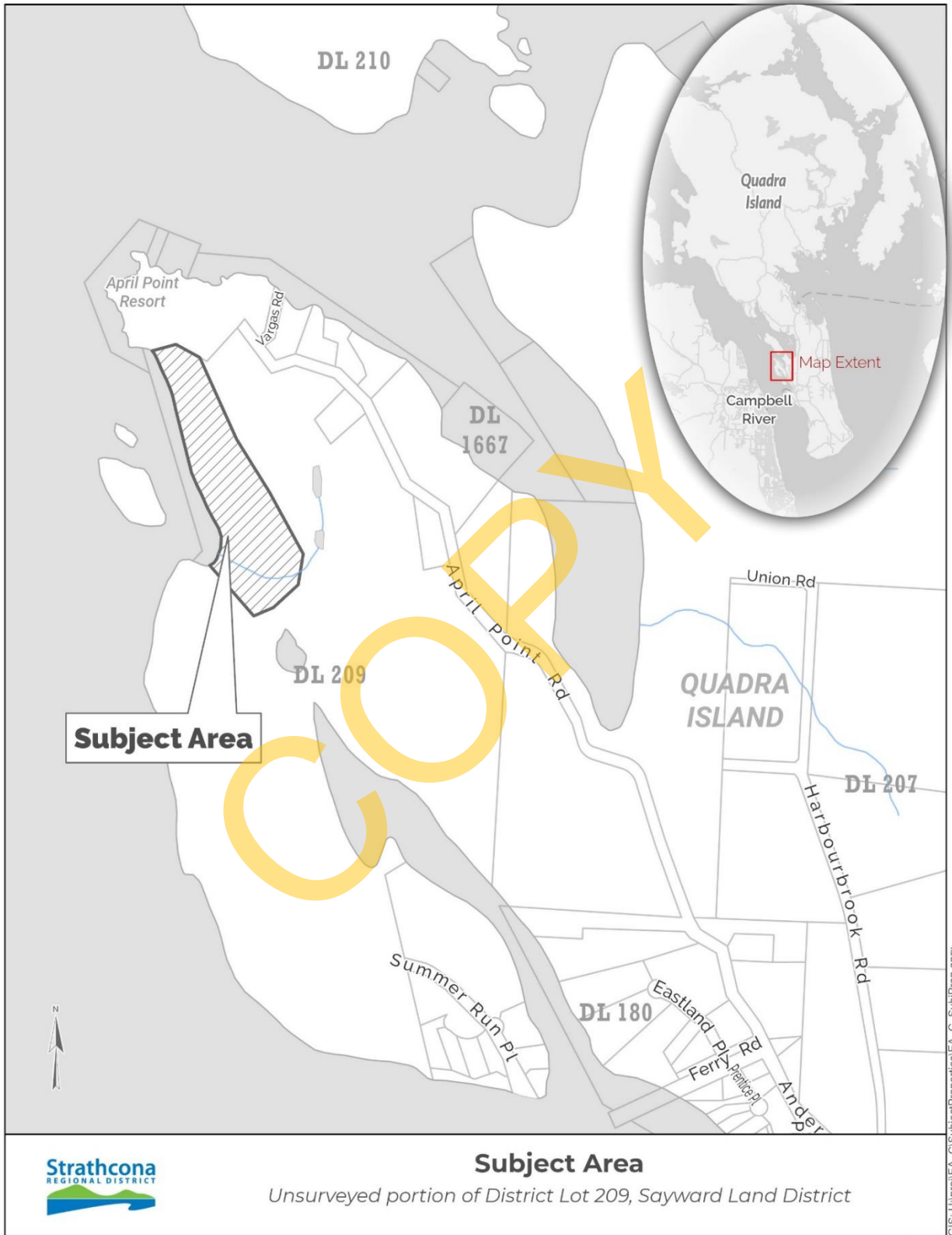
Attachments:

