



STAFF REPORT

DATE: April 16, 2025 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAW NO. 601 – QUADRA ISLAND ZONING BYLAW AMENDMENT

PURPOSE/PROBLEM

To consider scheduling a public hearing for Bylaw No. 601 which proposes site-specific text amendments to the Quadra Island Zoning Bylaw Commercial Two D (C-2D) zone to permit the addition of retail sales and a micro-brewery for the Fisherman's Landing Lodge.

EXECUTIVE SUMMARY

The attached report was considered at the April 9, 2025 meeting of the Electoral Areas Services Committee at which time the following resolution was passed:

Mawhinney/Rice: EASC 83/25

THAT Bylaw No. 601 (RZ 1C 25 - Fisherman's Landing Lodge) be forwarded to the Board for first and second reading and to authorize the holding of a virtual public hearing.

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. 601, being a bylaw to amend the land use regulations applicable to Quadra Island, be now introduced and read a first time.
3. THAT Bylaw No. 601 be given second reading.
4. THAT virtual public hearing to consider Bylaw No. 601 be scheduled for 7:00 pm on Wednesday, May 7, 2025, 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. 601
Copy of April 3, 2025 report to the Electoral Areas Services Committee



BYLAW NO. 601

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 601, being Quadra Island Zoning Bylaw 1990, Amendment No. 152.

READ A FIRST TIME ON THE ____ DAY OF _____, 2025

READ A SECOND TIME ON THE ____ DAY OF _____, 2025

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2025

READ A THIRD TIME ON THE ____ DAY OF _____, 2025

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2025

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE ZONING AMENDMENT

1. Land legally described as District Lot 2526, Range 1, Coast District (Access by Water Only), and with a civic address of 1650 Cordero Channel, as shown on the attached Appendix '1', is subject to a site-specific text amendment to the Commercial Two D (C-2D) zone as amended.

SECTION TWO DEFINITIONS

1. Part 4 Definitions 4.1

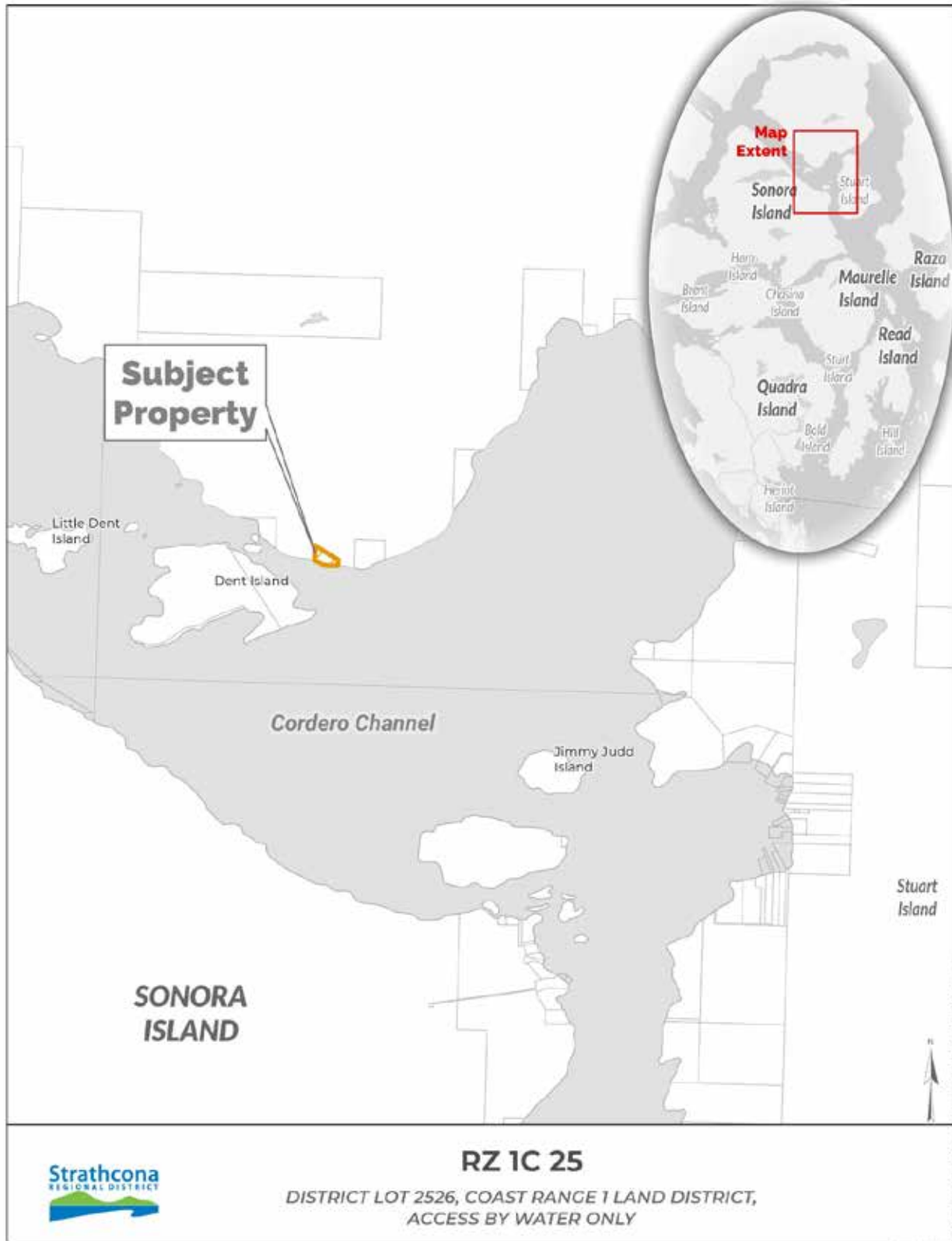
The Definitions section is hereby amended to include the following new definition:

MICRO BREWERY - a limited-production brewery, typically producing specialty beers and often selling its products only locally.

SECTION THREE TEXT AMENDMENT

1. 'Commercial Two D (C-2D)', Section 11.6D.2, 'Conditions of Use' is hereby amended by inserting the following:
 - d) For the property legally described as District Lot 2526, Range 1, Coast District (Access by water only), retail sales and/or a micro-brewery accessory to the principal use.

Appendix '1'



RZ 1C 25

DISTRICT LOT 2526, COAST RANGE 1 LAND DISTRICT,
ACCESS BY WATER ONLY

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STAFF REPORT

DATE: April 3, 2025 **FILE:** 0550-04 EASC
TO: Chair and Directors
Electoral Areas Services Committee
FROM: Dave Leitch
Chief Administrative Officer
RE: **Site-Specific Text Amendment TO QUADRA ISLAND ZONING BYLAW No.1213
1650 CORDERO CHANNEL (FISHERMAN'S LANDING LODGE)**

PLANNING FILE NO.: 3090-20 EASC / RZ 1C 25
ROLL NO.: 772 26104.997 **PID No.:** 026-734-877
AGENT: Rising Tide Consultants
APPLICANTS: Fisherman's Landing Lodge
LEGAL DESCRIPTION: District Lot 2526 Range 1 Coast District (Access by Water Only)
CIVIC ADDRESS: 1650 Cordero Channel, Discovery Islands
OCP BYLAW/DESIGNATION: N/A
ZONING BYLAW: Bylaw 1213 Quadra Island Zoning Bylaw, 1990
EXISTING ZONE: Commercial Two D (C-2D)

PURPOSE

To consider an application for a site-specific text amendment to the Quadra Island Zoning Bylaw Commercial Two D (C-2D) zone to permit the addition of retail sales and a micro-brewery for Fisherman's Landing Lodge.

POLICY ANALYSIS

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding zoning bylaws and when Public Hearings should be held, namely Section 479 (Zoning Bylaws) and Section 464 - 467. As an OCP is not in effect in this location, a zoning bylaw must not be adopted without the holding a public hearing.

EXECUTIVE SUMMARY

An application has been received to consider a site-specific text amendment to the C-2D zone of the Quadra Island Zoning Bylaw which would, if adopted, permit rural liquor sales and/or a micro-brewery accessory to the principal use at 1650 Cordero Channel, Fisherman's Landing Lodge. The property is not subject to an official community plan (OCP) however the property is subject to the Quadra Island Zoning Bylaw. The property owners also own an adjacent marine lot which currently permits retail sales as a use under the Marine Commercial One (MC-1) zone. The existing C-2D zone permits resorts and restaurants and the proposed text amendment to the C-2D zone is a compatible accessory use on the property.

Comments received from government agencies indicate support and First Nations consulted on the proposal, specifically Kwiakah Nation, has offered a letter of support following consultation with the applicant. The proposal also received support to proceed from the Electoral Area C Advisory Planning Commission (APC) and the resolution is included in the Citizens/Public Relations section within the report.

