

Strathcona

REGIONAL DISTRICT



PUBLIC HEARING INFORMATION BINDER

BYLAW NO. 432

**Being Quadra Island Official Community Plan Bylaw
2007, Amendment No. 16**

Bylaw No. 433

**Being Quadra Island Zoning Bylaw 1990,
Amendment No. 136**

**Public Hearing to be held on:
Wednesday, November 23, 2022
commencing at 7:00 p.m.**

Location:

**Quadra Island Community Hall
970 West Road
Quathiaski Cove, B.C.
V0P 1N0**

Inquiries should be direct to:

Community Services Department
Strathcona Regional District
301—990 Cedar Street, Campbell River BC V9W 7Z8
Tel: 250-830-6700 | 1-877-830-2990 | Fax: 250-830-6710
WEB: www.srd.ca | Email: planning@srd.ca

Proposed Bylaw



BYLAW NO. 432

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 432, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE 14TH DAY OF JULY, 2021

READ A SECOND TIME ON THE 14TH DAY OF JULY, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2021

READ A THIRD TIME ON THE ____ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2021

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following:

- 3.5(c)(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as *principal* golf course *uses and associated secondary accessory recreational vehicle sites uses*.



BYLAW NO. 433

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. 433, being Quadra Island Zoning Bylaw 1990, Amendment No. 136.

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READ A SECOND TIME ON THE ____ DAY OF _____, 2022

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2022

READ A THIRD TIME ON THE ____ DAY OF _____, 2022

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2022

Chair

Corporate Officer

SCHEDULE 'A'SECTION ONE TEXT AMENDMENT

- 2) Part 11 'ZONES', Section 11.26, 'Recreation Commercial One (RC-1)' is deleted and replaced by the following:

11.26**RECREATION COMMERCIAL ONE (RC-1)****11.26.1 PRINCIPAL USES**

- a) Golf courses;

11.26.2 PERMITTED ACCESSORY USES

- a) Recreational vehicle sites
b) Clubhouse, offices and meeting rooms
c) Residential
d) Retail sales
e) Accessory maintenance buildings, structures and uses.

11.26.3 CONDITIONS OF USE

- a) The recreational vehicle park will operate only during the period of April 1 to October 31 annually.
b) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 21 sites per parcel.
c) A 10-metre wide vegetated buffer strip is to be provided along all property lines, including a 30-metre buffer from the wetland to the north east.
d) No parking, loading or storage areas shall be located in any required yards.
e) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
f) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
g) Retail sales limited to those items required for the playing of golf.

11.26.4 LOT AREA

The minimum lot area in the Recreation Commercial One (RC-1) zone shall be 30 hectares (74.13 acres).

11.26.5 SETBACKS

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
b) A minimum of 30.0 metres (98.4 feet) from a rear lot line;
c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
d) A minimum of 100.0 metres (328 feet) from the ocean;
e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.26.6 **LOT COVERAGE**

The maximum coverage for all buildings and structures on a lot shall be 1 percent (1%).

END – RC-1

Staff Reports



STAFF REPORT

DATE: September 6, 2022 **FILE:** 0540-04 Board

TO: Chair and Directors
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: **BYLAW NO. 433 – QUADRA LINKS LTD. – PROPOSED AMENDMENT**

PURPOSE

To consider an amendment to Bylaw No. 433 which proposes to amend the zoning applicable to the Quadra Links property located on Quadra Island.

EXECUTIVE SUMMARY

The Board has given second reading to Bylaw No. 433 and authorized a public hearing to be held on November 23, 2022 to receive comments from the public on the rezoning proposal by Quadra Links Ltd. On August 6, 2022 a public event was sponsored by the applicant to provide additional information respecting its OCP amendment and rezoning application for a recreational vehicle park on the property. At this event it became apparent that certain amendments to the proposal would be necessary to ensure local community support, and the applicant has revised their proposal accordingly. Those changes are as follows:

- a) Reducing the number of RV sites from 30 to 20;
- b) Restricting the operation of the facility to between April 1 and October 31 each year; and
- c) Increasing the setback from the adjacent wetland from 10 metres to 30 metres.

Quadra Links Ltd. has requested that its proposal be revised as noted above which will necessitate certain changes to the proposed rezoning bylaw currently before the Board. These changes are reflected in the recommendations below and, if supported by the Board, will be incorporated in Bylaw No. 433 prior to finalizing any public notification for the upcoming public hearing process.

RECOMMENDATIONS:

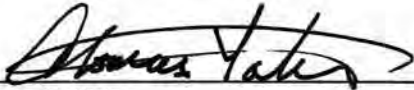
1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 433 be amended by deleting proposed section 11.26.3 [*Conditions of Use*] and substituting therefor the following:

11.26.3 Conditions of Use

- a) The recreational vehicle park will operate only during the period of April 1 to October 31 annually.
- b) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 20 sites per parcel.
- c) A 10-metre wide vegetated buffer strip is to be provided along all property lines, including a 30-metre buffer from the wetland to the north east.

- d) No parking, loading or storage areas shall be located in any required yards.
- e) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- f) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- g) Retail sales limited to those items required for the playing of golf.

Respectfully:



Dave Leitch
Chief Administrative Officer

for

Prepared by: J. Neill, Planner

Attachment: August 12, 2022 correspondence from Quadra Links Ltd.
Bylaw No. 433



Quadra Links proposed amended RV site layout (August 2022)

Tom Yates

Subject: FW: Amendment

From: Bill Pirie <w.pirie@walcan.com>
Sent: August 12, 2022 9:30 AM
To: Meredith Starkey <mstarkey@srd.ca>; John Neill <JNeill@srd.ca>
Cc: Leslie Rombough <leslierombough@gmail.com>
Subject: Amendment

NOTICE: This email is from an external source.

Meredith and John,

Thank you for meeting with Les and I yesterday. We discussed the process required to amend the bylaw for the RV park. The first question is whether the changes that are being considered will require the application to go through first and second readings again. We understand that this is a technical issue and you will discuss it with Aniko when she returns to work in September.

The changes we intend to make are;

- 1 Reduce the number of sites to 20 plus one for a host. This will reduce density and increase the size of sites.
- 2 Specify the RV park will be operational from April 1 to October 31.
- 3 Increase the set back from the wetland to 30 m.

It is our goal to have the amendment done well before the Public Hearing on November 23. We discussed these changes at the Public Meeting. We will leave the changes as conceptual until we hear back from you on the required steps to make them official.

Let us know if you require anything else at this time. Revised site maps and service maps are available if you want them.

Best regards,
Bill



BYLAW NO. 433

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. 433, being Quadra Island Zoning Bylaw 1990, Amendment No. 136.

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READ A SECOND TIME ON THE 14TH DAY OF JULY, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2021

READ A THIRD TIME ON THE ____ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2021

Chair

Corporate Officer

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

2) Part 11 'ZONES', Section 11.26, 'Recreation Commercial One (RC-1)' is deleted and replaced by the following:

11.26 RECREATION COMMERCIAL ONE (RC-1)**11.26.1 PRINCIPAL USES**

- a) Golf courses;

11.26.2 PERMITTED ACCESSORY USES

- a) Recreational vehicle sites
- b) Clubhouse, offices and meeting rooms
- b) Residential
- c) Retail sales
- d) Accessory maintenance buildings, structures and uses.

11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
- b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- c) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 30 sites per parcel. A 10-metre wide vegetated buffer strip is to be provided along all property lines.
- d) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- e) Retail sales limited to those items required for the playing of golf.

11.26.4 LOT AREA

The minimum lot area in the Recreation Commercial One (RC-1) zone shall be 30 hectares (74.13 acres).

11.26.5 SETBACKS

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
- b) A minimum of 30.0 metres (98.4 feet) from a rear lot line;
- c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
- d) A minimum of 100.0 metres (328 feet) from the ocean;
- e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.4B.6 LOT COVERAGE

The maximum coverage for all buildings and structures on a lot shall be 1 percent (1%).

END – RC-1





STAFF REPORT

DATE: April 20, 2022 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS No. 432 & 433 – OCP/ REZONING (CP 1C 21/RZ 1C 21 – QUADRA LINKS)

PURPOSE/PROBLEM

To consider additional information regarding the public hearing schedule for the proposal by Quadra Links Ltd. to develop a recreational vehicle site at the applicant's golf course on Quadra Island.

EXECUTIVE SUMMARY

At its April 13, 2022 meeting the Regional Board considered the attached report and passed the following resolution:

Abram/Whalley: SRD 315/22

THAT the public hearing for Bylaws No. 432 and 433 currently scheduled for Wednesday, April 27, 2022 be rescheduled to May 18, 2022 in person at the Quadra Island Community Centre.

Subsequent to the above meeting the Regional District received the attached correspondence from the applicant which outlines several reasons why it disagrees with the Board's decision. Following its review of this matter the Board may wish to consider the following alternatives:

Option A – THAT the Board re-affirm its decision to proceed with a public hearing for Bylaws No. 432 and 433 on May 18, 2022.

Option B – THAT the May 18, 2022 public hearing for Bylaws No. 432 and 433 be cancelled, and

THAT a further report with possible dates for holding the public hearing be prepared for the Board's consideration.

Option C – THAT the public hearing for Bylaws No. 432 and 433 currently scheduled for May 18, 2022 be rescheduled to November 23, 2022.

The Board is reminded that the logistics for holding a public hearing typically include confirming staff, director and applicant availability, booking a hearing venue, and public notification procedures which can take the better part of a month.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: April 16, 2022 correspondence from Quadra Links Limited
Copy of April 6, 2022 report to the Board

April 16, 2022

Hello Aniko and Meredith,



We were surprised to hear that at the April 13 council meeting there was a motion to move the public hearing date for our proposed RV site to May 18. There was no consultation whatsoever with us prior to that meeting.

We made the request to delay the public hearing until October on February 22. On March 15 Jim Abram confirmed by email that the meeting would be moved to November with a date to be announced. The most recent correspondence with staff at the SRD set a meeting date for November 23, 2022. We agreed to that date. There is no legitimate reason for that date to be changed. This is a deliberate attempt to damage the applicant.

There have been a number of delays in the process leading to a public hearing and a number of public hearing dates that have been postponed. All the delays have been at the discretion of the Area Director. There seems to be a different standard in place when we, as the applicant, require more time.

Quadra Links Limited has a history of listening to public comments and incorporating suggestions where possible. This was the case when the golf course and the residential subdivision were rezoned. In both cases the projects were improved by public input. We continue to analyze comments made in public submissions regarding the proposed RV Site. The changes we are considering require a careful technical and financial study. This takes time and time is limited during the busy part of the golfing season. In any case, the changes currently under review will require an amendment to the current bylaw.

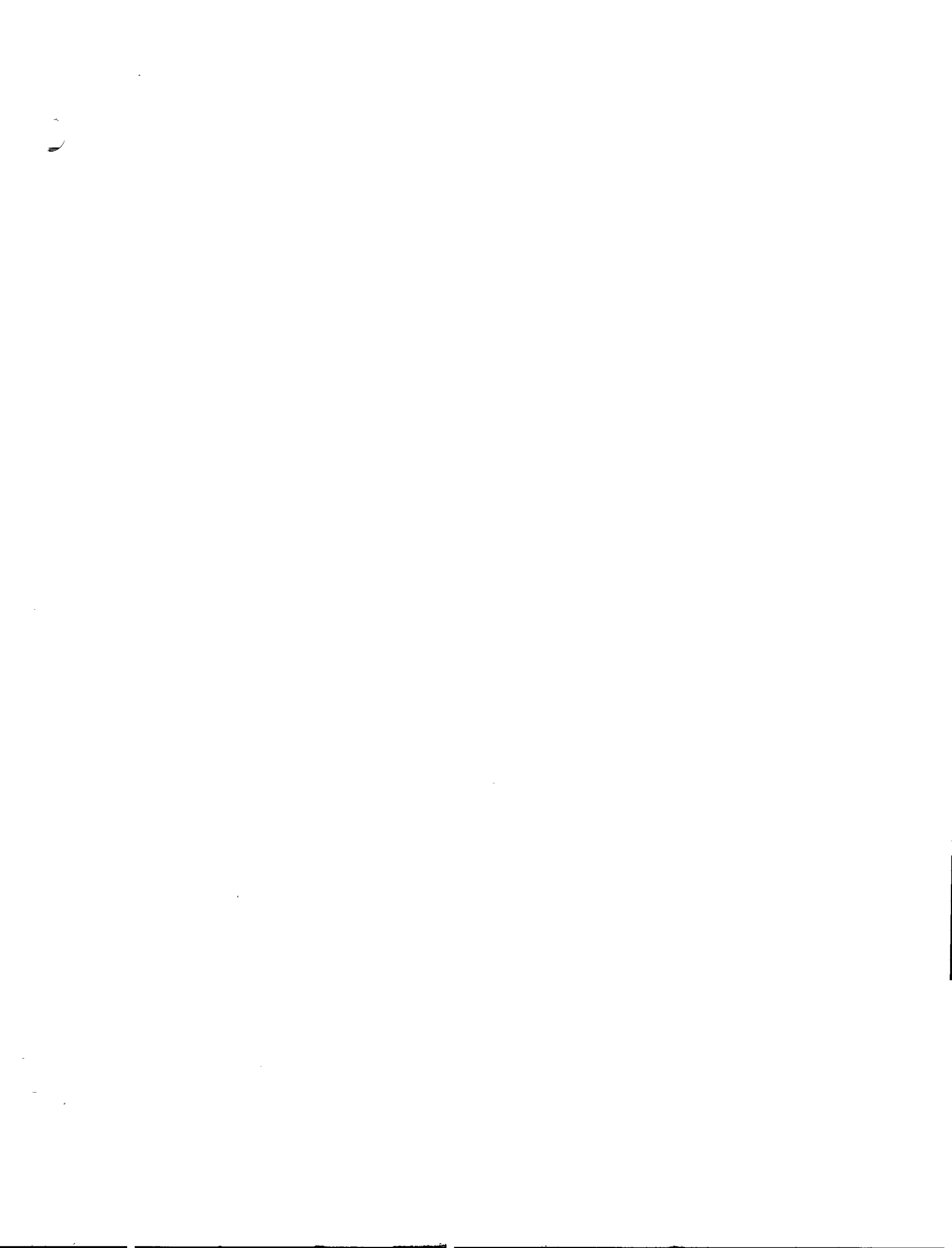
The arbitrary date of May 18th is not acceptable to QLL. We want to be very clear: QLL will *not* attend and will *not* participate in any way if the Area Directors move forward with that date. We expect the public hearing will continue to be scheduled for November 23 as previously agreed by Director Abram. It's completely unfair and undemocratic for the SRD to try to force an applicant to a public hearing when the applicant has clearly stated they need *and have been granted* a later date.

On Behalf of the Board of Directors

Bill Pirie

President

Quadra Links Limited





STAFF REPORT

DATE: April 6, 2022 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS NO. 432 & 433 – OCP/ REZONING (CP 1C 21/RZ 1C 21 – QUADRA LINKS)

PURPOSE/PROBLEM

To consider rescheduling the date for a public hearing on the proposal by Quadra Links Ltd. to develop a recreational vehicle site at the applicant's golf course on Quadra Island.

EXECUTIVE SUMMARY

At its March 16, 2022 meeting the Regional Board considered a request from the President of Quadra Links Ltd. to delay the holding of the public hearing on Bylaws No. 432 and 433 to allow further analysis and preparation of responses to technical issues raised regarding the official community plan and rezoning applications. At that time the following resolution was passed:

Colborne/Evans: SRD 227/22

THAT a staff report to evaluate possible dates after October 2022 for a public hearing on Bylaws No. 432 and 433 be prepared for the Board's consideration.