Bylaw Nos. 497 and 498

Submitted

Aniko Nel
Senior Ma

COPY



Location Map



Proposed Subdivision Plan



604.316.9405
Unit 201 - 45269 Keith Wilson Rd
Chilliwack, BC, V2R 5S1
www.otgdevelopments.com

Via Email Delivery

File No. 21-400
September 26, 2022

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

Attention: Planning Staff

Re: Official Community Plan Amendment, Site Specific Text Amendment, and Rezoning with Respect to a Portion of District Lot 209, Sayward District, Except that part shown in red on Plan 778R and Except part in Plans 24396, VIP66750, VIP68131 and VIP85893

Please accept this letter as a supplement to the above noted OCP Amendment, Text Amendment and Rezoning application. We are proposing the following for a portion of the subject property:

- Amendment to the Quadra Island Official Community Plan Bylaw, 2007, to redesignate a portion of DL 209 from Commercial to Residential to facilitate rezoning said portion to Residential One (R-1)
- Site Specific Text amendment to be applied to an approximately 4.57 hectare portion of the subject property; and,
- Rezoning a portion of DL 209 from Commercial Two (C-2) to Residential One (R-1) to enable a 13 lot residential bareland strata.

BACKGROUND INFORMATION AND RELATED FILES

District Lot 209 is currently the subject of a phased development project including:

- **Phase 1:** a two lot subdivision (eDAS file 2018-04944); and

+++

"A plan without action is a dream,
an action without a plan is a nightmare."





- **Phase 2:** a boundary adjustment with the adjacent property identified as PID: 024-346-829 Lot 1, Plan VIP68131, DL 209, Sayward Land District, Quadra Island (MoTI 2022-00101) and,
- **Phase 3:** a two Lot subdivision (eDAS 2022-01182) creating one (1) 12.5 acre parcel and a remainder.

The above noted phases are active applications and will be running concurrently with this application.

CHARACTERISTICS OF THE SUBJECT PROPERTY

The subject property is situated north of Quathiaski Cove on Quadra Island. Portions of the property contain coastline.

The subject property is designated as "Commercial" in the Quadra Island Official Community Plan (OCP) and is zoned as Commercial (C-2).

District Lot 209 has an area of approximately 52.3 ha and currently contains 15 single family dwellings. Currently, an easement through the property provides access beyond to a bareland strata development at the southern end of the property. The applicant is in the process of dedicating this road with the intent to construct following Phase 1 development approvals. The remainder of the land is undeveloped.

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OCP Map Amendment

The subject lands are currently designated as commercial within the Quadra Island OCP. This designation does not accurately reflect the current or proposed land use. The application proposes to amend the Appendix 1, Land Designation Map of the Quadra Island Official Community Plan Bylaw, 2007 to redesignate a portion of the subject property legally described as DL 209 Sayward District, Except that part shown in red on Plan 778R and Except part in Plans 24396, VIP66750, VIP68131 and VIP85893 from Commercial to Residential to enable a 13 lot bareland strata subdivision and rectify a non-conforming land use.

Site Specific Text Amendment

This application proposes to amend the text of the R-1 zone to include a site-specific provision that reads:

"A bareland strata subdivision, to a maximum of 13 lots, within the shaded area of the attached site plan of the lands legally described as DL 209 Sayward Land District, Except that part shown in red on Plan 778R and Except part in Plans 24396, VIP66750, VIP68131 and VIP85893"

We feel that a site-specific text amendment is the best approach to meet the regulations and policies of the Strathcona Regional District (SRD).

Rezoning

This application proposes to rezone a portion of the subject property from Commercial 2 (C-2) to Residential 1 (R-1) as shown in the attached site plan and in Figure 2 below. The R-1 zone was selected as it most closely reflected the proposed land use; however,

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Figure 1. Subject Property

PROPOSAL

The proposed OCP amendment, Site-Specific Text Amendment, and Rezoning, seeks to address existing non-conforming residential dwellings situated within the subject area and allow for subdivision, individual ownership and overall compliant land use. A conceptual subdivision plan will be provided.



Bareland Strata Subdivision

It is understood that an application for subdivision must be made with the Ministry of Transportation and Infrastructure. As the subject lands are an existing residential area, the development would not be considered a proposal for a “new settlement area” which is discouraged in the OCP.