Bylaw No. 601 has been prepared for the Committee’s consideration with a recommendation to proceed with first and second reading and that a public hearing date is set in accordance with the LGA.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received; and
2. THAT Bylaw No. 601 (RZ 1C 25 – Fisherman’s Landing Lodge) be forwarded to the Board for first and second reading and to authorize the holding of a virtual public hearing.

Respectfully:



Dave Leitch
Chief Administrative Officer

AGENCY REFERRALS

Agency	Comments
Agricultural Land Commission	No comment
BC Assessment Authority	No comment
Fire Department – Oyster River	No comment
Ministry of WL&RSF – Environment	No objection
FNR&I - Archaeology	No objection.
MoTT	No concern
Island Health	No objection. Comments include: <ol style="list-style-type: none"> 1. The facilities are required to comply with the Drinking Water Protection Act and Regulation. Requirements include, construction permits, operating permits, operator training, routine monitoring, and routine inspection. <ol style="list-style-type: none"> i. At this time the Fisherman’s Landing and Lodge is permitted. ii. The lodge will need to continue to comply with requirements established by the regulations, their operating permit, and associated policies and guidelines. 2. The proposed brewery, dining facilities, and patios will need to comply with the Food Premises Regulation. Requirements 3. Ensure compliance with either the Sewerage System Regulation for onsite sewage systems, or the Environmental Management Act requirements for ocean wastewater discharges.

First Nation	Comments
Kwiakah First Nation	The applicant has engaged in meaningful discussions with the Kwiakah First Nation with a willingness to listen and respond to concerns. Given the changes and respectful engagement demonstrated by the applicant, Kwiakah First Nation now supports the application.
Homalco First Nation	No response.
Danaxdaxw First Nation	No response.
Mamalilikulla First Nation	No response.
K'ómoks First Nation	No response.
Tla'amin First Nation	No response.
Tlowitsis First Nation	No response.
Nanwakolas Council	Only responds to Provincial/Federal referrals.
We Wai Kai Nation	No response.
Wei Wai Kum Nation	The application and proposed amendments are located within the territory of the Wei Wai Kum Nation. As Ligwíldaxw, we have strong evidence supporting our Aboriginal rights, title, and historical use of this area. Wei Wai Kum acknowledges and supports Kwiakah Nation's expressed interests in this application and defers to Kwiakah regarding this matter. At this time, we have no further comment regarding the application.

PLANNING ANALYSIS

An application has been received to consider a site-specific text amendment to the existing Commercial Two D (C-2D) zoning of the approximately 2.32 acre property, shown in Figure #1, that is the location of Fisherman's Landing Lodge, a master planned property and operation. The lodge is in a remote location on the mainland north of Vancouver Bay with Dent and Sonora Islands located to the east and Stuart Island to the south. There are two lots associated with Fisherman's Lodge; the upland lot is zoned C-2D and the marine lot is zoned MC-1 as shown in Figure #2.

The marine lot currently permits a retail sales use. However, the lodge is located on the upland portion of lot zoned C-2D. The resort has a restaurant facility with outdoor patios and a food primary licence where liquor is served.

The property owners are proposing an accessory use of retail sales to facilitate a rural retail liquor license and give opportunity for business growth in the future with a brewery license. The rationale for the retail sales accessory use is to accommodate patrons of the lodge to purchase liquor to enjoy within their rooms.

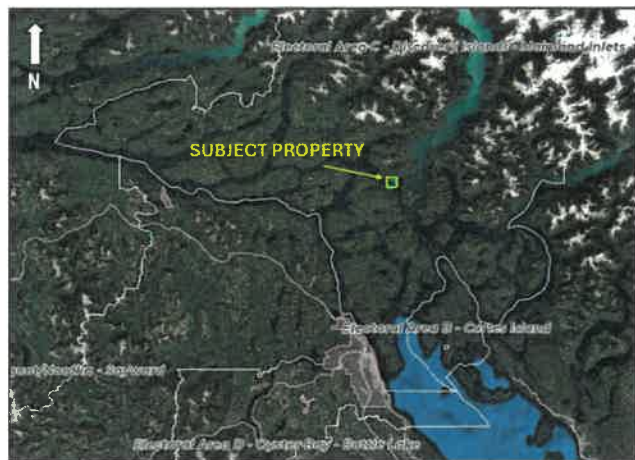


FIGURE #1 FISHERMAN'S LODGE LOCATION

The proposed use is compatible with the current use of the C-2D zoned upland parcel and the MC-1 zoned marine lot. The parcel is compliant with the existing C-2D zone and restaurant and carrying capacity must be in accordance with the requirements of the Liquor and Cannabis Regulation Branch (LCRB). Any future licence applications to the province will require approvals from the LCRB.