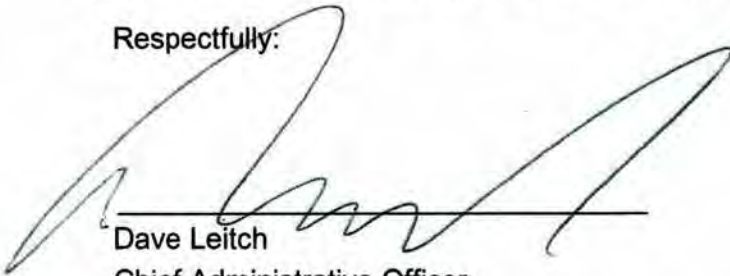
Based on the direction given by the Board, staff have researched possible dates for rescheduling the public hearing for this proposal and are recommending Wednesday, November 23, 2022 as the new date. This coincides with the Board's meeting date for late November and the availability of staff, the applicant and the meeting venue for this date have all been confirmed. If this date does not meet the requirements for the directors who would be participating in the public hearing, additional dates can be researched for the Board's consideration.

The public hearing for Bylaws No. 432 and 433 is currently scheduled for Wednesday, April 27, 2022 in accordance with Res. SRD 73/22 passed by the Board at its January 26, 2022 meeting.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the public hearing on Bylaws No. 432 and 433 currently scheduled for April 27, 2022 be rescheduled to 7:00 p.m. on Wednesday, November 23, 2022 at the Quadra Island Community Centre.

Respectfully:

A large, stylized handwritten signature in black ink, appearing to read 'Dave Leitch', is written over a horizontal line.

Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: Bylaws No. 432 and 433
Copy of March 10, 2022 report to the Board



BYLAW NO. 432

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.

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2. This bylaw may be cited for all purposes as Bylaw No. 432, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

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Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following:

- 3.5(c)(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as *principal* golf course ***uses and associated secondary accessory recreational vehicle sites uses.***



BYLAW NO. 433

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO QUADRA ISLAND

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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.

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Chair

Corporate Officer

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

- 2) Part 11 'ZONES', Section 11.26, 'Recreation Commercial One (RC-1)' is deleted and replaced by the following:

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- a) Golf courses;

11.26.2 PERMITTED ACCESSORY USES

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b) Residential
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11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
c) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 30 sites per parcel. A 10-metre wide vegetated buffer strip is to be provided along all property lines.
d) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
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11.26.4 LOT AREA

The minimum lot area in the Recreation Commercial One (RC-1) zone shall be 30 hectares (74.13 acres).

11.26.5 SETBACKS

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
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c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
d) A minimum of 100.0 metres (328 feet) from the ocean;
e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.4B.6 LOT COVERAGE

The maximum coverage for all buildings and structures on a lot shall be 1 percent (1%).

END – RC-1



STAFF REPORT

DATE: March 10, 2022 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: David Leitch
Chief Administrative Officer

RE: BYLAWS No. 432 AND 433 - OCP/REZONING (CP 1C 21/RZ 1C 21 – QUADRA LINKS)

PURPOSE/PROBLEM

To consider a request from Quadra Links Ltd. that the public hearing for Bylaws No. 432 and 433 currently scheduled for April 27, 2022 be delayed until October 2022.

EXECUTIVE SUMMARY

The Regional District is in receipt of the attached correspondence from Quadra Links Ltd. wherein it is requested that the public hearing for its development proposal be delayed until October 2022. The proponent has since clarified that it is actually seeking a re-schedule of the hearing to November 7, 2022.

Since many staff who are normally involved in the public hearing process will be fully focused on the winding down of director elections in preparation for the inaugural Board meeting early in November, there may be challenges in trying to accommodate the scheduling request. It will also be necessary to verify the availability of a public hearing venue before committing to a specific date several months from now.

The following alternatives are provided for the Board's consideration:

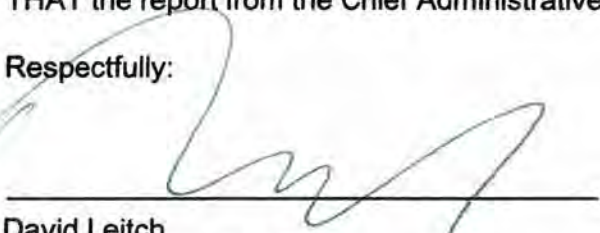
Option A – that a staff report to evaluate possible dates after October 2022 for a public hearing on Bylaws No. 432 and 433 be prepared for the Board's consideration.

Option C – that the Regional District proceed with a public hearing for Bylaws No. 432 and 433 on April 27, 2022 as currently authorized.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

Respectfully:



David Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachment: February 22, 2022 correspondence from Quadra Links Ltd.

Tom Yates

Subject: FW: Public Hearing

Importance: High

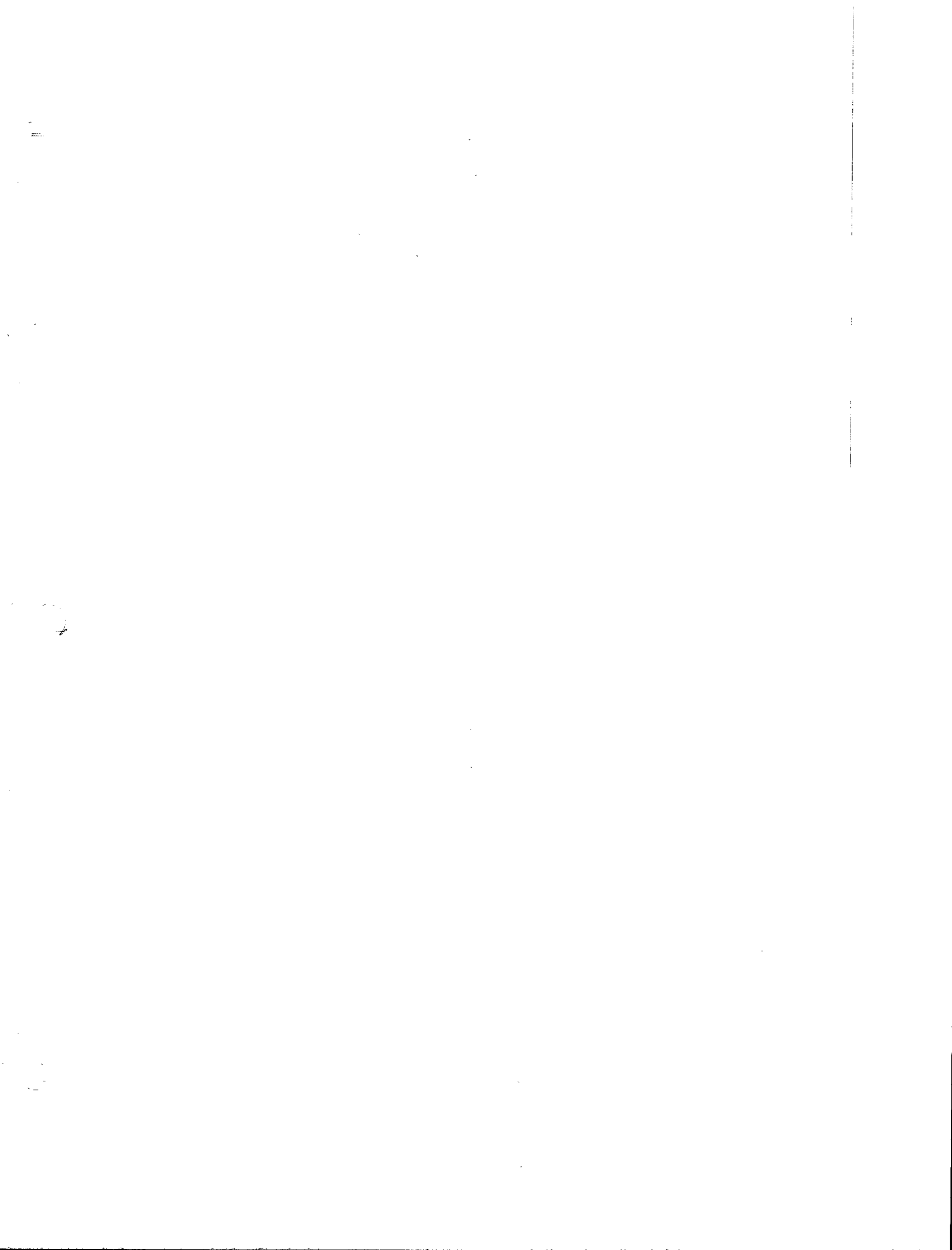
From: Bill Pirie <w.pirie@walcan.com>
Sent: February 22, 2022 11:41 AM
To: Meredith Starkey <mstarkey@srd.ca>
Subject: Public Hearing

NOTICE: This email is from an external source.

Hello Meredith,

On behalf of the BOD for Quadra Links Ltd., we ask for the public hearing for the proposed RV site to be delayed until October of 2022. We want to be able to analyze and respond to some of the technical issues that have been raised in public submissions.

Best regards,
Bill Pirie
President
QLL





STAFF REPORT

DATE: January 18, 2022 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: David Leitch
Chief Administrative Officer

RE: BYLAWS NO. 432 AND 433 - OCP/REZONING (CP 1C 21/RZ 1C 21 – QUADRA LINKS)

PURPOSE/PROBLEM

To consider setting the date for the re-scheduled public hearing to allow input from the public on applications to amend the official community plan and zoning bylaw applicable to Quadra Island.

EXECUTIVE SUMMARY

At its January 12, 2022 meeting the Board considered the matter of the public hearing schedule for Bylaws No. 432 and 433 and passed the following resolution:

Abram/Anderson: SRD 33/22

Due to the most recent Omicron variant outbreak of Covid 19, that the public hearing for the Quadra Links development scheduled for January 19, 2022 be rescheduled to an available date in late April 2022, at 7pm at the Quadra Island Community Centre. All COVID protocols will apply.

In order to hold a public hearing, there are many details that must be sorted out well in advance including the availability of preferred meeting venue, public notice schedules, and notification of adjacent property owners. The date must also be specified in a Board resolution to be valid.

The date outlined below has been researched by staff and would meet all known logistical requirements.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the public hearing for Bylaws No. 432 and 433 originally scheduled for January 19, 2022 be re-scheduled for 7:00 p.m. on Wednesday, April 27, 2022.

Respectfully:



David Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager



STAFF REPORT

DATE: November 12, 2021 **FILE:**

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS No. 432 AND 433 – OCP/REZONING (CP 1C 21/RZ 1C 21 – QUADRA LINKS)

PURPOSE/PROBLEM

To consider proposed amendments to Bylaws No. 432 and 433 (Quadra Links) and the scheduling of a public hearing to allow input on the proposed bylaws.

EXECUTIVE SUMMARY

The attached report was considered at the October 6, 2021 meeting of the Board at which time the following resolution was passed:

Anderson/Whalley: SRD 868/21

THAT staff schedule public hearing dates in January 2022 for the Quadra Links OCP and Zoning amendment applications due to the current public health risks associated with Covid 19.

Since then, staff have been researching potential dates for a public hearing in January 2022 and have found a date that appears to work for all parties including the meeting venue. The date being recommended will allow the Regional District to meet all of the legal requirements for public notification and is being presented at this time for the Board's consideration.

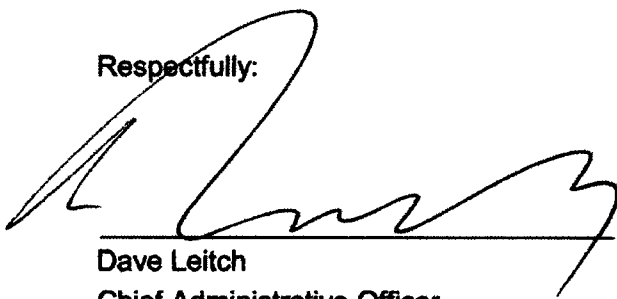
RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT a public hearing to consider Bylaws No. 432 and 433 be scheduled for 7:00 p.m. on Wednesday, January 19, 2022 at the Quadra Island Community Centre, and

THAT the holding of the public hearing be delegated to the directors representing Electoral Areas A, C and D with the directors for Electoral Area C and Electoral Area D designated as the Chair and Vice Chair respectively for the public hearing, and

THAT the public hearing be structured to allow in-person or electronic participation by directors and the public in accordance with current public health guidelines.

Respectfully:

A handwritten signature in black ink, appearing to read 'Dave Leitch', written over a horizontal line.

Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: Bylaws No. 432 and 433
Copy of September 1, 2021 report to the Electoral Areas Services Committee



BYLAW NO. 432

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. 432, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE 14TH DAY OF JULY, 2021

READ A SECOND TIME ON THE 14TH DAY OF JULY, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2021

READ A THIRD TIME ON THE ____ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2021

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following:

- 3.5(c)(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as ***principal*** golf course ***uses and associated secondary accessory recreational vehicle sites uses.***



BYLAW NO. 433

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. 433, being Quadra Island Zoning Bylaw 1990, Amendment No. 136.

READ A FIRST TIME ON THE 14TH DAY OF JULY, 2021

READ A SECOND TIME ON THE 14TH DAY OF JULY, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2021

READ A THIRD TIME ON THE ____ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2021

Chair

Corporate Officer

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

2) Part 11 'ZONES', Section 11.26, 'Recreation Commercial One (RC-1)' is deleted and replaced by the following:

11.26 RECREATION COMMERCIAL ONE (RC-1)**11.26.1 PRINCIPAL USES**

- a) Golf courses;

11.26.2 PERMITTED ACCESSORY USES

- a) Recreational vehicle sites
- b) Clubhouse, offices and meeting rooms
- b) Residential
- c) Retail sales
- d) Accessory maintenance buildings, structures and uses.

11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
- b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- c) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 30 sites per parcel. A 10-metre wide vegetated buffer strip is to be provided along all property lines.
- d) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- e) Retail sales limited to those items required for the playing of golf.

11.26.4 LOT AREA

The minimum lot area in the Recreation Commercial One (RC-1) zone shall be 30 hectares (74.13 acres).

11.26.5 SETBACKS

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
- b) A minimum of 30.0 metres (98.4 feet) from a rear lot line;
- c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
- d) A minimum of 100.0 metres (328 feet) from the ocean;
- e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.4B.6 LOT COVERAGE

The maximum coverage for all buildings and structures on a lot shall be 1 percent (1%).



STAFF REPORT

DATE: September 29, 2021 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: David Leitch
Chief Administrative Officer

RE: **BYLAWS No. 432 & 433 – OCP AND REZONING (CP 1C 21/RZ 1C 21 – QUADRA LINKS LTD.)**

PURPOSE/PROBLEM

To consider holding a public hearing for Bylaws No. 432 and 433 which propose to amend the Official Community Plan and zoning bylaw to facilitate the development of a recreational vehicle site at the Quadra Links golf course located within Electoral Area C.

EXECUTIVE SUMMARY

The attached report was considered at the September 8, 2021 meeting of the Electoral Areas Services Committee at which time Committee adopted the following resolutions:

Whalley/Anderson: EASC 201/21

THAT the Committee recommend to the Board that a public hearing to consider Bylaws No. 432 and 433 be scheduled at a date and time to be determined.

Whalley/Leigh: EASC 202/21

THAT any date for a public hearing be set for a date after the mandatory vaccination passport program is successfully implemented.

Now that clarity regarding the implementation of the mandatory vaccination pass program has been provided and Bill 10 [*Municipal Affairs Statutes Amendment Act, 2021*], enabling local governments to hold virtual, electronic public hearing on a permanent basis has come into effect, the recommendation below regarding the scheduling of a public hearing is presented for the Board's consideration.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT a public hearing to consider Bylaws No. 432 and 433 be scheduled for 7:00 p.m. on Wednesday, December 1, 2021 at the Quadra Island Community Centre on Quadra Island, and

THAT the holding of the public hearing be delegated to the directors representing Electoral Areas A, C and D with the directors for Electoral Area C and Electoral Area ___ designated as the Chair and Vice Chair respectively for the public hearing, and

THAT the public hearing be structured to allow in-person or electronic participation by directors and the public in accordance with current public health guidelines.

Respectfully:



A handwritten signature in blue ink, appearing to read 'D. Leitch', is written over a horizontal line. The signature is fluid and cursive.