At this time an application for subdivision has not been submitted; however, a draft plan which includes 13 bareland strata lots ranging in size from 0.181 ha to 0.409 ha. has been created. This configuration proposes to add three additional infill lots (SL 6, SL 7 and SL 11) which will maintain the character and form of the neighbourhood and allow for more efficient use of land. Additional strata members will also generate more capital for maintenance funding and other strata related activities contributing to a closer-knit community and ensuring public health and safety.

Parkland Dedication

Calculations for parkland dedication were undertaken for a previous subdivision; however, the dedication of these lands was deferred and secured by restrictive covenant. District Lot 209 along with the 4 properties that make up Strata Plan VIS6687 were included in the calculations which reflects 5% of the total land area, equaling 6.87 acres. The applicants are actively working towards meeting the terms of the above noted covenant as part of subdivision eDAS 2018-04944.

Additional parkland dedication is not required under Section 510 (8) of the Local Government Act.

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the minimum lot size requirement is not met. Within the Quadra Island Zoning Bylaw, there are no zones that permit a minimum lot size conducive to this proposal. Creating larger lots which encapsulate the existing dwellings would create hooked parcels due to the existing (and proposed) location of the road. To address this challenge, and allow for smaller lots and a cleaner configuration, a site-specific text amendment is proposed.

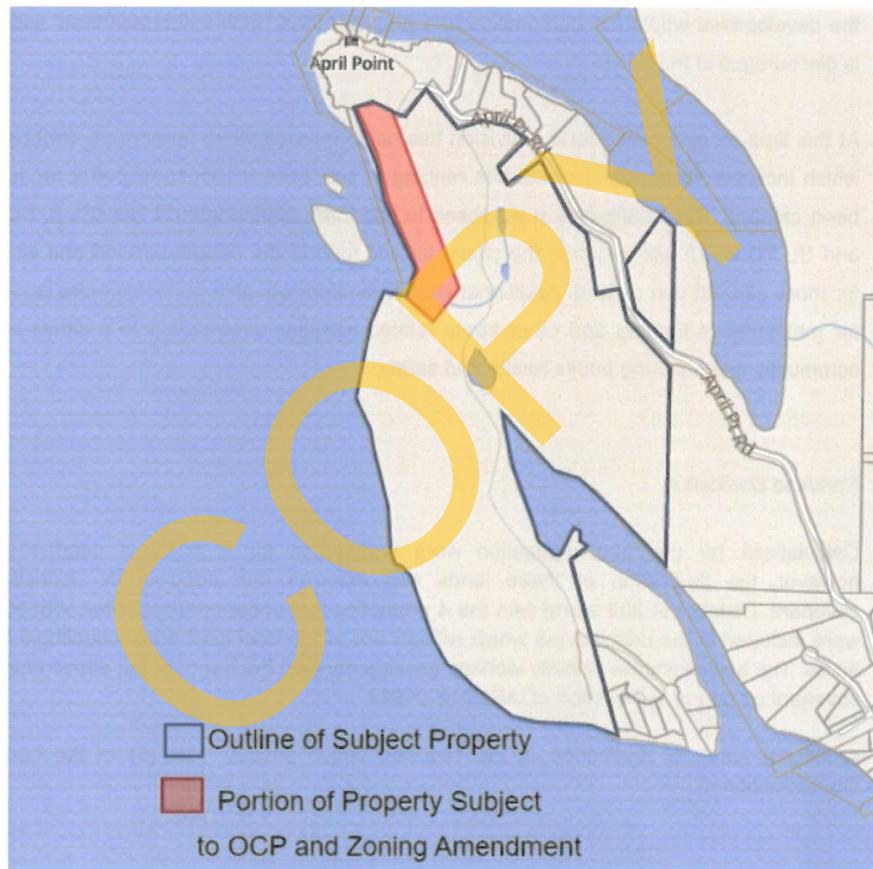


Figure 2. Zoning/OCP Map Amendment



Servicing

Existing dwellings are serviced by well and septic fields. As part of the development proposal, future lots enabled by the proposed rezoning will be serviced by a community septic system and individually drilled wells. Existing septic fields will be decommissioned. Stormwater will be dealt with onsite and post development flows will not exceed that of pre development flows.

Access

Access to the proposed development will be via a 15-meter-wide common access route with a 15 meter radius cul-de-sac turnaround as shown on the draft subdivision plan. The access will be designed and constructed to the satisfaction of the Approving Officer (MoTI) and will be sufficient to meet the requirements of police and fire protection services and also provide access to all strata lots.

