



BYLAW NO. 465

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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.465, being Quadra Island Zoning Bylaw 1990, Amendment No. 140.

READ A FIRST TIME ON THE 21ST DAY OF SEPTEMBER, 2022

READ A SECOND TIME ON THE 21ST DAY OF SEPTEMBER, 2022

PUBLIC HEARING HELD ON THE 30TH DAY OF NOVEMBER, 2022

READ A THIRD TIME ON THE 11TH DAY OF JANUARY, 2023

RECONSIDERED FINALLY PASSED AND ADOPTED ON THE 11TH DAY OF JANUARY, 2023



Chair



Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

- 1) Part 4 'DEFINITIONS', Section 4.1 is amended by inserting the following definitions:

'Garden Cottage' means a fully detached individual home, but with a common garden, parking area and meeting room, if provided.

'Duplex' means any building divided into two dwelling units which are either placed one above the other, or side by side, sharing a common wall and under one roof.

- 2) Part 8 'ZONING DESIGNATIONS', Section 8.1.1 is amended by inserting the following new zone after Park Residential One:

Village Peripheral Residential One	Village Peripheral Residential	VPR-1
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- 3) Part 9 'SUBDIVISION REQUIREMENTS', Section 9.1 1 is amended by inserting the following new zone after Park Residential One:

Village Peripheral Residential One	(VPR-1)	1000 square metres
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- 4) Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.4C	Village Peripheral Residential One (VPR-1)
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11.4C	VILLAGE PERIPHERAL RESIDENTIAL ONE (VPR-1)
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11.4C.1 PERMITTED USES

- a) *Single Family Residential*
- b) *Mini-lot Single Family*
- c) *Garden Cottage*
- d) *Duplex*
- e) *Live-Work Studio*

11.4C.2 CONDITIONS OF USE

- a) Single Family Residential use is limited to one dwelling unit per lot;
- b) Every residential unit must have its own individual entrance;
- b) An individual yard and garden is to be provided for each single family dwelling;
- c) Landscaping adjacent to buildings are required to provide privacy and shade.

11.4C. 3 LOT AREA

The minimum lot area in the Village Peripheral Residential One (VPR-1) zone shall be 1000 square metres.

11.4A.4 SETBACKS

Except where otherwise specified in this bylaw:

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

11.4A.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 40%,

11.4A.6 BONUS DENSITY

- a) Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other public amenities are provided on at least 20 percent of the site area, the recommended base density of 10 units per hectare may be increased to 15 units per hectare, provided the increased density is in the form of 5 secondary suites per hectare.
- b) Where three or more of the parameters are met, the density bonusing allowance may be increased from 15 units per hectare to allow for a maximum of 20 units per hectare to allow for a further 5 additional units per hectare. The overall maximum density with the application of this additional bonusing is not to exceed 20 units per hectare with the requirement for a minimum of five of these units per hectare being built as secondary suites.

SECTION TWO

MAP AMENDMENT

- 1. Land described as Lot 4, District Lot 8, Quadra Island, Sayward District, Plan 3162 as shown on the attached Appendix '1', is rezoned from Residential One (R-1) to Village Peripheral Residential One (VPR-1).



Area to be rezoned from Residential One (R-1) to Village Peripheral Residential One (VPR-1)



RZ IC 22 - Ramos

Lot 4, Plan VIP3162, District Lot 8, Sayward Land District, QUADRA ISLAND EXC PCL 133631 RD BNDYS

May 30, 2022

Appendix '1'

Part of Schedule 'A' to Bylaw No. 465, being Quadra Island Zoning Bylaw 1990, Amendment No. 140.

Amends 'Map 1' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990.