

BYLAW NO. 556

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA D

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area 'D' 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 1404 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. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

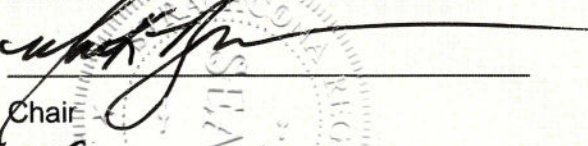
2. This bylaw may be cited for all purposes as Bylaw No. 556, being Campbell River Area Zoning Bylaw 1991, Amendment No. 74.

READ A FIRST TIME ON THE 22ND DAY OF MAY, 2024

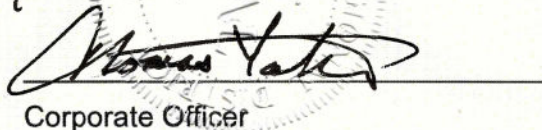
READ A SECOND TIME ON THE 22ND DAY OF MAY, 2024

READ A THIRD TIME ON THE 22ND DAY OF MAY, 2024

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 22ND DAY OF MAY, 2024



Chair



Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENTS

1) Part 2 'INTERPRETATIONS' is amended by inserting the following:

'ADDITIONAL DWELLING UNIT' means a building, or part of a building, that; is a self-contained residential accommodation unit, and has cooking, sleeping and bathroom facilities, and is secondary to a primary dwelling unit located on the same property.

'SECONDARY SUITE' means a complete living unit with its own kitchen, sleeping area, and washroom facilities contained within another dwelling. The two dwelling units (the primary residence and the secondary suite) and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.

2) Part 4 'LAND USE REGULATIONS', Section 4.6.1 Residential One iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite; or
- 2) On any lot over 4000 sq m (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit.

3) Part 4 'LAND USE REGULATIONS', Section 4.6.1 Residential One iii) 'CONDITIONS OF USE' is amended by removing item (c):

- c) No single-wide mobile home including Z-240 certified homes as a whole or as part of a building is permitted.

4) Part 4 'LAND USE REGULATIONS', Section 4.6.2 Residential Two iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one Secondary Suite; or one (1) Duplex; or
- 2) On any lot over 4000 sq m (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
 - b. One (1) Duplex and one (1) Accessory Dwelling Unit.

5) Part 4 'LAND USE REGULATIONS', Section 4.6.3 Residential Three iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and One (1) Secondary Suite; or
- 2) On any lot over 4000 sq m (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
 - b. One (1) Duplex and one (1) Accessory Dwelling Unit.

6) Part 4 'LAND USE REGULATIONS', Section 4.6.3A Residential Three A iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite; or
- 2) On any lot over 4000 sq m (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
 - b. One (1) Duplex and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):
 - a. Two (2) Single Family Dwellings and one (1) Secondary Suite per Single Family Dwelling; or
 - b. One (1) Duplex and one (1) Secondary Suite per Dwelling Unit.

7) Part 4 'LAND USE REGULATIONS', Section 4.6.4 Country Residential One iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or
- 2) On any lot over 4000 m² (0.99 acres) and serviced by a Community Water System:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):
 - a. One (1) Single Family dwelling, one (1) Secondary Suite, and one (1) Accessory Dwelling Unit.

8) Part 4 'LAND USE REGULATIONS', Section 4.6.4 Country Residential One iii) 'CONDITIONS OF USE' is amended by removing item (c):

- c) No single-wide mobile home including Z-240 certified homes as a whole or as part of a building is permitted.

9) Part 4 'LAND USE REGULATIONS', Section 4.6.5 Country Residential Two iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or
- 2) On any lot over 4000 m² (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):
 - b. One (1) Single Family dwelling, one (1) Secondary Suite, and one (1) Accessory Dwelling Unit.

10) Part 4 'LAND USE REGULATIONS', Section 4.6.6 Country Residential Three iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or
- 2) On any lot over 4000 m² (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):
 - b. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit.

11) Part 4 'LAND USE REGULATIONS', Section 4.6.6A Country Residential Three A iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or

- 2) On any lot over 4000 m² (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):
 - b. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit.

12) Part 4 'LAND USE REGULATIONS', Section 4.6.7 Country Residential Four iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or
- 2) On any lot over 4000 m² (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):
 - b. Two (2) Single Family Dwellings and one (1) Secondary Suite per Single Family Dwelling.

13) Part 4 'LAND USE REGULATIONS', Section 4.6.7A Country Residential Four A iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or
- 2) On any lot over 4000 m² (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit
- 3) On any lot over 1 hectare (2.47 acres):
 - b. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit

14) Part 4 'LAND USE REGULATIONS', Section 4.6.7B Country Residential Four B iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or

- 2) On any lot over 4000 m² (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):
 - b. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit.

15) Part 4 'LAND USE REGULATIONS', Section 4.6.8 Country Residential Five iii) 'CONDITIONS OF USE' is amended by replacing item (b) with the following:

b) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or
- 2) On any lot over 4000 m² (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):
 - b. Two (2) Single Family Dwellings and one (1) Secondary Suite per Single Family Dwelling.

16) Part 4 'LAND USE REGULATIONS', Section 4.6.9 Rural Use One iii) 'CONDITIONS OF USE' is amended by replacing item (c) with the following:

c) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite; or
- 2) On lots over 4000 sq m (0.99 acres) and serviced by community water:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 8 Hectares (19.77 acres):
 - a. Two (2) Single Family Dwellings and one (1) Secondary Suite per Single Family Dwelling.

17) Part 4 'LAND USE REGULATIONS', Section 4.6.9A Rural Residential Community One iii) 'CONDITIONS OF USE' is amended by replacing item (c) with the following:

c) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or

2) On any lot over 4 Hectares (9.87 acres):

- a. Two (2) Single Family Dwellings and one (1) Secondary Suite per Single Family Dwelling.

18) Part 4 'LAND USE REGULATIONS', Section 4.6.10 Rural Recreation One iii) 'CONDITIONS OF USE' is amended by replacing item (d) with the following:

d) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite.