



STAFF REPORT

DATE: July 18, 2024 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: **BYLAW NO. 510 – QUADRA ISLAND BULK WATER REGULATION**

PURPOSE/PROBLEM

To consider scheduling a public hearing for Bylaw No. 510 which proposes to regulate the processing, bottling or sale of bulk water within part of Electoral Area C.

EXECUTIVE SUMMARY

The attached report was considered at the July 10, 2024 meeting of the Electoral Areas Services Committee at which time the following resolution was passed:

Mawhinney/Rice: EASC 246/24

THAT the Committee recommend that Bylaw No. 510 be given second reading, and

THAT the public hearing for Bylaw No. 510 be held at a date and time to be determined.

The start time for the Bylaw No. 510 public hearing is recommended for 7:00 p.m. at the Quadra Island Community Centre which will require that the Bylaw No. 564 public hearing previously authorized by the Board be rescheduled to 5:30 p.m.

The following actions are offered in support of the Committee's recommendation.

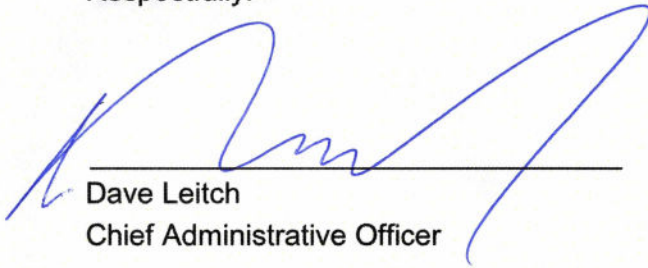
RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 510 be given second reading.
3. THAT an in-person public hearing to consider Bylaw No. 510 be scheduled for 7:00 p.m. on Wednesday, September 11, 2024 at the Quadra Island Community Centre located at 970 West Road, Quadra Island, BC, and

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

4. THAT the public hearing to consider Bylaw No. 564 be rescheduled to begin at 5:30 p.m. on Wednesday, September 11, 2024.

Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: E. Watson, Manager, Corporate Operations

Attachments: Bylaw No. 510
Copy of July 4, 2024 report to the Electoral Areas Services Committee



BYLAW NO. 510

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO THE QUADRA ISLAND AREA

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

READ A FIRST TIME ON THE 24TH DAY OF JANUARY, 2024

READ A SECOND TIME ON THE ____ DAY OF _____, 2024

READ A THIRD TIME ON THE ____ DAY OF _____, 2024

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2024

Chair

Corporate Officer

SCHEDULE 'A'**SECTION ONE TEXT AMENDMENT**

PART 4 DEFINITIONS is hereby amended by inserting the following in the appropriate alphabetical order within the existing list of definitions:

BULK WATER BOTTLING means the process of bottling bulk water for distribution, commercial or industrial purposes, sale or financial gain.

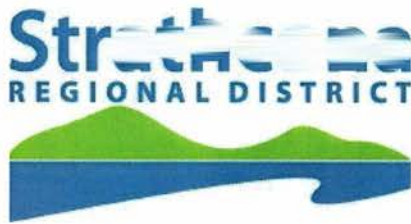
BULK WATER PROCESSING means the process of altering bulk water for any purpose other than private residential or agricultural use as permitted by the appropriate Provincial agency.

BULK WATER SALES means the sale of bulk water for commercial purposes or financial gain, but specifically excludes the receipt of water by parcels of land where supplemental water is required to enable private domestic, agricultural, commercial or industrial consumption as permitted by zoning.

PART 11 ZONES is hereby amended by removing Section 11.1.5 in its entirety and replacing with the following:

11.1.5 Prohibited Uses

- a) Any use not expressly permitted in this bylaw is prohibited in every zone and where a particular use is expressly permitted in one zone, such use is prohibited in every zone where it is not expressly permitted.
- b) Bulk water sales, bulk water processing and bulk water bottling is prohibited on any upland or foreshore area, except where expressly permitted within a zone.
- c) Heavy industry, including the manufacturing of petroleum products, pulp and paper, or the wrecking or storage of derelict automobiles, or the use of land as a junkyard, are prohibited except as otherwise provided in an Industrial Zone.
- d) Cannabis production except where explicitly permitted elsewhere in this bylaw or where permitted as an ALCA protected use.
- e) Cannabis retail except where explicitly permitted elsewhere in this bylaw or where permitted as an ALCA protect use.



STAFF REPORT

DATE: July 4, 2024 **FILE:** 0550-04 Board

TO: Chair and Directors,
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAW NO. 510 – QUADRA ISLAND BULK WATER REGULATION

PURPOSE/PROBLEM

To consider Bylaw No. 510 which proposes to regulate the processing, bottling or sale of bulk water within part of Electoral Area C.

EXECUTIVE SUMMARY

The attached bylaw has been reviewed numerous times by the Committee with specific reference to the language being proposed for “prohibited uses”. The version attached to this report incorporates changes recommended by staff since the bylaw’s initial introduction at the Committee’s July 19, 2023 meeting (additions shown in green and deletions shown in red).

Assuming that the Committee is now ready to proceed with Bylaw No. 510 the following recommendations are offered for consideration.

RECOMMENDATION

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend that Bylaw No. 510 be given first 2 readings, and
THAT the public hearing for Bylaw No. 510 be waived.

Respectfully:

Dave Leitch
Chief Administrative Officer

for

Prepared by: T. Yates, Corporate Services Manager



BYLAW NO. 510

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO THE QUADRA ISLAND AREA

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

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Chair

Corporate Officer

SCHEDULE 'A'**SECTION ONE** **TEXT AMENDMENT**

PART 4 DEFINITIONS is hereby amended by inserting the following in the appropriate alphabetical order within the existing list of definitions:

BULK WATER BOTTLING means the process of bottling bulk water for distribution, commercial or industrial purposes, sale or financial gain.

BULK WATER PROCESSING means the process of altering bulk water for any purpose other than private residential or agricultural use as permitted by the appropriate Provincial agency.

BULK WATER SALES means the sale of bulk water for commercial purposes or financial gain, *but specifically excludes the receipt of water by parcels of land where supplemental water is required to enable private domestic, agricultural, commercial or industrial consumption as permitted by zoning.*

PART 11 ZONES is hereby amended by removing Section 11.1.5 in its entirety and replacing with the following:

11.1.5 Prohibited Uses

- a) Any use not expressly permitted in this bylaw is prohibited in every zone and where a particular use is expressly permitted in one zone, such use is prohibited in every zone where it is not expressly permitted.
- b) ~~Further to the generality of 11.1.5(a) above,~~ Bulk water sales, bulk water processing and bulk water bottling is prohibited on any upland or foreshore area, except where expressly permitted within a zone.
- c) Heavy industry, including the manufacturing of petroleum products, pulp and paper, or the wrecking or storage of derelict automobiles, or the use of a-land as a junkyard, are prohibited except as otherwise provided in an Industrial Zone.
- d) Cannabis production except where explicitly permitted elsewhere in this bylaw or where permitted as an ALCA protected use.
- e) Cannabis retail except where explicitly permitted elsewhere in this bylaw or where permitted as an ALCA protect use.