David Leitch
Chief Administrative Officer

Prepared by: E. Watson, Senior Executive Assistant

Attachments: September 1, 2021 report to the Electoral Areas Services Committee



STAFF REPORT

DATE: September 1, 2021 **FILE:** 0540-04 EASC

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: **OCP AMENDMENT AND ZONING BYLAW AMENDMENT APPLICATION TO FACILITATE THE ESTABLISHMENT OF A RECREATIONAL VEHICLE PARK AT 950 HERIOT BAY ROAD**

PLANNING FILE NO. 3330-20/CP 1C 21 and 3360/20 RZ 1C 21

ROLL NO.: 772 18018.100 **PID No.:** 000-405-205

APPLICANT: Quadra Links Ltd.

LAND DESCRIPTION: Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, exc. Part in Plans VIP75891 and EPP98484

OCP BYLAW: Bylaw 3050, *Quadra Island Official Community Plan, 2007*

EXISTING DESIGNATION: Recreation Commercial

ZONING BYLAW: Bylaw No. 1213, *Quadra Island Zoning Bylaw, 1990*

EXISTING ZONE: Recreation Commercial One (RC-1)

PURPOSE

To consider an Official Community Plan amendment and zoning bylaw amendment to facilitate the development of a recreational vehicle site at the Quadra Links golf course.

POLICY ANALYSIS

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding zoning bylaws, namely Section 479 (Zoning Bylaws) and Sections 464 - 465 (Public Hearings on Bylaws).

At its July 14, 2021 meeting, the Board gave first and second readings to Bylaw No. 432 (Quadra Island OCP amendment) and Bylaw No. 433 (Quadra Island zoning) and passed the following resolution:

Abram/Whalley: SRD 681/21

THAT the agency referral list and First Nations consultation process as outlined in the May 3, 2021 report from the Chief Administrative Officer be approved, and

THAT a further report be prepared for the Board's consideration following the conclusion of the referral and consultation processes.

EXECUTIVE SUMMARY

An application has been received to amend the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 30-space recreational vehicle site on land belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination which will be open during the golfing season only, from April to October each year.

The proponents intend to screen and buffer the RV site from adjoining land uses, and although the proposal indicates that water for the development will be provided from the well that currently serves the golf course, the suggestion that sewage disposal will be by individual arrangements between RV owners and private pump-out contractors is not acceptable to Island Health, which is recommending a sani-dump arrangement involving a holding tank or adequately sized septic field. It is therefore recommended that Bylaw Nos. 432 and 433 be brought forward for public hearing at a date and time yet to be determined, with consideration of third reading and adoption being conditional upon Island Health approval of any proposed sewage disposal system.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend to the Board that a public hearing to consider Bylaws No. 432 and 433 be scheduled at a date and time to be determined.

Respectfully:



Dave Leitch
Chief Administrative Officer

BACKGROUND

An application has been received to amend the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 30-space recreational vehicle site on land belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. At the time the applicants obtained an amendment to the OCP and zoning bylaw to permit the adjoining 17-lot Fir Crest Acres subdivision, it was intended that a second application would be forthcoming to permit the RV site.

The facility will remain as Golf Course property and will be separate from the residential subdivision as regards site access and servicing and it will be screened and buffered from the adjoining land uses. It is intended that it be developed in two phases, the first phase to include 20 RV spaces and a second phase for the remaining 10 spaces. The purpose of the RV facility is to increase the attractiveness of the golf course as a tourist destination on Quadra Island. It will be open during the golfing season only, from April to October each year.

AGENCY REFERRALS

The applications were referred to a number of government agencies and First Nations for consideration. Comments received are summarized in the following table:

| Agency | Comments |
|-----------------------------------|---|
| BC Assessment Authority | No response. |
| BC Ferries | No response. |
| Fire department (Quadra Is) | Interests unaffected. |
| MFLNRO – Archaeology | Activity must be halted if an archaeological site is encountered during development and the Archaeology Branch contacted for direction. |
| Ministry of Agriculture | No response. |
| Ministry of Environment | No response. |
| MoTI | Interests unaffected. |
| Vancouver Island Health Authority | Extension of the water system to service the RV sites requires advance approval of construction and operating permits. It is recommended sewage disposal is by onsite sani-dump with either a sewage holding tank or adequately sized septic field. |

| First Nation | Comments |
|---------------------------------|--------------|
| Xwemalhkwu/Homalco First Nation | No response. |
| K'ómoks First Nation | No response. |
| Klahoose First Nation | No response. |
| Lake Cowichan First Nation | No response. |
| Laich-Kwil-Tach Treaty Society | No response. |
| Lyackson First Nation | No response. |
| Nanwakolas Council | No response. |
| Cowichan Tribes | No response. |
| Halalt First Nation | No response. |
| Penelakut Tribe | No response. |
| Tla'amin First Nation | No response. |
| Stz'uminus First Nation | No response. |
| We Wai Kai Nation | No response. |
| Wei Wai Kum Nation | No response. |

PLANNING ANALYSIS

The Golf course property is currently designated Recreation Commercial and zoned Recreation Commercial One (RC-1). These designations allow for the golf course use and accessory uses only. In order for the RV site to be permitted, text amendments to the OCP and zoning bylaw are required, which are provided in the draft bylaws attached to this report.

The proponents intend to screen and buffer the RV site from adjoining land uses, and although the proposal indicates that water for the development will be provided from the well that currently serves the golf course, the suggestion that sewage disposal will be by individual arrangements between RV owners and private pump-out contractors is not acceptable to Island Health, who are recommending a sani-dump arrangement involving a holding tank or adequately sized septic field. No comments were received by the First Nations and other government agencies who responded did not have concerns with the proposal.

FINANCIAL IMPLICATIONS

Applicable fees have been collected for this application under the Planning Procedures and Fees Bylaw No. 5.

LEGAL IMPLICATIONS

This report and the recommendations contained herein are in compliance with the *Local Government Act* (LGA) and Regional District bylaws as they relate to the zoning of land, which includes the surface of the water, set out in Section 479 of the LGA.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

Should a recommendation of support be made for the application and Bylaw Nos. 432 and 433 proceed forward, public consultation will occur in the form of a public hearing, conducted in compliance with the requirements of Sections 464 - 465 'Public Hearings', of the LGA, as required prior to final adoption of any proposed bylaw amendments.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

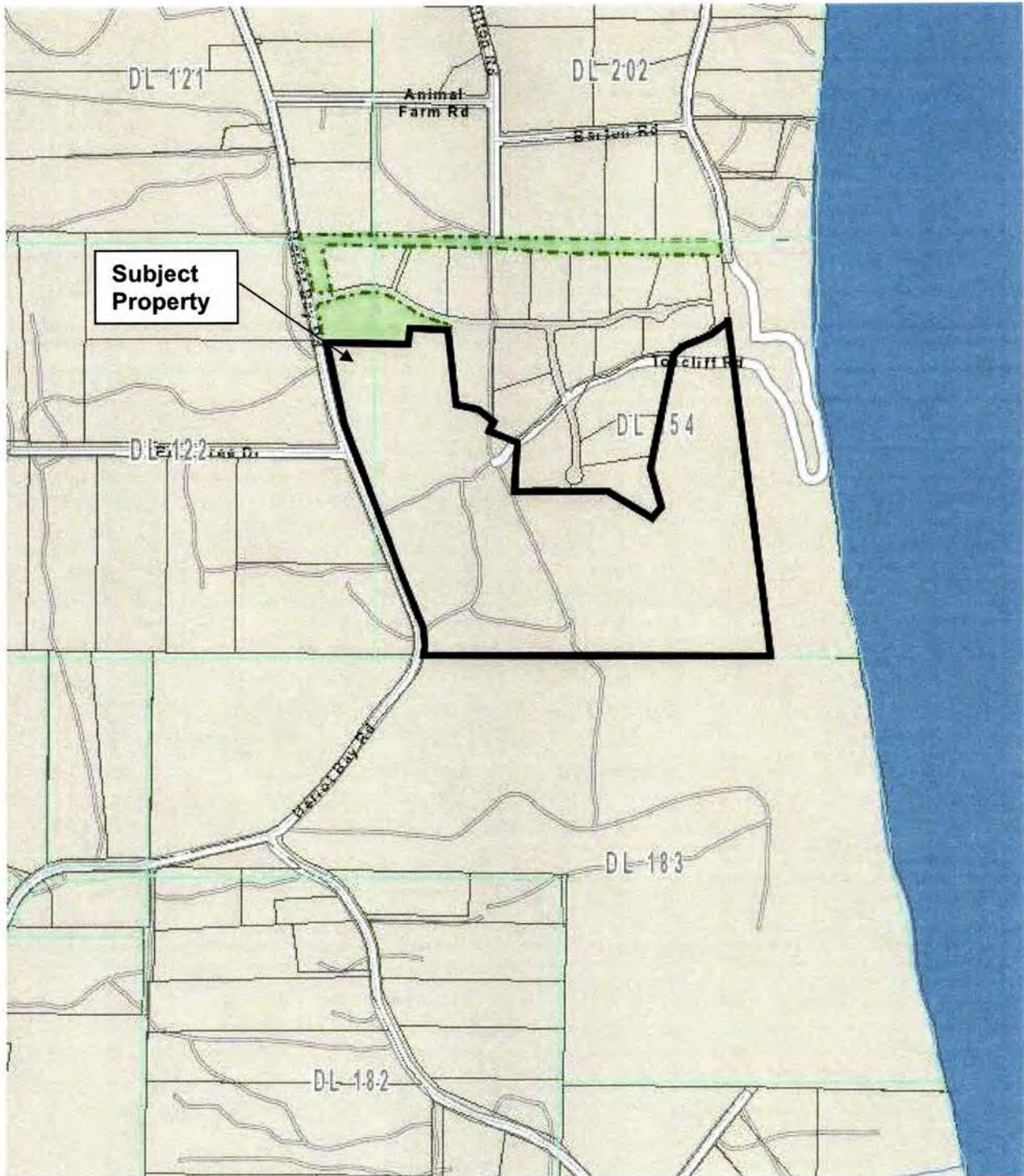
The planning department will be responsible for all aspects of the bylaw amendment process. Additionally, corporate services staff resources will be required during the public hearing process and the finalization of the adoption of the bylaws.

Submitted by:

Aniko Nelson
Senior Manager, Community Services

Prepared by: J. Neill, Planner

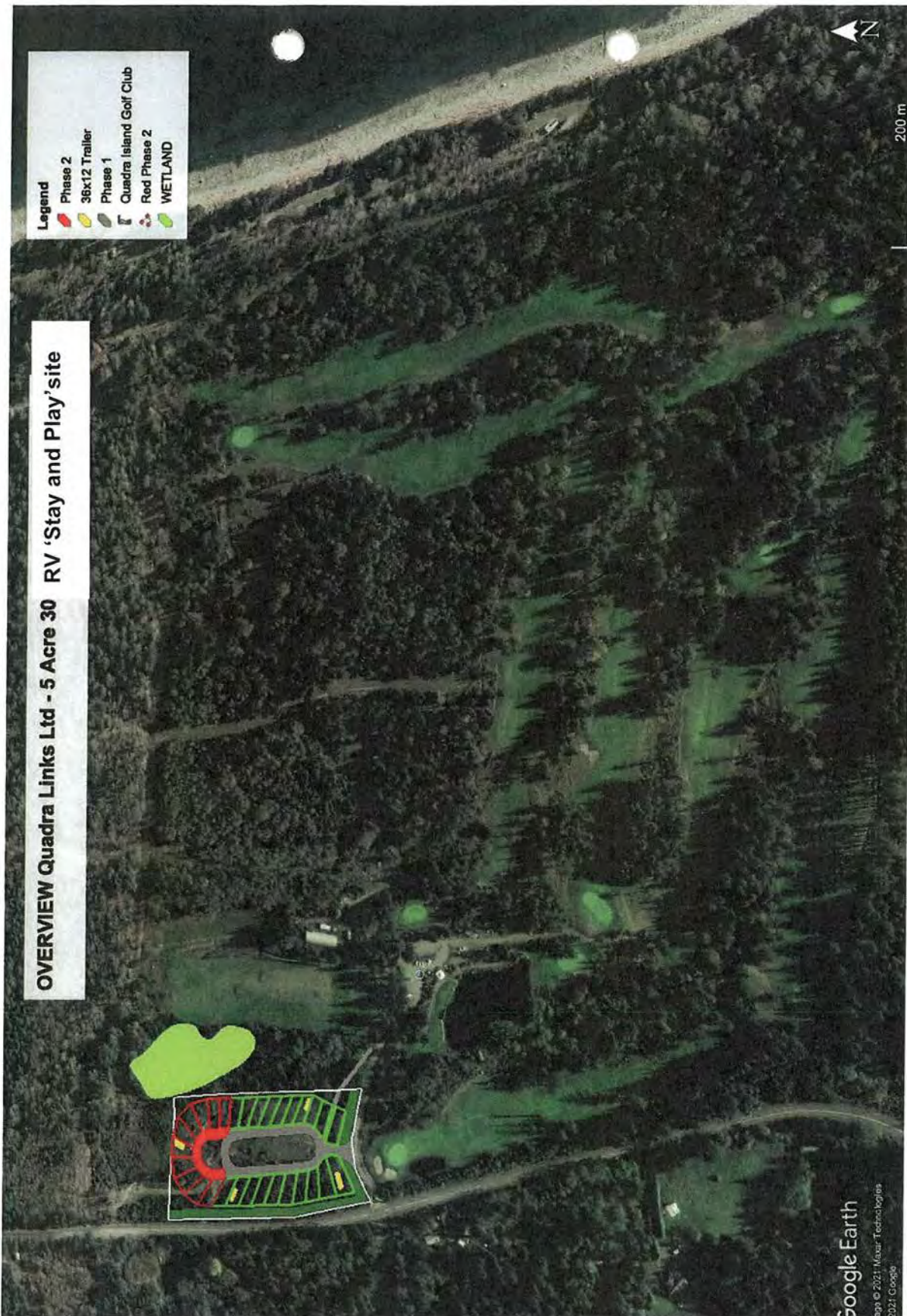
Attachments: Bylaw Nos. 432 and 433



Map showing proposed location of RV park



Recreational Vehicle Site Plan



Location of proposed RV site at the Northwest corner of the golf course.

RV Stay and Play Site

Quadra Links Limited is applying to the Strathcona Regional District to create an RV (recreational vehicle) site within the current RC-1 zone. The RC-1 zone is 83 acres and includes the golf course, driving range, maintenance buildings, and various facilities. The RV site will occupy five acres within the same property.

The proposed area slopes gently from west to east. The interior is primarily open. The perimeter is heavily vegetated. There are no structures on the site. The RV site will be located at the Northwest corner of the property. This area borders the park on the north and Heriot Bay Road on the West. The RV site will not be visible from the road or the community trail. The access will be from Heriot Bay Road at the current golf course entrance.

The wetland is currently partially in the park and partially within the golf course property. The RV site will maintain the 15-metre setback required by MOTI. The RV spaces will be 35x75 feet. They will include picnic tables and fire pits. The density is well below what has been defined in provincial guidelines. The sites will be serviced with power and water. There will be portable bathrooms and the sewage will be contained and removed from the site. The trailers and motor homes will have the option of having a local contractor pump their holding tanks if it is required.

The water will be provided from the existing commercial well that is used for potable water at the golf course. The volume is available and the well has 10 years of acceptable tests that have been provided to VIHA. The construction plan will be developed by an engineer and will need sign off by VIHA. The construction will occur in two phases. Twenty spaces will be built in Phase 1. The target is to have phase 1 ready by the summer of 2022.

The business concept is to make the site available to golfers only. Golf and RV occupancy will be available in several bundles. There is a well-established market for this link between golf and recreational vehicles. There are a number of rural golf courses that have successfully used stay and play to increase activity on the course. Quadra Links considers the RV sites an integral part of the recreational facility.

There will be rules that govern visitors. These will include a curfew to control noise. A full-time attendant will be onsite with responsibilities that include enforcing rules. This will be a seasonal business. The RV site will be open during the same period the golf course is open, approximately April to October. The site is for recreational use only with no residential component.