This application received support to proceed from the Electoral Area C Advisory Planning Commission (APC) at its meeting February 6, 2025. Comments received from government agencies and from Kwiakah First Nation has indicated support for the proposal following appropriate consultation. Agencies provided support with conditions typical to any future land alteration or development on the property.



FIGURE #2 SUBJECT C-2D ZONE AND ADJACENT MC-1 ZONE

FINANCIAL IMPLICATIONS

Fees for the rezoning application process have been applied in accordance with the Regional District's Planning Procedures and Fee 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 and Bylaw No. 601 proceed, public consultation will occur in the form of a notification in accordance with the *Local Government Act*. The application was also referred to the Electoral Area C APC which provided a recommendation of support as shown in the following resolution.

THAT the APC recommend approval of the application by Fisherman's Landing and Lodge for District Lot 2526 Range 1 Coast District.

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 finalization of the adoption of the bylaw.

Submitted by:

A. Nelson

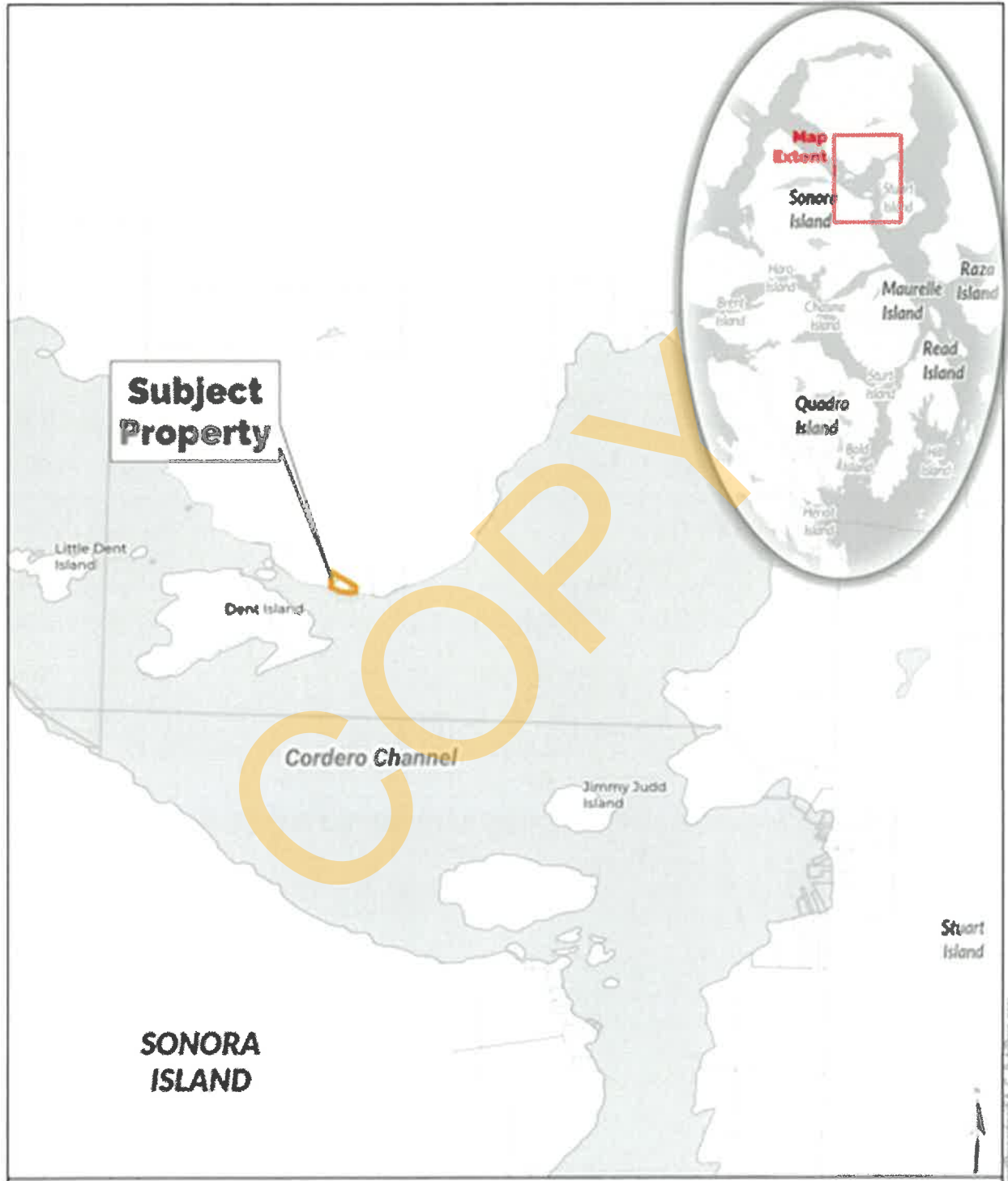
Aniko Nelson
Senior Manager, Community Services