Access to Water

When a property that is subdivided is contiguous with a body of water, Section 75(1)(c) and (d) of the Land Titles Act requires that highway access to water is provided. In this instance, the subject property lies adjacent the Pacific Ocean. As noted within MoTI's Guide to Rural Subdivision Approvals, access spacing shall be every 200 meters for rural properties smaller than 0.5 hectares. Consolidation of accesses is possible at the discretion of the MoTI under Section 76 of the Land Title Act. The proposed subdivision is to provide separation and independence for the existing buildings on the property which, along with topography, limits the potential location for the access. The waterfront frontage measures approximately 400m and relief for the spacing requirement is being sought. One consolidated, 40 meter access is proposed to the south of Strata Lot 13. This location provides a scenic vista and also will connect with the public trails being dedicated as part of the parkland dedication requirement. It should also be noted that access to water is being provided as part of the concurrently running application noted as Phase 3 above. Access locations are shown in Figure 4 below.

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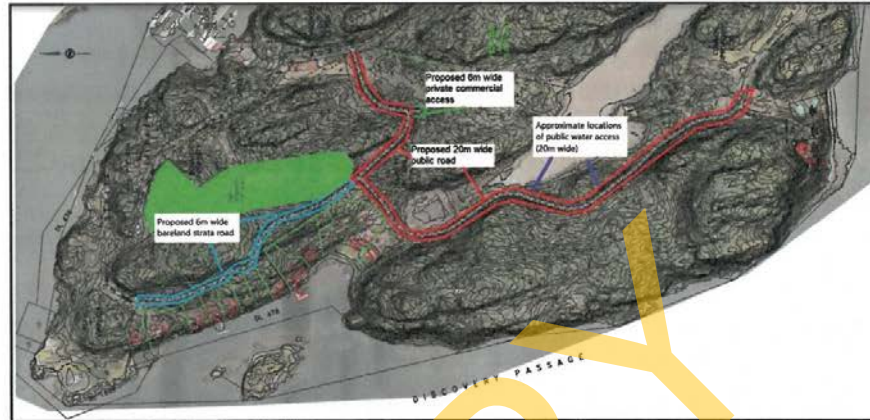


Figure 4. Access to Water locations for Phase 3 Subdivision

SUMMARY OF RATIONALE

The development proposal is in line with the community values identified within the Quadra Island OCP. The downzoning of a portion of land to legitimize an existing rural subdivision will aid in the protection of the surrounding environment and maintain the rural character of the area.

Through the subdivision process several land assessments will be triggered allowing for an in-depth review of the surrounding environs to identify and mitigate any risk associated with natural hazard as well as develop and install appropriate servicing infrastructure.

Enabling a bareland strata to legally separate the existing dwellings creates several benefits as summarized in point form below:

- Brings 10 non-conforming structures into compliance



- Promotes public health and safety through development triggered evaluation and study
- Presents an opportunity for small scale infill on suitable rural lands as indicated in the OCP
- Allows for the construction of a new, strata-maintained community septic system that meets the current requirements of Island Health as well as provincial environmental regulations.
- Reduces the potential for conflict between owners
- Helps to avoid unorthodox leasing agreements that circumvent government oversight and regulatory land use controls
- Creates a greater tax revenue and simplifies BC Assessment evaluation
- Encourages and supports recreational opportunities on the island to promote a strong community and healthy citizens through the public water access land dedication.

Overall, this development proposal will provide benefits to the current residents and property owners, the SRD as well as other stakeholders such as BC Assessment, MoTI and the general public.

PUBLIC CONSULTATION

As part of the public consultation process, all owners/residents adjacent the subject property will be provided an information package as well as contact details for forwarding any comments/concerns.

INFORMATION PROVIDED WITH THIS APPLICATION

- Completed Application Forms
- Conceptual Subdivision Plan (forthcoming)
- Zoning and OCP Amendment Map
- Title



- Lidar Plan

CLOSING

Thank you for your time and consideration. If there are any questions or concerns, please do not hesitate to contact the undersigned.