Applicants' statement



BYLAW NO. 432

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. 432, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE 14TH DAY OF JULY, 2021

READ A SECOND TIME ON THE 14TH DAY OF JULY, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2021

READ A THIRD TIME ON THE ____ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2021

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following:

- 3.5(c)(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as ***principal*** golf course ***uses and associated secondary accessory recreational vehicle sites uses.***



BYLAW NO. 433

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. 433, being Quadra Island Zoning Bylaw 1990, Amendment No. 136.

READ A FIRST TIME ON THE 14TH DAY OF JULY, 2021

READ A SECOND TIME ON THE 14TH DAY OF JULY, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2021

READ A THIRD TIME ON THE ____ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2021

Chair

Corporate Officer

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

- 2) Part 11 'ZONES', Section 11.26, 'Recreation Commercial One (RC-1)' is deleted and replaced by the following:

11.26 RECREATION COMMERCIAL ONE (RC-1)**11.26.1 PRINCIPAL USES**

- a) Golf courses;

11.26.2 PERMITTED ACCESSORY USES

- a) Recreational vehicle sites
b) Clubhouse, offices and meeting rooms
b) Residential
c) Retail sales
d) Accessory maintenance buildings, structures and uses.

11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
c) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 30 sites per parcel. A 10-metre wide vegetated buffer strip is to be provided along all property lines.
d) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
e) Retail sales limited to those items required for the playing of golf.

11.26.4 LOT AREA

The minimum lot area in the Recreation Commercial One (RC-1) zone shall be 30 hectares (74.13 acres).

11.26.5 SETBACKS

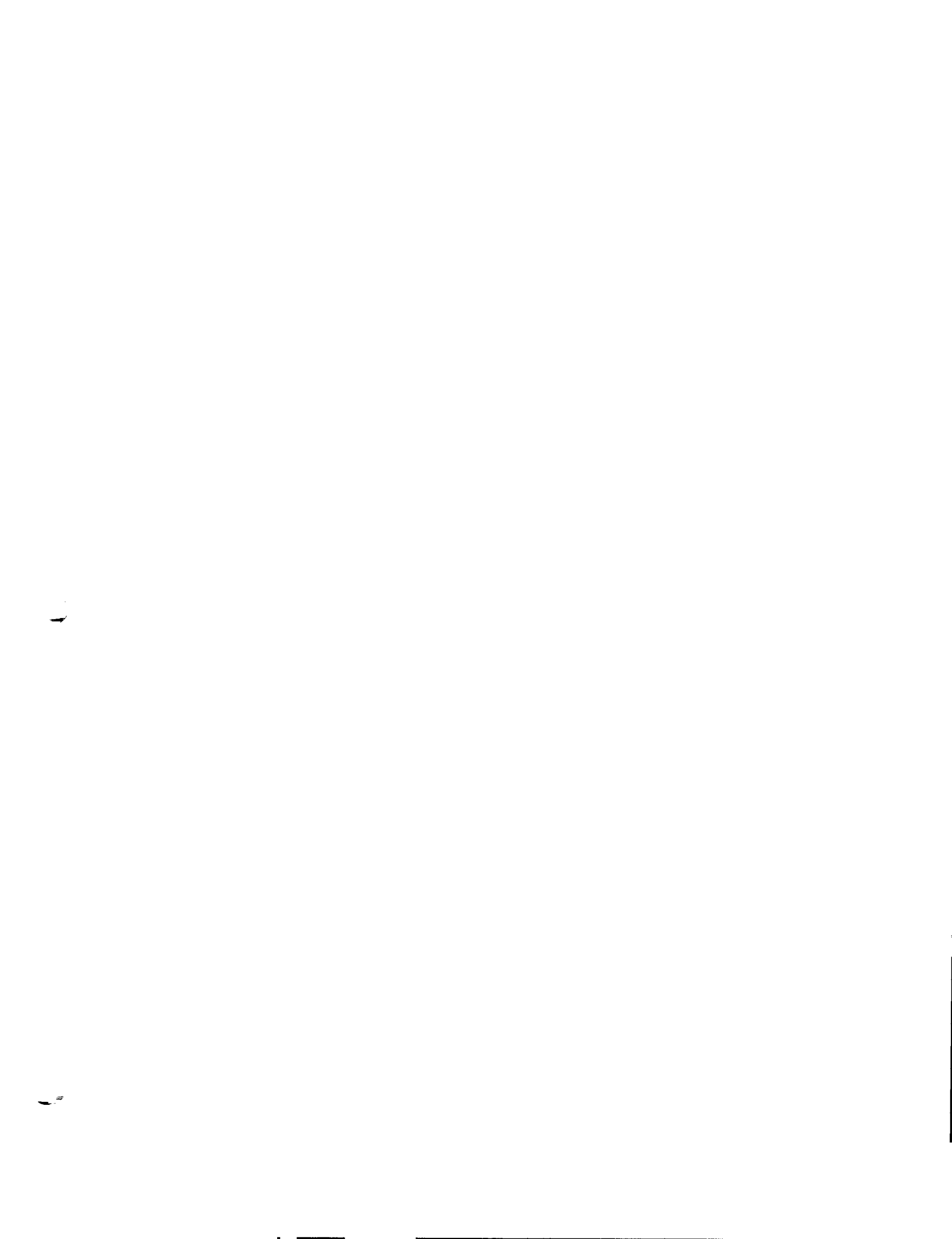
Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
b) A minimum of 30.0 metres (98.4 feet) from a rear lot line;
c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
d) A minimum of 100.0 metres (328 feet) from the ocean;
e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.4B.6 LOT COVERAGE

The maximum coverage for all buildings and structures on a lot shall be 1 percent (1%).







STAFF REPORT

DATE: August 26, 2021 **FILE:** 0540-04 Board

TO: Chair and Directors
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: PUBLIC HEARINGS FOR BYLAWS NO. 385 (WILSON), 424 (CHAN), 432 AND 433
(QUADRA LINKS)

PURPOSE

To consider holding hybrid (virtual/in-person) public hearings at the Quadra Island Community Centre to permit the consideration of four land use bylaws applicable to Electoral Area C.

POLICY ANALYSIS

An application for rezoning in Electoral Area C was reviewed at the April 28, 2021 meeting of the Regional District Board, at which time the following resolution was passed:

Abram/Whalley: SRD 387/21

THAT all public hearings related to *Local Government Act* Part 14 initiatives affecting land within Electoral Area C be postponed until Province of BC public Health orders allow for indoor public gatherings with participation by the general public.

As result of this resolution, the Board deferred consideration of public hearing dates for land-use proposals in Electoral Area C until the COVID-19 situation had stabilized to the degree that indoor public gatherings could resume in a safe manner.

EXECUTIVE SUMMARY

With the postponement of public hearings in Electoral Area C, three rezoning bylaws and one Official Community Plan amendment bylaw have been on hold for between three and 13 months:

1. Rezoning Bylaw No. 385 (Wilson)
2. Rezoning Bylaw No. 424 (Chan)
3. Rezoning and OCP Amendment Bylaws No. 432 and 433 (Quadra Links)

The Public Health Order on Gathering and Events permits in-person public hearings with safety precautions in place, and Bill 10 [*Municipal Affairs Statutes Amendment Act, 2021*]¹ enables local governments to hold virtual, electronic public hearings on a permanent basis. Since the Regional District will be able to hold public hearings within the next few weeks under these rules, further direction is being sought from the Board regarding the processing of these applications and the provision of appropriate messaging for the applicants and the general public.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

¹ Passed June 1, 2021 and effective September 29, 2021.

Respectfully:



A handwritten signature in black ink, appearing to read 'D. Leitch', is written over a horizontal line. The signature is fluid and cursive.

Dave Leitch
Chief Administrative Officer

Prepared by: Meredith Starkey, Parks and Planning Manager





STAFF REPORT

DATE: July 8, 2021

FILE:

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS No. 432 AND 433 – OCP/REZONING (CP 1C 21/RZ 2C 21 - QUADRA LINKS)

PURPOSE/PROBLEM

To consider first and second readings for Bylaws No. 432 and 433 which propose to amend the Quadra Island official community plan and zoning bylaw as they apply to property located at 950 Heriot Bay Road on Quadra Island.

EXECUTIVE SUMMARY

The attached report was considered at the June 30, 2021 meeting of the Regional Board at which time the following resolution was passed:

Abram/Whalley: SRD 638/21

THAT Bylaws No. 432 and 433 be amended by replacing the word 'campground' with the words 'recreational vehicle sites' and that the amended bylaws be brought forward to the next available Board meeting for first and second readings and agency referral.

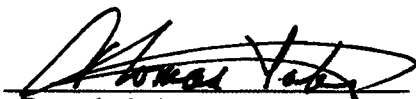
The changes directed by the Board have now been completed and Bylaws No. 432 and 433 are presented at this time for further consideration by the Board.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 432, being a bylaw amend the Quadra Island Official Community Plan, be now introduced and read a first time.
3. THAT Bylaw No. 432 be given second reading.
4. THAT Bylaw No. 433, being a bylaw to amend the zoning regulations applicable to Quadra Island, be now introduced and read a first time.
5. THAT Bylaw No. 433 be given second reading.
6. THAT the agency referral list and First Nations consultation process as outlined in the May 3, 2021 report from the Chief Administrative Officer be approved, and

THAT a further report be prepared for the Board's consideration following the conclusion of the referral and consultation processes.

Respectfully:



Dave Leitch
Chief Administrative Officer

for

Prepared by: T. Yates, Corporate Services Manager

Attachments: Bylaws No. 432 and 433
Copy of June 23, 2021 report to the Regional Board



BYLAW NO. 432

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. 432, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE ___ DAY OF _____,

READ A SECOND TIME ON THE ___ DAY OF _____,

PUBLIC HEARING HELD ON THE ___ DAY OF _____,

READ A THIRD TIME ON THE ___ DAY OF _____,

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ___ DAY OF _____,

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following:

- 3.5(c)(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as ***principal*** golf course ***uses and associated secondary accessory recreational vehicle sites uses.***



BYLAW NO. 433

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. 433, being Quadra Island Zoning Bylaw 1990, Amendment No. 136.

READ A FIRST TIME ON THE ___ DAY OF _____, 2021

READ A SECOND TIME ON THE ___ DAY OF _____, 2021

PUBLIC HEARING HELD ON THE ___ DAY OF _____, 2021

READ A THIRD TIME ON THE ___ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ___ DAY OF _____, 2021

Chair

Corporate Officer

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

- 2) Part 11 'ZONES', Section 11.26, 'Recreation Commercial One (RC-1)' is deleted and replaced by the following:

11.26 RECREATION COMMERCIAL ONE (RC-1)**11.26.1 PRINCIPAL USES**

- a) Golf courses;

11.26.2 PERMITTED ACCESSORY USES

- a) Recreational vehicle sites
b) Clubhouse, offices and meeting rooms
b) Residential
c) Retail sales
d) Accessory maintenance buildings, structures and uses.

11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
c) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 30 sites per parcel. A 10-metre wide vegetated buffer strip is to be provided along all property lines.
d) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
e) Retail sales limited to those items required for the playing of golf.

11.26.4 LOT AREA

The minimum lot area in the Recreation Commercial One (RC-1) zone shall be 30 hectares (74.13 acres).

11.26.5 SETBACKS

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
b) A minimum of 30.0 metres (98.4 feet) from a rear lot line;
c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
d) A minimum of 100.0 metres (328 feet) from the ocean;
e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.4B.6 LOT COVERAGE

The maximum coverage for all buildings and structures on a lot shall be 1 percent (1%).



STAFF REPORT

DATE: June 23, 2021

FILE:

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS No. 432 AND 433 – OCP/REZONING (CP 1C 21/RZ 2C 21 - QUADRA LINKS)

PURPOSE/PROBLEM

To consider Bylaws No. 432 and 433 which propose to amend the Quadra Island official community plan and zoning bylaw as they apply to property located at 950 Heriot Bay Road on Quadra Island.

EXECUTIVE SUMMARY

The attached report was considered at the June 16, 2021 meeting of the Electoral Areas Services Committee at which time the following resolution was passed:

Leigh/Whalley: EASC 147/21

THAT Bylaws No. 432 and 433 be amended by replacing the word 'campground' with the words 'recreational vehicle sites' and that the amended bylaws be brought forward to the next available Board meeting for first and second readings and agency referral.

Although staff have previously recommended that the proposed text changes to Bylaws No. 432 and 433 be evaluated beforehand to avoid unintended consequences, the Board is certainly able to move forward without that additional information if it so chooses. If the Board directs that the proposed changes be made at this time the amended bylaws will be returned for further consideration at the next Board meeting.

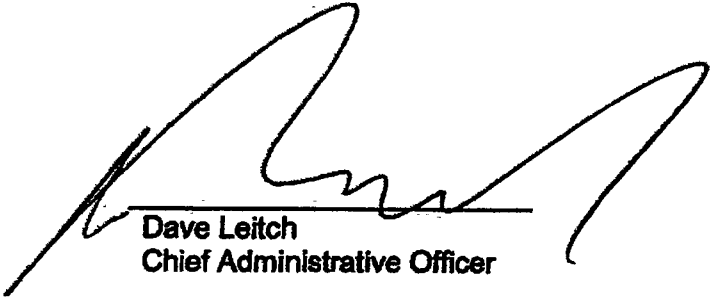
ALTERNATIVES

- a) THAT Bylaws No. 432 and 433 be amended by replacing the word "campground" with the words "recreational vehicle sites" wherever it appears, and that the amended bylaws be returned for further consideration at the next meeting.
- b) THAT a report to evaluate the implications of the proposed changes to Bylaws No. 432 and 433 be prepared for the Board's consideration.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

Respectfully:

A large, stylized handwritten signature in black ink, appearing to read 'Dave Leitch', is written over a horizontal line.

**Dave Leitch
Chief Administrative Officer**

Prepared by: T. Yates, Corporate Services Manager

Attachments: Copy of May 17, 2021 report to the Regional Board



STAFF REPORT

DATE: May 17, 2021 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: David Leitch
Chief Administrative Officer

RE: **BYLAWS NO. 432 AND 433 - OCP/REZONING (CP 1C 21/RZ 2C 21 – QUADRA LINKS)**

PURPOSE/PROBLEM

To consider the consultation process and amendments being proposed with respect to an official community plan and zoning amendment application for a campground proposal at 950 Heriot Bay Road on Quadra Island.

EXECUTIVE SUMMARY

The attached report concerning a proposed campground development was reviewed at the last meeting of the Electoral Areas Services Committee at which time the Committee passed the following resolution:

Abram/Whalley: EASC 110/21

THAT subject to confirmation with the applicant the bylaws be amended as follows prior to consideration of first reading:

First para; Page one.. campground... should read RV site
Exec. Summary: line three and line five..should read... site

Page two... Background and History... line three.. should say: site
Line six, twice in a row:.. RV site and site, not campground
Line nine:..RV sites, not camping spaces..line ten..RV site

Page six: 30 RV site development... not campground.
At bottom in bold.. NOT Campground Plan.. RV Site Plan

Page seven: banner on left side... 30 RV Site development, not campground
Bottom of page RV Site plan (not campground)

Page eight: RV Stay and Play Development (top of page)
second line: site development (not campground)
Third line: ... RV sites

Second para., line two, RV sites
Line four:... RV sites

Third paragraph: line two... The RV sites

Fourth para... line two... RV sites

Eight para... Line one "Golf and RV occupancy..." not camping
line three:... not camping... RV's

Last para.... RV site

3.5(c)(iii)..last line.accessory RV site uses

Last Page...(RC-1)
PERMITTED ACCESSORY USES
a) RV sites

11.26.3

c). RV sites

The changes proposed by the Committee include a combination of amendments to the draft bylaws as well as changes to the report from the Chief Administrative Officer, the latter being both inappropriate and beyond the Committee's mandate.