Prepared by: K. Chamberlain, Development Planner II

Attachment:

#1 Bylaw No. 601

SUBJECT PROPERTY MAP



RZ 1C 25

**DISTRICT LOT 2526, COAST RANGE 1 LAND DISTRICT,
ACCESS BY WATER ONLY**

EXISTING COMMERTICAL TWO D (C-2D) ZONING

BYLAW NO. 1213 • QUADRA ISLAND ZONING BYLAW, 1990

PAGE 51

11.6D COMMERCIAL TWO D (C-2D)

11.6D.1 PERMITTED USES AND NO OTHERS:

#3022

- a) Resorts;
- b) Accessory buildings and structures;
- c) Restaurants.

11.6D.2 CONDITIONS OF USE

- a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
- b) Accessory residential use is restricted to one (1) single family dwelling.
- c) DELETED

SRD 351

11.6D.3 LOT AREA

The minimum lot area for the Commercial Two D (C-2D) zone shall be 1 ha (2.47 acres).

11.6B.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 7.5 metres (24.6 feet) from a side lot line.

11.6B.5 LOT COVERAGE

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

END • C-2D

WRITTEN BRIEF / RATIONALE**AMENDMENT TO JANUARY 6, 2024 SUBMISSION**

January 29, 2025

Strathcona Regional District
Attention: Keltie Chamberlain, MCP, RPP, MCIP
Development Planner II
301-990 Cedar Street
Campbell River, BC V9W 7Z8

Dear Ms. Chamberlain,

Re: Application for Amendment to Zoning Bylaw for 1650 Cordero Channel
(PID: 026-734-877)
Application #: APPN-2025-0004 - RZ 1C 25 1650 Cordero
Application Type: Rezoning - Other (Variable)

Please accept this letter as an amendment to our original submission to the Strathcona Regional District, dated January 6, 2025.

We are writing on behalf of Fisherman’s Landing and Lodge ULC to formally request an amendment to the current zoning bylaw for the property located at 1650 Cordero Channel, legally described as District Lot 2526, Coast Range 1 Land District, with Parcel ID 026-734-877.

This amendment is sought to allow for the introduction of a retail use in the C-2D zone, which could include provisions for a Liquor Retail Store, Rural Liquor Retail Store License, or a brewery license with a retail concept.

Fisherman’s Landing and Lodge has been a well-established recreational facility for over 30 years, offering charter fishing, overnight accommodations, and a variety of related services. The property is located within Cordero Channel in the Discovery Islands, approximately 44 km north of Campbell River, BC. The property consists of an upland parcel (District Lot 2526) and a foreshore license of occupation for commercial recreation. As part of ongoing development, we seek to expand the services provided at the facility to include retail outlets.

Fisherman's Landing and Lodge ULC has retained our services as agents for this application, and we would like to highlight the recent and planned developments at the site:

1. **Expansion of Dock and Marina Services:** The dock has been extended with additional fingers to accommodate more vessels, and moorage sales are now available to vessels. Fuel sales, including gasoline and diesel, are also now offered to support recreational boating activities.
2. **Food and Beverage Services:** A food primary license has been added to the restaurant facility, along with two outdoor patios, to offer enhanced dining options to guests.
3. **Charter Fishing Operations:** The facility continues to offer guided fishing tours, with freelance guides operating from two boats moored at the private dock.

We believe that allowing a Liquor Retail Store or a Rural Liquor Retail Store License, or Brewery license with a retail store at this location will complement the existing offerings at Fisherman's Landing and Lodge, while providing a valuable service to both locals and visitors in the area. Given the remote location and the expansion of services provided, these retail outlets will enhance the guest experience and contribute to the sustainability and success of the business.

Please find the detailed proposal for the proposed amendment to the zoning bylaw enclosed. We are happy to provide additional information or meet with staff as required to discuss the application in further detail.