Best Regards,

A handwritten signature in black ink that reads "J Powers".

Jennifer Powers
Development Planner
OTG Developments Ltd.

Phone: 778 586 9252

Email: jen@otgdevelopments.com

COPY

11.6**COMMERCIAL TWO (C-2)****11.6.1 PERMITTED USES**

- a) Single *family* residential use *accessory to* the Principal commercial use;
- b) Motels, *resorts* and accessory uses;
- c) Hotels and accessory uses;
- d) Service stations;
- e) Campgrounds and tourist trailer sites subject to:
 - i) A maximum density of 25 sites per 1.0 hectare (2.47 acres);
 - ii) A 10.0 metre (32.8 feet) landscaped *buffer strip* along all property lines.

11.6.2 CONDITIONS OF USE

More than one (1) commercial *building* may be located on a *lot*, subject to all other requirements of this zone, and *bylaw*.

11.6.3 LOT AREA

The minimum *lot* area for the Commercial Two (C-2) zone shall be 4000.0 square metres (0.99 acres).

11.6.4 SETBACKS

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 4.5 metres (14.76 feet) from a side *lot* line. Notwithstanding the above, where a separate residential *dwelling* is placed on a *lot*, the *side yard* minimum shall be 1.75 metres (5.74 feet) from a side *lot* line for that *building* only.

11.6.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 35%.

END - C-2

11.4D**RESIDENTIAL TWO (R-2)****11.4D.1 PERMITTED USES**

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

11.4D.2 LOT AREA

The minimum lot area in the Residential Two (R-2) zone shall be 1500 square metres (0.37 acres).

11.4D.3 SETBACKS

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 4.5 metres (14.8 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 4.5 metres (14.8 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 1.75 metres (5.74 feet) from a side *lot* line.

11.4D.4 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 50%

END - R-2

Proposed Residential Two (R-2) Zoning



BYLAW NO. 497

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. 497, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 18.

READ A FIRST TIME ON THE ____ DAY OF _____, 2023

READ A SECOND TIME ON THE ____ DAY OF _____, 2023

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2023

READ A THIRD TIME ON THE ____ DAY OF _____, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2023

Chair

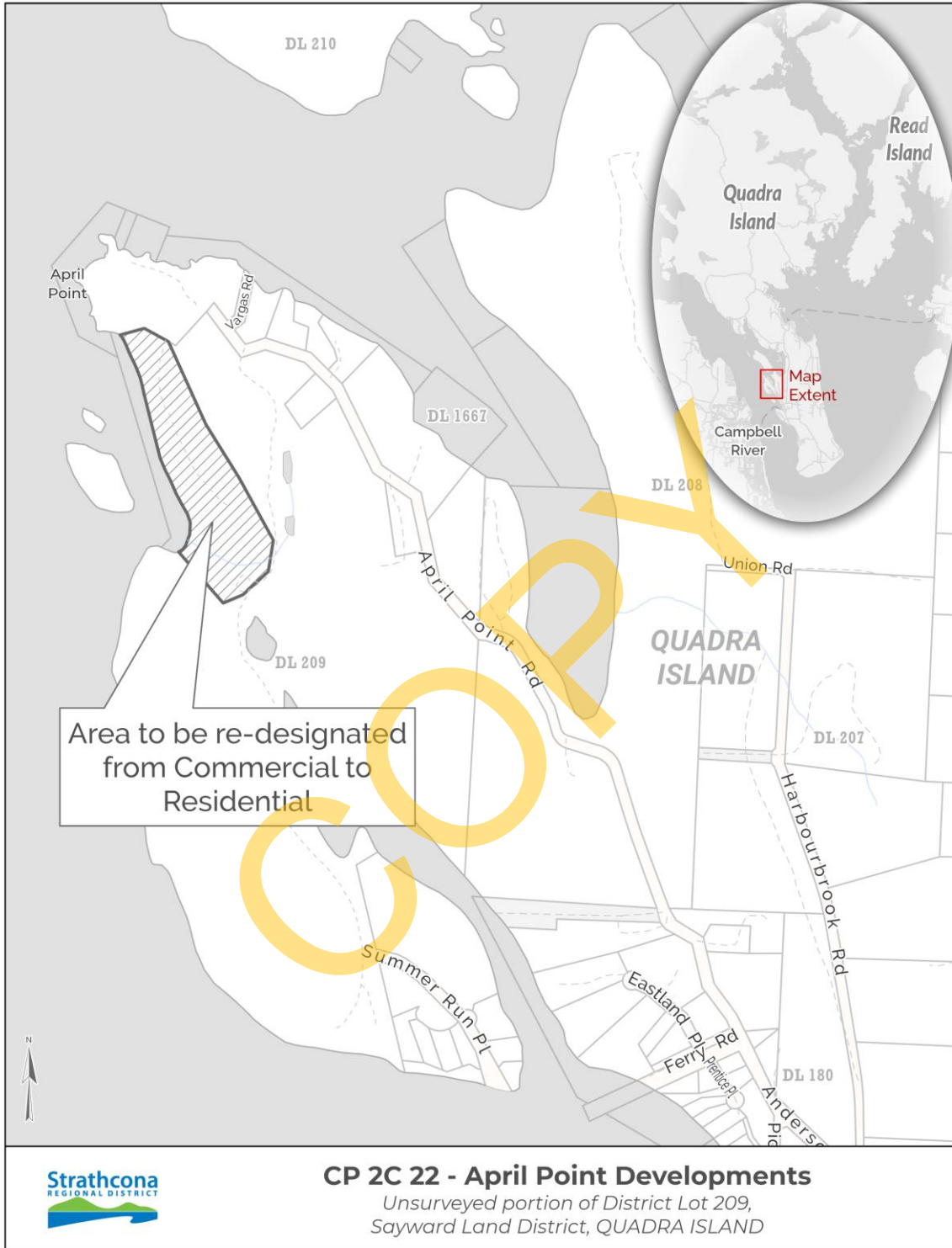
Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