With respect to the actual bylaw amendments, it would appear that the term 'campground' is proposed to be universally replaced by the term 'RV site'. To properly assess the implications of this change on the Quadra Island official community plan and zoning bylaw, it will be necessary to undertake a more detailed analysis of how these terms are currently being used not only in the context of these bylaws but also with respect to other land use instruments such as development permits and covenants that have already been approved. It is therefore recommended that staff be provided an opportunity to review this matter in greater detail before any amendments are considered by the Board or the consultation/referral process for Bylaws No. 432 and 433 is commenced.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT a report to assess the implications of the amendments proposed to the Quadra Island official community plan and zoning bylaw be prepared for further consideration.

Respectfully:



David Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: Copy of May 3, 2021 report to the Electoral Areas Services Committee



STAFF REPORT

DATE: May 3, 2021 **FILE:** 0540-04 EASC

TO: Chair and Directors,
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS NO. 432 & 433 – OCP & REZONING (CP 1C 21/ RZ 2C 21 (QUADRA LINKS))

PURPOSE

To consider a recommendation for first reading of Quadra Island Official Community Plan Amendment Bylaw No. 432 and Zoning Amendment Bylaw No. 433 and approval of the consultation process in relation to a campground proposal at 950 Heriot Bay Road, Quadra Island.

POLICY ANALYSIS

During the amendment of an OCP and prior to a public hearing, Section 475 of the *Local Government Act* (LGA) requires the Regional District to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected, and more specifically to consider whether to consult with the following:

- a) the board of any regional district that is adjacent to the area covered by the plan,
- b) the council of any municipality that is adjacent to the area covered by the plan,
- c) first nations,
- d) school district boards, greater boards and improvement district boards, and
- e) the provincial and federal governments and their agencies.

Part 14, Planning and Land Use Management, of the LGA describes local governments' roles regarding OCP and zoning bylaw amendments, namely Section 472 (Official Community Plans), Section 479 (Zoning Bylaws) and Sections 464 - 465 (Public Hearings on Bylaws).

EXECUTIVE SUMMARY

An application has been received to amend the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 30-space recreational vehicle campground on land belonging to Quadra Links Ltd. at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the campground is to increase the attractiveness of the golf course as a tourist destination on Quadra Island to be open during the golfing season only, from April to October each year.

On the basis of the proposed re-designation of land and in accordance with the requirements of the LGA, the Regional District must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. A proposed First Nations' consultation process and agency referral list have been prepared for the Committee's consideration.

Should the consultation process and first reading be authorized, the bylaws will be forwarded to First Nations and identified agencies for review and comment. Upon completion of the consultation process, a full staff report on the application and potential land use considerations, including consultation outcomes, will then be prepared for the Board's consideration.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 432 and Bylaw No.433 be recommended to the Board for first reading.
3. THAT the First Nations' consultation process as outlined in the staff report dated May 3, 2021 for application CP 1C 21/ RZ 2C 21 (Quadra Links) be recommended for approval.
4. THAT the agency referral list as outlined in the staff report dated May 3, 2021 for application CP 1C 21/ RZ 2C 21 (Quadra Links) be recommended for approval.

Respectfully:



Dave Leitch
Chief Administrative Officer

BACKGROUND/HISTORY

An application has been received to amend the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 30-space recreational vehicle campground on land belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. At the time the applicants obtained an amendment to the OCP and zoning bylaw to permit the adjoining 17-lot Fir Crest Acres subdivision, it was intended that a second application would be forthcoming to permit the RV campground. The campground will remain as Golf Course property, and will be separate from the residential subdivision as regards to site access and servicing and it will be screened and buffered from the adjoining land uses. It is intended that it be developed in two phases, the first phase consisting of 20 camping spaces and a second phase for the remaining 10 spaces. The purpose of the campground is to increase the attractiveness of the golf course as a tourist destination on Quadra Island. The campground will be temporary in nature and only open during the golfing season from April to October each year.

On the basis of the proposed re-designation of land, and in accordance with the requirements of the LGA, the Regional District must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. A proposed First Nations' consultation process and agency referral list have been prepared for the Board's consideration.

PROPOSED FIRST NATIONS CONSULTATION AND AGENCY REFERRAL

The SRD is committed to early and on-going First Nations consultation, as required under Section 475 of the LGA and guided by the Ministry of Municipal Affairs and Housing's *Guide to First Nations Engagement on Local Government Statutory Approvals*. As part of the consultation process, the SRD will initiate contact with First Nations to provide application details and to seek input related to the proposed bylaw amendment considerations. Should comments or concerns be received from any First Nation regarding the proposed bylaw amendments, such comments will be forwarded to the Board for further consideration and direction. The following First Nations consultation list as sourced from the Province of BC's Consultative Areas Database is provided for Board's consideration:

First Nation Referral List

| | | | |
|---|-----------------------------------|---|----------------------------------|
| √ | Xwémalhkwa (Homalco) First Nation | √ | Nanwakolas Council |
| √ | Tla'amin Nation | √ | Cowichan Tribes |
| √ | Klahoose First Nation | √ | Stz'uminus First Nation |
| √ | K'ómoks First Nation | √ | Halalt First Nation |
| √ | Lake Cowichan First Nation | √ | We Wai Kai (Cape Mudge Band) |
| √ | Laich-Kwil-Tach Treaty Society | √ | We Wai Kum (Campbell River Band) |
| √ | Lyackson First Nation | √ | Penelakut Tribe |

Agency Referral List

| | | | |
|---|--|---|--|
| | Agricultural Land Commission | √ | Ministry of Agriculture |
| | Advisory Planning Commission (APC) | | Ministry of Municipal Affairs and Housing |
| √ | BC Assessment Authority | | Ministry of Energy & Mines |
| √ | BC Ferries Corporation | √ | Ministry of Environment |
| | BC Parks | √ | Ministry of Forests, Lands & Natural Resource Operations (Archaeology) |
| | Powell River Regional District (PRRD) | √ | Ministry of Transportation and Infrastructure |
| | Fisheries and Oceans Canada (General) Fisheries and Oceans Canada (Aquaculture: Finfish) / (Aquaculture: Shellfish) | | Ministry of Jobs, Tourism & Innovation |
| | Environment Canada | | School District No. 72 (Campbell River) |
| √ | Fire Department (Quadra Island) | | Transport Canada Navigable Waters |
| | Ministry of Aboriginal Relations & Reconciliation | √ | Vancouver Island Health Authority (VIHA) |

OPTIONS FOR THE COMMITTEE TO CONSIDER

- a) To provide support for the First Nations consultation and agency referral list provided.
- b) To recommend changes to the First Nations consultation and agency referral list provided.
- c) To recommend that the proposal not proceed.

Should support be provided and the bylaws given first reading, the bylaws will be forwarded to identified parties for review and comment. Following the consultation process, a staff report summarizing the specifics of the application, consultation outcomes, and any amendments to the proposed bylaws will then be prepared for further consideration.

FINANCIAL IMPLICATIONS

Fees for the official community plan and rezoning application process have been collected in accordance with the Regional District's Planning Procedures and Fee Bylaw (Bylaw No. 5).

LEGAL IMPLICATIONS

The report content outlining agency referral and First Nations consultation considerations is in accordance with LGA requirements.

INTERGOVERNMENTAL/REGIONAL IMPLICATIONS

There are no intergovernmental/regional implications at this time.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

There are no citizen/public relations implications at this time.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Community Services staff resources will be required in the preparation of consultation and referral materials.

Submitted by:

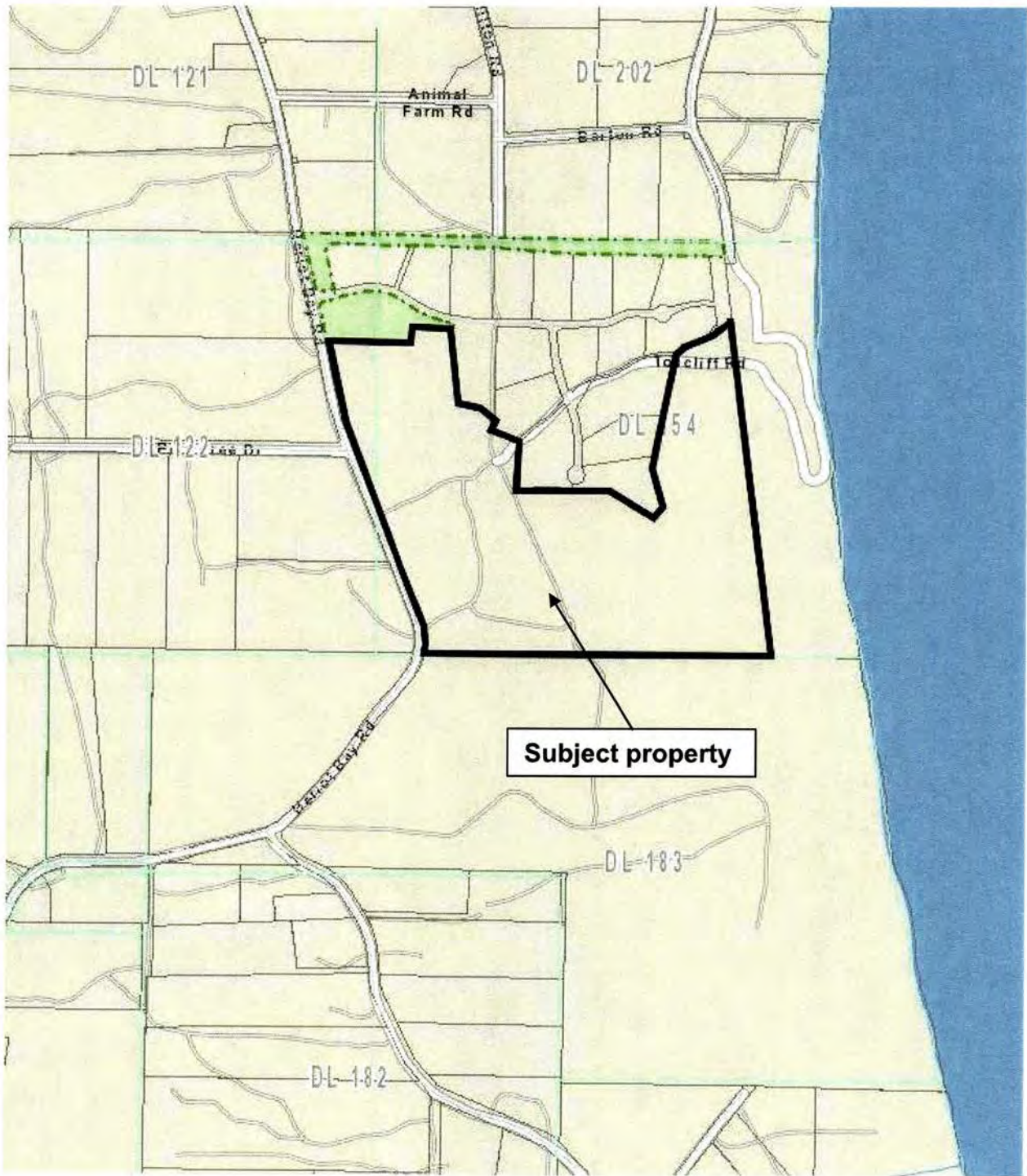


Aniko Nelson
Senior Manager, Community Services

Prepared by: J. Neill, Planner

ATTACHMENTS:

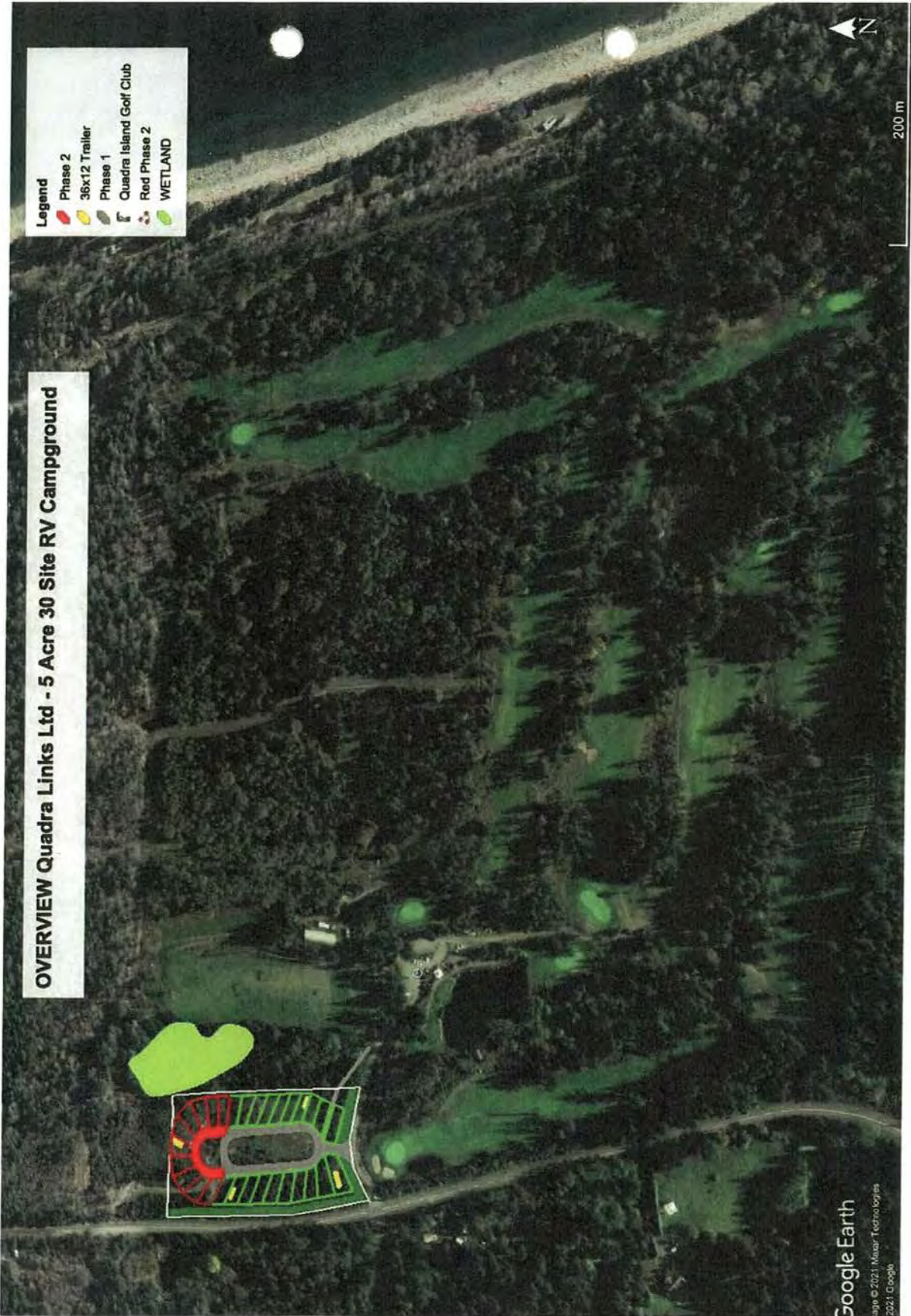
Proposed OCP Amendment Bylaw No. 432
Proposed Zoning Amendment Bylaw No. 433



Location Plan



Campground Plan



Campground plan in relation to Quadra Links Golf Course

R/V Stay and Play Campground

Quadra Links Limited is applying to the Strathcona Regional District to create an R/V campground within the current RC1 zone. The RC1 zone is 83 acres and includes the golf course, driving range, maintenance building, and various facilities. The campground will occupy five acres within the same property.

The proposed area slopes gently from west to east. The interior is primarily open. The perimeter is heavily vegetated. There are no structures on the site. The campground will be located at the North West corner of the property. This area borders the park on the north and Heriot Bay Road on the West. The campsites will not be visible from the road or the community trail. The access will be from Heriot Bay Road at the current golf course entrance.

The wet land is currently partially in the park and partially within the golf course property. The campground will maintain the 15 meter set back required by MOT.

The campsites will be 35x75 feet. They will include picnic tables and fire pits. The density is well below what has been defined in provincial guidelines.