We appreciate your consideration of this request and look forward to your response.

Sincerely,

Kim Norbury, Senior Licensing and Project Specialist
Rising Tide Consultants
kim@risingtideconsultants.ca
778-220-4410



BYLAW NO. 601

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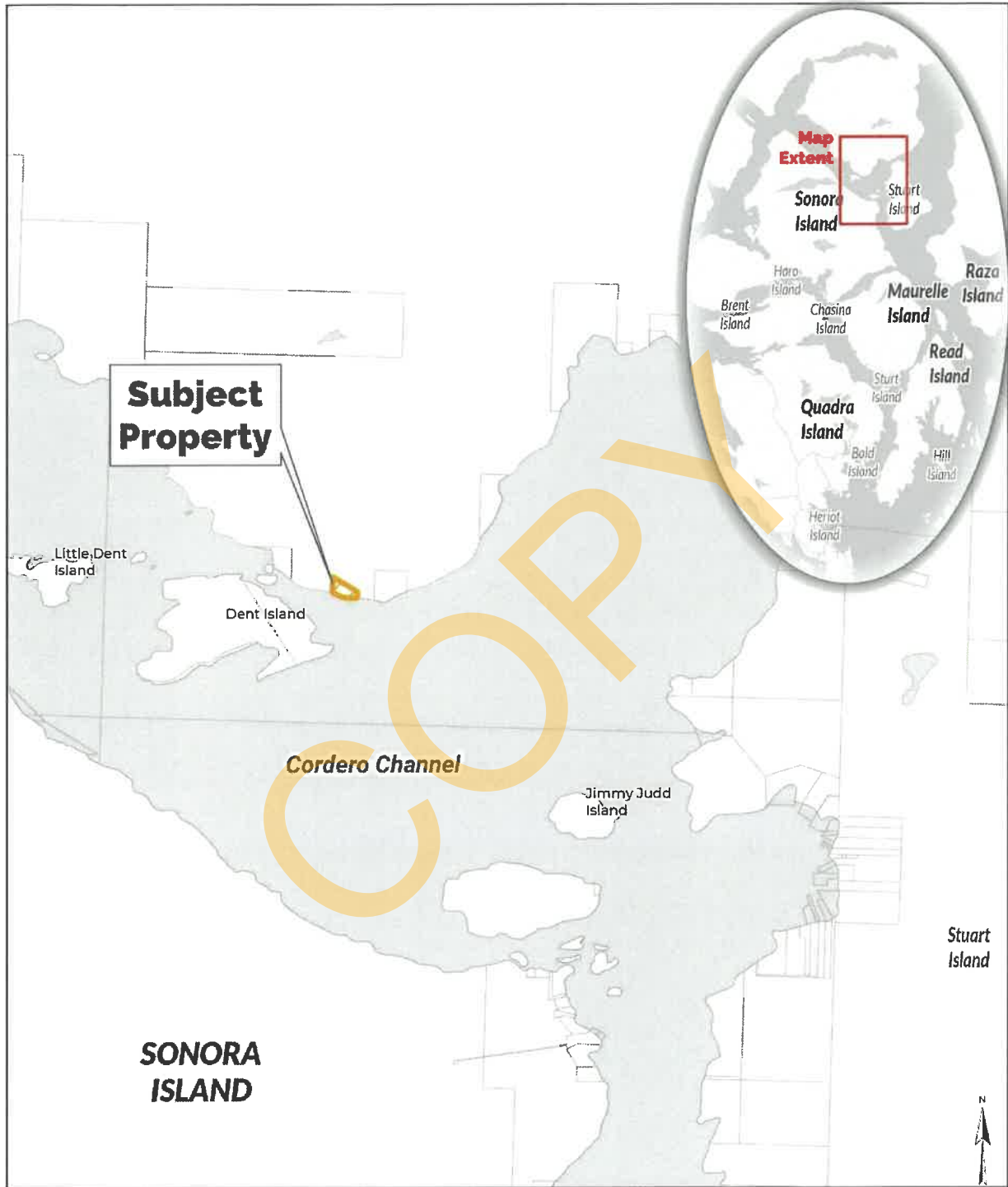
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Appendix '1'



SONORA ISLAND

RZ 1C 25

**DISTRICT LOT 2526, COAST RANGE 1 LAND DISTRICT,
ACCESS BY WATER ONLY**



GIS: U:\proj\EA_C\SubjectProperties\EA_C_SubjProp.aprx

Feb 03, 2025