The land use designation for land described as an unsurveyed portion of District Lot 209, Quadra Island, Sayward District, Exc. Plan 778R on 'Schedule A-1' of Bylaw No. 3050, being Quadra Island Official Community Plan Bylaw 2007, is hereby amended from 'Commercial' (C) to 'Residential' (R), as shown on the attached Appendix '1'.

COPY



Appendix '1'

Part of Schedule 'A' to Bylaw No. 497, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 18.

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



BYLAW NO. 498

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. 498, being Quadra Island Zoning Bylaw 1990, Amendment No. 142.

READ A FIRST TIME ON THE ____ DAY OF _____, 2023

READ A SECOND TIME ON THE ____ DAY OF _____, 2023

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2023

READ A THIRD TIME ON THE ____ DAY OF _____, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2023

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

1) Part 4 'LAND USE REGULATIONS', Section 4.1 'Zone Designations' is amended by inserting the following new zone after Residential One (R-1):

R-2 Residential Two 1500 square metres

2) Part 4 'LAND USE REGULATIONS', Section 4.6 'Regulations for each zone' is amended by inserting the following new zone after Residential One (R-1):

11.4D Residential Two (R-2)

11.4D	RESIDENTIAL TWO (R-2)
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11.4D.1 **PERMITTED USES**

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

11.4D.2 **LOT AREA**

The minimum lot area in the Residential Two (R-2) zone shall be 1500 square metres (0.37 acres).

11.4D.3 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) **Front yard** shall be a minimum of 4.5 metres (14.8 feet) from a front **lot** line;
- 2) **Rear yard** shall be a minimum of 4.5 metres (14.8 feet) from a rear **lot** line;
- 3) **Side yard** shall be a minimum of 1.75 metres (5.74 feet) from a side **lot** line.

11.4D.4 **LOT COVERAGE**

The maximum **coverage** of all **buildings** and **structures** on a **lot** shall be 50%

END - R-2

SECTION TWO MAP AMENDMENT

Land legally described as a portion of District Lot 209, Quadra Island, Sayward District, Exc. Plan 778R as shown on 'Schedule A-1' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended from 'Commercial Two' (C-2) to Residential Two (R-2), as shown on the attached Appendix '1'.



Appendix '1'

Part of Schedule 'A' to Bylaw No. 498 being Quadra Island Zoning Bylaw 1990, Amendment No. 142.

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