The sites will be serviced with power and water. There will be portable bathrooms and the sewage will be contained and removed from the site. The trailers and motor homes will have the option of having a local contractor pump their holding tanks if it is required.

The water will be provided from the existing commercial well that is used for potable water at the golf course. The volume is available and the well has 10 years of acceptable tests that have been provided to VIHA. The construction plan will be developed by an engineer and will need sign off by VIHA.

The construction will occur in two phases. Twenty sites will be built in Phase 1. The target is to have phase 1 ready by the summer of 2022.

The business concept is to make the sites available to golfers only. Golf and camping will be available in several bundles. There is a well established market for this link between golf and recreational vehicles. There are a number of rural golf courses that have successfully used camping to increase activity on the course. Quadra Links considers the RV sites an integral part of the recreational facility.

There will be rules that govern visitors. These will include a curfew to control noise. A fulltime attendant will be onsite with responsibilities that include enforcing rules.

This will be a seasonal business. The campground will be open during the same period the golf course is open, approximately April to October. The sites are for recreational use only with no residential component.

Applicant's Statement



BYLAW NO. 432

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. 432, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE ___ DAY OF _____,

READ A SECOND TIME ON THE ___ DAY OF _____,

PUBLIC HEARING HELD ON THE ___ DAY OF _____,

READ A THIRD TIME ON THE ___ DAY OF _____,

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ___ DAY OF _____,

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE **TEXT AMENDMENT**

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following:

- 3.5(c)(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as *principal* golf course *uses and associated secondary accessory campground uses*.



BYLAW NO. 433

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. 433, being Quadra Island Zoning Bylaw 1990, Amendment No. 136.

READ A FIRST TIME ON THE ___ DAY OF _____, 2021

READ A SECOND TIME ON THE ___ DAY OF _____, 2021

PUBLIC HEARING HELD ON THE ___ DAY OF _____, 2021

READ A THIRD TIME ON THE ___ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ___ DAY OF _____, 2021

Chair

Corporate Officer

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

- 2) Part 11 'ZONES', Section 11.26, 'Recreation Commercial One (RC-1)' is deleted and replaced by the following:

11.26 RECREATION COMMERCIAL ONE (RC-1)**11.26.1 PRINCIPAL USES**

- a) Golf courses;

11.26.2 PERMITTED ACCESSORY USES

- a) Campgrounds
b) Clubhouse, offices and meeting rooms
b) Residential
c) Retail sales
d) Accessory maintenance buildings, structures and uses.

11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
c) Campgrounds and tourist trailer sites are limited to a maximum density of 30 sites per parcel. A 10-metre wide vegetated buffer strip is to be provided along all property lines.
d) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
e) Retail sales limited to those items required for the playing of golf.

11.26.4 LOT AREA

The minimum lot area in the Recreation Commercial One (RC-1) zone shall be 30 hectares (74.13 acres).

11.26.5 SETBACKS

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
b) A minimum of 30.0 metres (98.4 feet) from a rear lot line;
c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
d) A minimum of 100.0 metres (328 feet) from the ocean;
e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.4B.6 LOT COVERAGE

The maximum coverage for all buildings and structures on a lot shall be 1 percent (1%).

END – RC-1

Minutes



REGIONAL DISTRICT BOARD

Wednesday, September 21, 2022

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, September 21, 2022 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:30 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|--------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | M. Baker | Village of Sayward |
| | J. Colborne | Village of Zeballos |
| | C. Cornfield | City of Campbell River |
| | M. Davis | Village of Tahsis |
| | C. Evans | City of Campbell River |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

FIRST NATIONS TERRITORIAL ACKNOWLEDGEMENT

The Chair acknowledged that we are located on the traditional territory of the Laichwiltach people.

ADOPTION OF PUBLIC AGENDA

Leigh/Evans: SRD 655/22

THAT the agenda for September 21, 2022 regular meeting of the Board be adopted as presented.

CARRIED

ADOPTION OF MINUTES

Cornfield/Davis: SRD 656/22

THAT the minutes of the regular meeting of the Regional Board held on August 17, 2022 be adopted.

CARRIED

Evans/Cornfield: SRD 672/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Davis/Colborne: SRD 673/22

THAT an application be submitted to the 2022 Disaster Risk Reduction / Climate Adaptation Category 2 grant program for enhancing emergency response on behalf of the local government and First Nations entities identified in the September 16, 2022 report from the Chief Administrative Officer; and

THAT the Regional District commit to overall management of the grant if the application is successful.

CARRIED

Director Audit - Remuneration and Expense

Moglove/Cornfield: SRD 674/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Abram/Cornfield: SRD 675/22

THAT Director Abram, without prejudice, agrees to pay back the amount in the report from the finance department of \$8,640.00 for meetings that were said to not meet the criteria in hopes that this will put an end to this issue; and

THAT Director Abram will submit the cheque in full today.

CARRIED

Adams/Moglove: SRD 676/22

That the SRD CAO be instructed that failing receipt of payment in the amount of \$8,640.00 by September 30, 2022, no further monthly stipend, expense or meeting pay claims be paid to Director Abram until the balance of \$8,640.00 has been fully repaid to the SRD Finance Department.

CARRIED

Directors Abram, Davis, Kerr, Leigh and Whalley opposed

BYLAWS

Bylaw No. 433 - Quadra Links Ltd. - Proposed Rezoning

Moglove/Whalley: SRD 677/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Abram/Whalley: SRD 678/22

THAT Bylaw No. 433 be amended by deleting proposed section 11.26.3 [Conditions of Use] and substituting therefor the following:

11.26.3 Conditions of Use

- a) The recreational vehicle park will operate only during the period of April 1 to October 31 annually.
- b) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 21 sites per parcel.
- c) A 10-metre wide vegetated buffer strip is to be provided along all property lines, including a 30-metre buffer from the wetland to the north east.
- d) No parking, loading or storage areas shall be located in any required yards.
- e) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- f) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.

DEFEATED *Directors Leigh and Whalley opposed*

Abram/Leigh: SRD 679/22

THAT Bylaw No. 433 be amended by deleting proposed section 11.26.3 [Conditions of Use] and substituting therefor the following:

11.26.3 Conditions of Use

- a) The recreational vehicle park will operate only during the period of April 1 to October 31 annually.
- b) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 21 sites per parcel.
- c) A 10-metre wide vegetated buffer strip is to be provided along all property lines, including a 30-metre buffer from the wetland to the north east.
- d) No parking, loading or storage areas shall be located in any required yards.
- e) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- f) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- g) Retail sales limited to those items required for the playing of golf.

CARRIED

Bylaw No. 461 - Electoral Area C Wharves Service

Evans/Cornfield: SRD 680/22

THAT the report from the Chief Administrative Officer be received.





REGIONAL DISTRICT BOARD

Wednesday, May 11, 2022

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, May 11, 2022 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:31 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|-------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | N. Anderson | Cortes Island (Electoral Area B) |
| | M. Baker | Village of Sayward |
| | M. Davis | Village of Tahsis |
| | C. Evans | City of Campbell River |
| | K. Jules | Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

FIRST NATIONS ACKNOWLEDGEMENT

The Chair acknowledged that we are located on the traditional territory of the Laichwiltach people.

ADOPTION OF PUBLIC AGENDA

Leigh/Whalley: SRD 373/22

THAT the agenda for May 11, 2022 regular meeting of the Board be adopted as presented.

CARRIED

PETITIONS AND DELEGATIONS

Prevention of Human Trafficking

The Chair welcomed Cathy Peters, BC anti-human trafficking advocate who made a presentation regarding the prevention of human trafficking.

Baker/Evans: SRD 374/22

Leigh/Whalley: SRD 405/22

● THAT the rules be suspended and Bylaw No. 460 be given second and third readings.

CARRIED

Whalley/Anderson: SRD 406/22

THAT Bylaw No. 460 be returned for further consideration by the Board following the conclusion of the public notification process.

CARRIED

CORRESPONDENCE

Leigh/Whalley: SRD 407/22

THAT the following items be received:

AVICC Resolutions for 2022

April 20, 2022 correspondence from the Union of BC Municipalities regarding 2022 AVICC Resolutions.

Quadra Links Development Proposal

April 28, 2022 correspondence from George Murdoch regarding the public hearing schedule for the Quadra Links development proposal.

Telus Communication Tower

April 22, 2022 correspondence from Telus regarding a proposed radiocommunications tower at Quinsam I.R. No. 12.

Disaster Financial Assistance

April 29, 2022 news release from the Province of BC regarding disaster financial assistance.

CARRIED

ADDENDUM ITEMS

● Leigh/Whalley: SRD 408/22

THAT the addendum item be considered.

CARRIED



REGIONAL DISTRICT BOARD

Wednesday, April 27, 2022

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, April 27, 2022 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:30 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|--------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | N. Anderson | Cortes Island (Electoral Area B) |
| | M. Baker | Village of Sayward |
| | J. Colborne | Village of Zeballos |
| | C. Cornfield | City of Campbell River |
| | M. Davis | Village of Tahsis |
| | C. Evans | City of Campbell River |
| | K. Jules | Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

FIRST NATIONS ACKNOWLEDGEMENT

The Chair acknowledged that we are located on the traditional territory of the Laichwiltach people.

ANNOUNCEMENTS

The Chair welcomed Directors Colborne, Cornfield, Davis, and Moglove who were attending in-person from the Regional District Boardroom.

ADOPTION OF PUBLIC AGENDA

Baker/Colborne: SRD 335/22

THAT the agenda for April 27, 2022 regular meeting of the Board be adopted as presented.

Director Moglove requested that an item entitled "Schedule Change" be added to the agenda.

Whalley/Leigh: SRD 353/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Whalley/Leigh: SRD 354/22

THAT the Board approve a grant for the Sayward School Parent Advisory Council (PAC) in the amount of \$500 to assist with additional field trips and extracurricular supplies to be paid from the Electoral Area A grant in aid budget.

CARRIED

Director Adams joined the meeting.

Request for Financial Assistance - Campbell River Killer Whales Swim Club

Leigh/Whalley: SRD 355/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Leigh/Evans: SRD 356/22

THAT the Board approve a grant for the Campbell River Killer Whales Swim Club in the amount of \$3,500 to assist with operational expenses to be paid from the Electoral Area D grant in aid budget.

CARRIED

BYLAWS

Bylaws No. 432 and 433 - OCP/Rezoning (CP 1C 21/RZ 1C 21 - Quadra Links)

Abram/Whalley: SRD 357/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Abram/Adams: SRD 358/22

THAT the Public Hearing for Bylaws No. 432 and 433 be rescheduled to an in-person public hearing to be held at 7pm on Wednesday, November 23, 2022 to allow as much time as possible for the applicant to prepare for the hearing, as requested by the applicant. The QICC is available and being held.

AND FURTHER THAT the Director for Area C be appointed as Chair and the Director for Area D be appointed as Vice-Chair.

CARRIED

Bylaw No. 459 - Campbell River Storm License Agreement

Adams/Leigh: SRD 359/22





REGIONAL DISTRICT BOARD

Wednesday, April 13, 2022

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, April 13, 2022 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:30 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|--------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | N. Anderson | Cortes Island (Electoral Area B) |
| | M. Baker | Village of Sayward |
| | J. Colborne | Village of Zeballos |
| | C. Cornfield | City of Campbell River |
| | M. Davis | Village of Tahsis |
| | C. Evans | City of Campbell River |
| | K. Jules | Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

FIRST NATIONS ACKNOWLEDGEMENT

The Chair acknowledged that we are located on the traditional territory of the Laichwiltach people.

ADOPTION OF PUBLIC AGENDA

Evans/Leigh: SRD 305/22

THAT the agenda for April 13, 2022 regular meeting of the Board be adopted as presented.

CARRIED

ADOPTION OF MINUTES

Whalley/Abram: SRD 306/22

THAT the draft minutes of the regular meeting of the First Nations Relations Committee held on March 30, 2022 be received.

CARRIED

STAFF REPORTS

Strengthening Communities Services Program Grant Application

Colborne/Whalley: SRD 310/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Evans/Whalley: SRD 311/22

THAT the Strathcona Regional District submit a regional grant application to the Strengthening Communities' Services Program as outlined in the Summary of Proposed Activities, and

THAT the Regional District commit to providing overall grant management if the application is successful.

CARRIED

K'omoks First Nation Cultural and Heritage Policy

Leigh/Moglove: SRD 312/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Moglove/Evans: SRD 313/22

THAT the K'omoks First Nation Cultural and Heritage Policy be supported.

CARRIED

BYLAWS

Bylaws No. 432 and 433 - OCP/Rezoning (CP 1C 21/RZ 1C 21 - Quadra Links)

Abram/Whalley: SRD 314/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Abram/Whalley: SRD 315/22

THAT the public hearing for Bylaws No. 432 and 433 currently scheduled for Wednesday, April 27, 2022 be rescheduled to May 18, 2022 in person at the Quadra Island Community Centre.

CARRIED *Director Anderson opposed*

CORRESPONDENCE

Municipal Insurance Association Annual Report

Whalley/Leigh: SRD 316/22

THAT the 2021 Annual Report from the Municipal Insurance Association of BC be received.

CARRIED

Elected Officials Facing Criminal Charges

Moglove/Whalley: SRD 317/22

THAT the April 7, 2022 news release from the Ministry of Municipal Affairs regarding tools to address elected officials charged with criminal offences be received.

CARRIED

MEMBERS' REPORTS

Bute Inlet Slide

Abram/Whalley: SRD 318/22

THAT the March 30, 2022 report from Director Abram regarding the Bute Inlet slide and tsunami be received.

CARRIED

CLOSED SESSION

Colborne/Cornfield: SRD 319/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Leigh/Colborne: SRD 320/22

THAT a closed meeting be held immediately following termination of the public meeting to consider matters deemed to fall within the parameters of subsections 90(1)(c), (g), (i), (j), (k), (n), (o) and 90(2)(b) of the Community Charter.

CARRIED

TERMINATION

Evans/Adams: SRD 321/22



REGIONAL DISTRICT BOARD

Wednesday, March 16, 2022

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, March 16, 2022 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:30 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|--------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | N. Anderson | Cortes Island (Electoral Area B) |
| | M. Baker | Village of Sayward |
| | J. Colborne | Village of Zeballos |
| | C. Cornfield | City of Campbell River |
| | M. Davis | Village of Tahsis |
| | C. Evans | City of Campbell River |
| | K. Jules | Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

ADOPTION OF PUBLIC AGENDA

Director Cornfield requested that an item of New Business entitled "Solid Waste Management" be added to the agenda.

Leigh/Abram: SRD 201/22

THAT the agenda for March 16, 2022 regular meeting of the Board be adopted as amended.

CARRIED

PETITIONS AND DELEGATIONS

Director Adams joined the meeting.

TEAMM Aeromedical

Land Use Planning Service

Leigh/Colborne: SRD 223/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Colborne/Moglove: SRD 224/22

THAT a report on governance and service options for municipalities that may wish to participate in the Regional District land use planning service be prepared for consideration by the Municipal Services Committee.

Anderson/Davis: SRD 225/22

THAT the motion be amended by replacing the words "Municipal Services Committee" with the words "Regional District Board".

DEFEATED

Directors Abram, Baker, Colborne, Cornfield, Evans, Davis, Kerr, Moglove and Unger opposed

A vote was held on the original motion and it was ...

CARRIED

*Director Leigh opposed***BYLAWS****Bylaws No. 432 and 433 - OCP/Rezoning (CP 1C 21/RZ 1C 21 - Quadra Links)**

Abram/Leigh: SRD 226/22

THAT the report from the Chief Administrative Officer be received.

CARRIED

Colborne/Evans: SRD 227/22

THAT a staff report to evaluate possible dates after October 2022 for a public hearing on Bylaws No. 432 and 433 be prepared for the the Board's consideration.

CARRIED

Bylaw No. 451 - 2022 to 2026 Financial Plan and Capital Expenditure Program

Leigh/Adams: SRD 228/22

THAT the report from the Chief Administrative Officer be received.



REGIONAL DISTRICT BOARD

Wednesday, January 12, 2022

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, January 12, 2022 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:30 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|--------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | N. Anderson | Cortes Island (Electoral Area B) |
| | M. Baker | Village of Sayward |
| | J. Colborne | Village of Zeballos |
| | C. Cornfield | City of Campbell River |
| | C. Evans | City of Campbell River |
| | K. Jules | Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

FIRST NATIONS ACKNOWLEDGEMENT

The Chair acknowledged that we are located on the traditional territory of the Laichwiltach people.

ADOPTION OF PUBLIC AGENDA

Leigh/Baker: SRD 1/22

THAT the agenda for January 12, 2022 regular meeting of the Board be adopted as presented.

Director Abram requested that two items of New Business entitled "Bylaws No. 94 & 95" and "Bylaws No. 432 & 433" be added to the agenda.

Leigh/Cornfield: SRD 2/22

THAT the rules be suspended and Bylaw No. 450 be given second and third readings.

CARRIED

Leigh/Evans: SRD 29/22

THAT Bylaw No. 450, being Revenue Anticipation Borrowing Authorization Bylaw 2022, be reconsidered, finally passed and adopted.

CARRIED

CORRESPONDENCE

Abram/Whalley: SRD 30/22

THAT the following items of correspondence be received:

Dam Inundation Grant

- December 14, 2021 correspondence from the Union of BC Municipalities regarding funding for the Dam Inundation Capacity Enhancement Exercise.

Media Statements by Director

- December 28, 2021 correspondence from K. Horton and B. Girdlestone regarding comments by the Electoral Area C director in the Discovery Islander.

CARRIED

Accessibility Requirements for Local Government

Anderson/Leigh: SRD 31/22

THAT the January 5, 2022 news release from the Union of BC Municipalities regarding accessibility requirements for local government be received.

CARRIED

NEW BUSINESS

Bylaws No. 94 & 95

Abram/Whalley: SRD 32/22

Due to the most recent Omicron variant outbreak of Covid 19, that the public hearing for the Schellinck development scheduled for January 18, 2022 be rescheduled to an available date in late April

2022, at 7pm at the Quadra Island Community Centre. All COVID protocols will apply.

CARRIED

Bylaws No. 432 & 433

Abram/Anderson: SRD 33/22

Due to the most recent Omicron variant outbreak of Covid 19, that the public hearing for the Quadra Links development scheduled for January 19, 2022 be rescheduled to an available date in late April 2022, at 7pm at the Quadra Island Community Centre. All COVID protocols will apply.

CARRIED

TERMINATION

Abram/Whalley: SRD 34/22

THAT the January 12, 2022 regular meeting of the Regional Board be terminated.

CARRIED

Time: 1:52 p.m.

Certified Correct:

Chair

Corporate Officer



REGIONAL DISTRICT BOARD

Wednesday, October 6, 2021

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, October 6, 2021 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:30 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|-------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | N. Anderson | Cortes Island (Electoral Area B) |
| | M. Baker | Village of Sayward |
| | J. Colborne | Village of Zeballos |
| | M. Davis | Village of Tahsis |
| | C. Evans | City of Campbell River |
| | K. Jules | Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

ADOPTION OF PUBLIC AGENDA

Leigh/Evans: SRD 836/21

THAT the agenda for October 6, 2021 regular meeting of the Board be adopted as presented.

Director Anderson requested that an item of New Business entitled "Small Community Paramedic Initiative - Update" be added to the agenda.

Director Leigh requested that an item of New Business entitled "Vancouver Island Regional Library" be added to the agenda.

Whalley/Davis: SRD 837/21

THAT the motion as amended be adopted.

Leigh/Whalley: SRD 864/21

THAT Bylaw No. 431, being a bylaw to authorize entering into an agreement respecting the use of Community Works funds for the Black Creek/Oyster Bay community water system, be now introduced and read a first time.

CARRIED

Leigh/Whalley: SRD 865/21

THAT the rules be suspended and Bylaw No. 431 be given second and third readings.

CARRIED

Kerr/Whalley: SRD 866/21

THAT Bylaw No. 431 be returned for consideration of adoption following written consent being received from the director for Electoral Area D.

CARRIED

**Bylaws No. 432 and 433 - OCP and Zoning Bylaw Amendments
(CP 1C 21 and RZ 1C 21 - Quadra Links)**

Leigh/Abram: SRD 867/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Abram/Leigh: SRD 868/21

That staff schedule public hearing dates in January 2022 for the Quadra Links OCP and Zoning amendment applications due to the current public health risks associated with Covid 19

CARRIED

**Bylaws No. 434 & 435 - OCP and Zoning Bylaw Amendments
(CP 1B 21/RZ 1B 21 - Treedom)**

Anderson/Whalley: SRD 869/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Anderson/Whalley: SRD 780/21

THAT Bylaw No. 434, being a bylaw to amend the Cortes Island official community plan, be now introduced and read a first time.

CARRIED



REGIONAL DISTRICT BOARD

Wednesday, September 8, 2021

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, September 8, 2021 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:31 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|--------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | N. Anderson | Cortes Island (Electoral Area B) |
| | M. Baker | Village of Sayward |
| | J. Colborne | Village of Zeballos |
| | C. Cornfield | City of Campbell River |
| | M. Davis | Village of Tahsis |
| | C. Evans | City of Campbell River |
| | K. Jules | Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

ADOPTION OF PUBLIC AGENDA

Leigh/Cornfield: SRD 760/21

THAT the agenda for September 8, 2021 regular meeting of the Board be adopted as presented.

CARRIED

PETITIONS AND DELEGATIONS

Sayward Children's Hub

The Chair welcomed Alison Boucher, Ann Vansnick and Kim Tooners of the Sayward Children's Hub who made a presentation regarding the Sayward Children's Hub operation.

Director Adams joined the meeting.

Director Kerr joined the meeting.

Proposed Service Agreement - Laichwiltach Family Life Society

Leigh/Moglove: SRD 792/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Evans/Moglove: SRD 793/21

THAT the 2021-2025 Financial Plan be amended to reflect the receipt of \$1,020,279 in grant funding from UBCM Strengthening Communities' Services Grant Program.

CARRIED

Moglove/Kerr: SRD 794/21

THAT the draft service agreement for the COVID-19 Unsheltered Homelessness Response be finalized with the Laichwiltach Family Life Society as approved in the UBCM Grant Strengthening Communities Application, and

THAT the Chair and Corporate Officer be authorized to execute the final agreement on behalf of the Strathcona Regional District.

CARRIED

Quarterly Report from B.C. Ombudsperson

Leigh/Moglove: SRD 795/21

THAT the report from Chief Administrative Officer be received.

CARRIED

Public Hearings for Bylaws No. 385 (Wilson), 434 (Chan), 432 and 433 (Quadra Links)

Abram/Leigh: SRD 796/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Abram/Leigh: SRD 797/21

THAT any date for a public hearing be set for a date after the BC Vaccine Card program is implemented.

CARRIED

Director Anderson opposed

Request for Financial Assistance - Royal Canadian Legion (Sayward Branch)



**Strathcona
Regional District****ELECTORAL AREAS SERVICES COMMITTEE**

Wednesday, September 8, 2021

Minutes of the regular meeting of the Electoral Areas Services Committee held on Wednesday, September 8, 2021 at the Strathcona Regional District office located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 9:30 a.m. with the following directors physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|-------------|--|
| Chair: | J. Abram | Electoral Area C (Discovery Islands-Mainland Inlets) |
| Directors: | N. Anderson | Electoral Area B (Cortes Island) |
| | B. Leigh | Electoral Area D (Oyster Bay-Buttle Lake) |
| | G. Whalley | Electoral Area A (Kyuquot/Nootka-Sayward) |

ADOPTION OF PUBLIC AGENDA

Whalley/Anderson: EASC 189/21

THAT the agenda for the September 8, 2021 regular meeting of the Electoral Areas Services Committee be adopted as presented.

CARRIED

ADOPTION OF PREVIOUS MEETING MINUTES

Leigh/Anderson: EASC 190/21

THAT the minutes of the regular meeting of the Electoral Areas Services Committee held on August 11, 2021 be adopted.

CARRIED

BUSINESS ARISING FROM THE MINUTES

Long Range Land Use Planning Overview

Director Anderson requested an update on the matter of long range land use planning.

The Chief Administrative Officer advised that long range planning would be addressed during the budget process.

THAT the Regional District commit to overall grant management if the application is successful.

CARRIED

BYLAWS

Bylaw No. 431 - Black Creek/Oyster Bay Water Meter Replacement

Leigh/Whalley: EASC 198/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Leigh/Whalley: EASC 199/21

THAT the Committee recommend that Bylaw No. 431 be given first 3 readings by the Regional Board and submitted for written consent by the Director for Electoral Area D.

CARRIED

Bylaws No. 432 and 433 - OCP Amendment and Zoning Bylaw Amendment Application to Facilitate the Establishment of a Recreational Vehicle Park at 950 Heriot Bay Road (CP 1C 21 and RZ 1C 21 - Quadra Links)

Whalley/Leigh: EASC 200/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Whalley/Anderson: EASC 201/21

THAT the Committee recommend to the Board that a public hearing to consider Bylaws No. 432 and 433 be scheduled at a date and time to be determined.

CARRIED

Whalley/Leigh: EASC 202/21

THAT any date for a public hearing be set for a date after the mandatory vaccination passport program is successfully implemented.

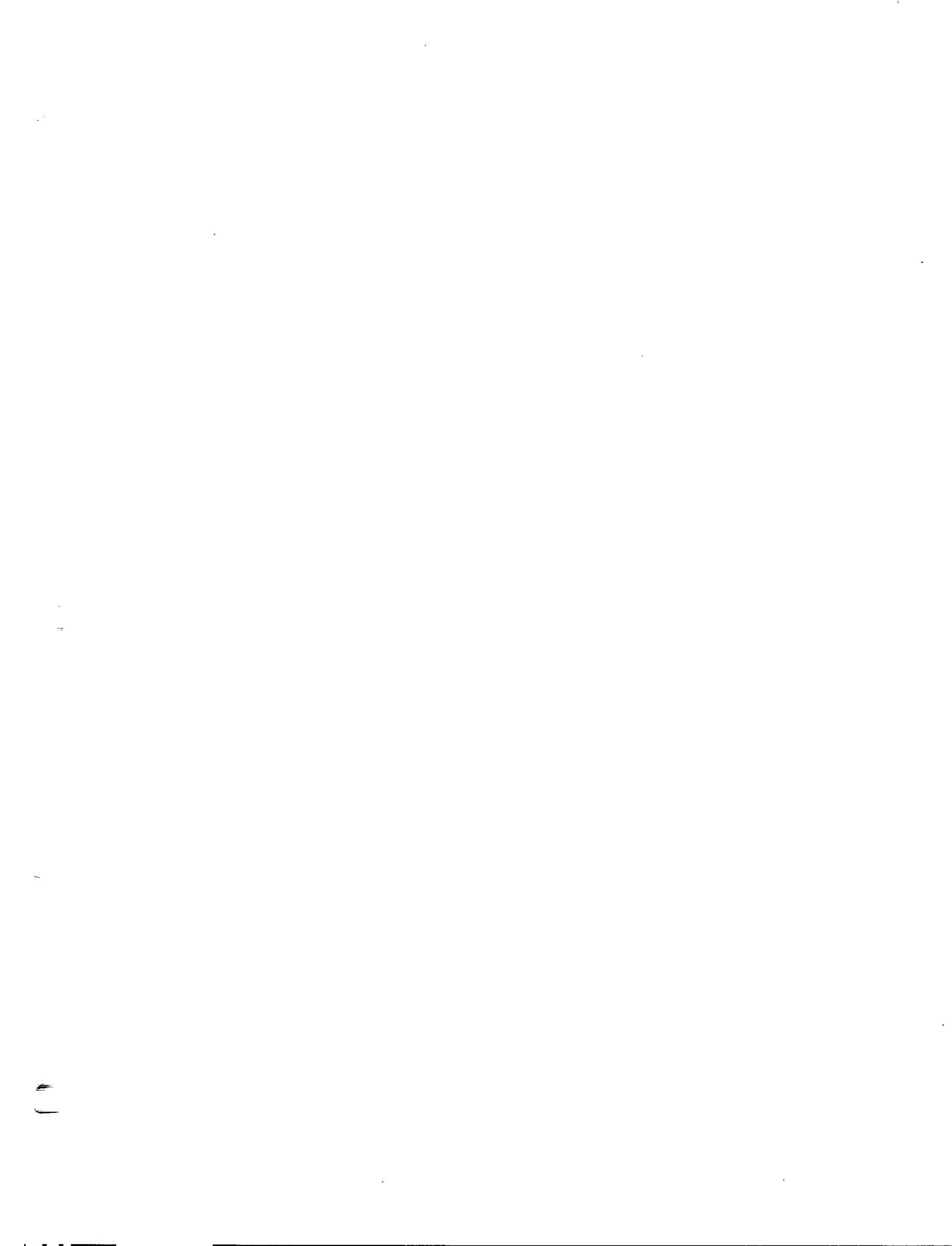
CARRIED

Director Anderson opposed

Bylaws No. 434 & 435 - OCP Amendment and Rezoning Application to Facilitate Additional Housing Density at 1062 Seascap Road (CP 1B 21/RZ 1B 21 - Treedom)

Anderson/Leigh: EASC 203/21

THAT the report from the Chief Administrative Officer be received.





REGIONAL DISTRICT BOARD

Wednesday, July 14, 2021

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, July 14, 2021 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:30 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-----------------------|------------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | N. Anderson | Cortes Island (Electoral Area B) |
| | M. Baker | Village of Sayward |
| | C. Evans | City of Campbell River |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |
| Alt. Director: | K. Dahl | City of Campbell River |
| | for C. Cornfield | |

ADOPTION OF PUBLIC AGENDA

The Chair advised that an item entitled "Remedial Action Requirement - 3749 Island Highway South" will be considered under the Business Arising section of the Agenda.

Director Colborne joined the meeting.
 Director Davis joined the meeting.
 Director Jules joined the meeting.

Whalley/Leigh: SRD 658/21

THAT the agenda for the July 14, 2021 regular meeting of the Board be adopted as amended.

CARRIED

PETITIONS AND DELEGATIONS

Children's Health Foundation

THAT Director Abram be appointed the Electoral Area Representative on that Committee.

CARRIED

First Nations Territorial Acknowledgements

Moglove/Whalley: SRD 674/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Evans/Adams: SRD 675/21

THAT a policy to guide the use of First Nations territorial acknowledgements at meetings and other official Regional District events be prepared for the Board's consideration.

CARRIED

BYLAWS

Bylaws No. 432 and 433 - OCP/Rezoning (CP 1C 21/RZ 2C 21 - Quadra Links)

Abram/Whalley: SRD 676/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Abram/Leigh: SRD 677/21

THAT Bylaw No. 432, being bylaw to amend the Quadra Island Official Community Plan, be now introduced and read a first time.

CARRIED

Abram/Whalley: SRD 678/21

THAT Bylaw No. 432 be given second reading.

CARRIED

Abram/Leigh: SRD 679/21

THAT Bylaw No. 433 being a bylaw to amend the zoning regulations applicable to Quadra Island, be now introduced and read a first time.

CARRIED

Abram/Whalley: SRD 680/21

THAT Bylaw No. 433 be given second reading.

CARRIED

Abram/Whalley: SRD 681/21

THAT the agency referral list and First Nations consultation process as outlined in the May 3, 2021 report from the Chief Administrative Officer be approved, and

THAT a further report be prepared for the Board's consideration following the conclusion of the referral and consultation processes.

CARRIED

CORRESPONDENCE

Aquaculture Consultation

Leigh/Adams: SRD 682/21

THAT the June 29, 2021 correspondence from Rachel Blaney, MP regarding the BC Aquaculture Consultations Interim Report be received.

CARRIED

Leigh/Adams: SRD 683/21

THAT the SRD request that our Member of Parliament continue to press for fair consultation with our Regional District and our North Island communities on the issues of closure of aquaculture sites

AND THAT the Minister of Fisheries and Oceans be copied on our correspondence.

CARRIED

CLOSED SESSION

Leigh/Adams: SRD 684/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Adams/Davis: SRD 685/21

THAT a closed meeting be held immediately following termination of the public meeting to consider matters deemed to fall within the parameters of subsections 90(1), (c), (g), (i), (n), (o), and 90(2)(b) of the Community Charter.

CARRIED

TERMINATION

Whalley/Adams: SRD 686/21

1

2



REGIONAL DISTRICT BOARD

Wednesday, June 30, 2021

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, June 30, 2021 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:30 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | M. Baker | Village of Sayward |
| | M. Davis | Village of Tahsis |
| | C. Evans | City of Campbell River |
| | K. Jules | Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations |
| | R. Kerr | City of Campbell River |
| | C. Moglove | City of Campbell River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

ADOPTION OF PUBLIC AGENDA

Whalley/Davis: SRD 589/21

THAT the agenda for June 30, 2021 regular meeting of the Board be adopted as presented.

CARRIED

Director Adams joined the meeting.
 Director Anderson joined the meeting.
 Director Cornfield joined the meeting.
 Director Leigh joined the meeting.

ADOPTION OF MINUTES

Cornfield/Baker: SRD 590/21

THAT the minutes of the regular meeting of the Regional Board held on June 16, 2021 be adopted.

CARRIED

Whalley/Abram: SRD 636/21

THAT Bylaw No. 429 be returned for further consideration at the September 8, 2021 Board meeting.

CARRIED

Bylaws No. 432 and 433 - OCP/Rezoning (CP 1C 21/RZ 2C 21 - Quadra Links)

Abram/Whalley: SRD 637/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Abram/Whalley: SRD 638/21

THAT Bylaws No. 432 and 433 be amended by replacing the word 'campground' with the words 'recreational vehicle sites' and that the amended bylaws be brought forward to the next available Board meeting for first and second readings and agency referral.

CARRIED

Bylaw No. 438 - Cortes Island Zoning Amendment (Cannabis Regulation)

Anderson/Evans: SRD 639/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Anderson/Whalley: SRD 640/21

THAT Bylaw No. 438 be referred to the Electoral Area B Advisory Planning Commission for comment, and

THAT a further report be prepared following review by the Commission.

CARRIED

CORRESPONDENCE

Friends of Strathcona Park

Whalley/Leigh: SRD 641/21

THAT the June 11, 2021 correspondence from the Friends of Strathcona Park regarding a request for financial assistance be received.

CARRIED

Leigh/Adams: SRD 642/21



**Strathcona
Regional District**

ELECTORAL AREAS SERVICES COMMITTEE

Wednesday, June 16, 2021

Minutes of the regular meeting of the Electoral Areas Services Committee held on Wednesday, June 16, 2021 at the Strathcona Regional District office located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 9:31 a.m. with the following directors physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|-------------|--|
| Chair: | J. Abram | Electoral Area C (Discovery Islands-Mainland Inlets) |
| Directors: | N. Anderson | Electoral Area B (Cortes Island) |
| | B. Leigh | Electoral Area D (Oyster Bay-Buttle Lake) |
| | G. Whalley | Electoral Area A (Kyuquot/Nootka-Sayward) |

ADOPTION OF PUBLIC AGENDA

Whalley/Anderson: EASC 115/20

THAT the agenda for the June 16, 2021 regular meeting of the Electoral Areas Services Committee be adopted as presented.

CARRIED

PETITIONS AND DELEGATIONS

Back Country Horsemen of BC - North Vancouver Island (NVI) Chapter - Salmon Brewster Trail

The Chair welcomed Deb Oakman, Chair, Back Country Horsemen of BC - North Vancouver Island (NVI) Chapter who made a presentation regarding Community Works funding support for the Salmon Brewster recreational trail corridor and campsites.

Leigh/Whalley: EASC 116/21

THAT the presentation be received.

CARRIED

The Chair thanked Ms. Oakman for her presentation.

Whalley/Leigh: EASC 117/21

THAT the Committee recommend that \$60,000 of Area A Community Works Funds be allocated to the Salmon Brewster Trail Corridor development and rehabilitation project to be implemented

THAT the Committee recommend that the Board approve grants in aid to be paid from the Electoral Area B grant in aid budget as follows:

- i) \$1,500 to the Cortes Community Economic Development Association to assist with costs associated with a subscription to the Basecamp;
- ii) \$2,000 to the Climate Hope, Cortes Chapter to assist with the creation of an on-line community resilience repository information site;
- iii) \$1,500 to the Cortes Island Museum and Archives Society to assist with costs associated with a facilitated visioning workshop;
- iv) \$2,500 to the Cortes Island Community Health Association to support staff professional development for the Family Support program and fundraising strategy development for the Family and Youth program;
- v) \$3,000 to the Cortes Community Housing Society to assist with costs associated with the development of a housing survey to support a new organizational strategic direction;
- vi) \$2,500 to the Cortes Community Radio Society to assist with costs associated with community wide strategic planning on their role in local emergency/disaster communications;
- vii) \$10,000 to the Klahoose First Nations to assist with costs associated with a nation-wide strategic grant writer; and
- viii) \$2,000 to the Cortes Literacy (Folk University Program) to assist with costs associated with Cortes Literacy's Folk U strategic planning.

CARRIED

BYLAWS

Bylaws No. 432 and 433 - OCP and Rezoning (CP 1C 21/RZ 2C 21 - Quadra Links)

Leigh/Whalley: EASC145/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Director Leigh in the Chair.

Abram/Whalley: EASC 146/21

THAT we move first and second reading of the amended application and agency referral.

Leigh/Whalley: EASC 147/21

THAT Bylaws No. 432 and 433 be amended by replacing the word 'campground' with the words 'recreational vehicle sites' and that the amended bylaws be brought forward to the next available Board meeting for first and second readings and agency referral.

CARRIED

Bylaw No. 438 - Cortes Island Zoning Bylaw Text Amendment (Cannabis)

Anderson/Leigh: EASC 148/21

THAT the matter be referred to the Area B Advisory Planning Commission.

CARRIED

TERMINATION

Leigh/Whalley: EASC 149/21

THAT the June 16, 2021 regular meeting of the Electoral Areas Services Committee be terminated.

CARRIED

Time: 12:26 a.m.

Certified Correct:

Chair

Corporate Officer





REGIONAL DISTRICT BOARD

Wednesday, May 26, 2021

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, May 26, 2021 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:30 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|--------------|--|
| Chair: | B. Unger | Village of Gold River |
| Directors: | J. Abram | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | N. Anderson | Cortes Island (Electoral Area B) |
| | M. Baker | Village of Sayward |
| | J. Colborne | Village of Zeballos |
| | C. Cornfield | City of Campbell River |
| | M. Davis | Village of Tahsis |
| | C. Evans | City of Campbell River |
| | K. Jules | Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |

ADOPTION OF PUBLIC AGENDA

Leigh/Baker: SRD 473/21

THAT the agenda for May 26, 2021 regular meeting of the Board be adopted as presented.

Anderson/Abram: SRD 474/21

THAT the agenda be varied to move the Notice of Motion entitled 'Discovery Islands Fish Farming' to Members Reports.

A vote was held on the motion as amended and it was

CARRIED

PETITIONS AND DELEGATIONS

CARRIED

Whalley/Baker: SRD 520/21

THAT Bylaw No. 428, being Broadband Infrastructure Capital Financing Agreements Authorization Bylaw 2021, be reconsidered, finally passed and adopted.

CARRIED

Bylaws No. 432 and 433 - OCP and Rezoning (CP 1C 21/RZ 2C 21 - Quadra Links)

Abram/Leigh: SRD 521/21

THAT the matter be referred to the Electoral Areas Services Committee.

CARRIED

CORRESPONDENCE

Logging of Old Growth Forests

Whalley/Leigh: SRD 522/21

THAT the May 11, 2021 correspondence from Sierra Quadra regarding the logging of old growth forests in British Columbia be received.

CARRIED *Director Cornfield opposed*

Director Davis advised that a notice of motion would be coming forward to the next meeting as follows:

THAT the Strathcona Regional District endorse the recommendations of the Old Growth Strategic Review Panel and write a letter to the provincial government in support of this decision.

Discovery Islands Aquaculture

Leigh/Abram: SRD 523/21

THAT the May 18, 2021 correspondence from the Minister of Fisheries, Oceans and Canadian Coast Guard regarding open net-pen salmon farms be received.

CARRIED

Evans/Cornfield: SRD 524/21

THAT the SRD write a letter to the Honourable Bernadette Jordan, Minister of Fisheries, Oceans and the Canadian Coast Guard and copy Terry Beech, MP, Rachel Blaney, MP and Michele Babchuk,



Strathcona Regional District

ELECTORAL AREAS SERVICES COMMITTEE

Wednesday, May 12, 2021

Minutes of the regular meeting of the Electoral Areas Services Committee held on Wednesday, May 12, 2021 at the Strathcona Regional District office located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 9:31 a.m. with the following directors physically in attendance or participating electronically:

MINUTES

| | | |
|-------------------|-------------|--|
| Chair: | J. Abram | Electoral Area C (Discovery Islands-Mainland Inlets) |
| Directors: | N. Anderson | Electoral Area B (Cortes Island) |
| | B. Leigh | Electoral Area D (Oyster Bay-Buttle Lake) |
| | G. Whalley | Electoral Area A (Kyuquot/Nootka-Sayward) |

ADOPTION OF PUBLIC AGENDA

Leigh/Whalley: EASC 82/21

THAT the agenda for the May 12, 2021 regular meeting of the Electoral Areas Services Committee be adopted as presented.

CARRIED

ADOPTION OF PREVIOUS MEETING MINUTES

Anderson/Leigh: EASC 83/21

THAT the minutes of the regular meeting of the Electoral Areas Services Committee held on April 14, 2021 be adopted.

CARRIED *Director Leigh opposed*

BUSINESS ARISING FROM THE MINUTES

Leigh/Anderson: EASC 84/21

THAT resolution srd 70/21 be amended to delete all words after "Community Works Fund" with the words: "for upgrading of water meters on the Black Creek-Oyster Bay Water system, and that the 2021-2025 Financial Plan be amended accordingly."

CARRIED

STAFF REPORTS

economic development grant for the Quadra Island Old Age Pensioners' Organization Branch 91 (OAPO) in the amount of \$3,500 to assist with operating costs to be paid from the Electoral Area C economic development service budget.

CARRIED

BYLAWS

Bylaw No. 426 - Area D Water Meter Rate Amendments

Whalley/Anderson: EASC 107/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Whalley/Anderson: EASC 108/21

THAT the Committee recommend that Bylaw No. 426 be presented to the Board for consideration of approval.

CARRIED

Bylaws No. 432 and 433 - OCP and Rezoning (CP 1C 21/Rz 2C 21 - Quadra Links)

Whalley/Anderson: EASC 109/21

THAT the report from the Chief Administrative Officer be received.

CARRIED

Director Leigh in the Chair.

Abram/Whalley: EASC 110/21

THAT subject to confirmation with the applicant the bylaws be amended as follows prior to consideration of first reading:

First para; Page one.. campground... should read RV site

Exec. Summary: line three and line five..should read... site

Page two... Background and History... line three.. should say: site

Line six, twice in a row:... RV site and site, not campground

Line nine:...RV sites, not camping spaces..line ten..RV site

Page six: 30 RV site development... not campground.

At bottom in bold.. NOT Campground Plan.. RV Site Plan

Page seven: banner on left side... 30 RV Site development, not campground

Bottom of page RV Site plan (not campground)

Page eight: RV Stay and Play Development (top of page)

second line: site development (not campground)

Third line: ... RV sites

Second para., line two, RV sites
Line four:... RV sites

Third paragraph: line two... The RV sites

Fourth para... line two... RV sites

Eight para... Line one "Golf and RV occupancy..." not camping
line three:... not camping... RV's

Last para.... RV site

PAGE 2

3.5(c)(iii)..last line..accessory RV site uses

Last Page...(RC-1)
PERMITTED ACCESSORY USES
a) RV sites

11.26.3

c). RV sites

CARRIED

Director Abram in the Chair.

Anderson/Whalley: EASC 111/21

THAT the First Nations' consultation process as outlined in the staff report dated May 3, 2021 for application CP 1C 21/RZ 2C 21 (Quadra Links) be recommended for approval.

CARRIED

Anderson/Whalley: EASC 112/21

THAT the agency referral list as outlined in the staff report dated May 3, 2021 for application CP 1C 21/RZ 2C 21 (Quadra Links) be recommended for approval.

CARRIED

NEW BUSINESS

Planning Procedures Bylaw Review

Leigh/Whalley: EASC 113/21

THAT staff bring back the procedures bylaw for review.

CARRIED *Director Anderson opposed*



REGIONAL DISTRICT BOARD

Wednesday, June 10, 2020

Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, June 10, 2020 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:31 p.m. with the following members physically in attendance or participating electronically:

MINUTES

| | | |
|------------------------|--------------|--|
| Chair: | M. Babchuk | City of Campbell River |
| Directors: | N. Anderson | Cortes Island (Electoral Area B) |
| | J. Colborne | Village of Zeballos |
| | M. Davis | Village of Tahsis |
| | R. Kerr | City of Campbell River |
| | B. Leigh | Oyster Bay-Buttle Lake (Electoral Area D) |
| | C. Moglove | City of Campbell River |
| | B. Unger | Village of Gold River |
| | G. Whalley | Kyuquot/Nootka-Sayward (Electoral Area A) |
| Alt. Directors: | D. MacKenzie | Discovery Islands-Mainland Inlets (Electoral Area C) |
| | for J. Abram | |

ADOPTION OF PUBLIC AGENDA

Director Leigh requested that an item of New Business entitled "Vancouver Island Regional Library" be added to the agenda.

City of Campbell River Development Proposal Referral (Ripple Rock Estates)

Kerr/Unger: SRD 418/20

THAT a representative of Ripple Rock Estates be invited to join the Board's meeting to answer any questions that may arise during consideration of the development referral from the City of Campbell River.

Director Adams joined the meeting.

A vote was held on the pending resolution and it was...

The Chair advised that MNP LLP would be presenting the 2019 Financial Statements and Audit Findings report. The Chair advised that if Directors wished to have an in camera discussion regarding this matter, that it would be moved to the in-camera meeting immediately following the public session.

Colborne/Adams: SRD 421/20

THAT the Chair's report be received.

CARRIED

STAFF REPORTS

2019 Financial Statements and Audit Findings Report

Leigh/Anderson: SRD 422/20

THAT the report from the Chief Administrative Officer be received.

CARRIED

Cory Vanderhorst, CPA, CA, representing the audit firm of MNP LLP, made a presentation regarding the Audit Findings Report of the 2019 Financial Statements.

Colborne/Adams: SRD 423/20

THAT the presentation be received.

CARRIED

Adams/Colborne: SRD 424/20

THAT the Strathcona Regional District's Audited Consolidated Financial Statements for the year ended December 31, 2019 be approved.

CARRIED

Quadra Links Right of Way Agreement

MacKenzie/Leigh: SRD 425/20

THAT the report from the Chief Administrative Officer be received.

CARRIED

Adams/Colborne: SRD 426/20

THAT the Chair and Corporate Officer be authorized to execute the proposed right of way agreement over part of Lot A of District Lots

122 and 154, Sayward District, Plan EPP98484 and do all things incidental thereto.

CARRIED

Quadra Island Walkway and Sewer Rights of Way (638 Green Road)

MacKenzie/Kerr: SRD 427/20

THAT the report from the Chief Administrative Officer be received.

CARRIED

Leigh/Whalley: SRD 428/20

THAT the Chair and Corporate Officer be authorized to execute the proposed walkway and sewer right of way agreements over Lot 1 of District Lot 134, Sayward District, Plan 20714 and do all things incidental thereto.

CARRIED

Agricultural Land Reserve Application - ALR 1D 20 (Raven Industries)

Whalley/Leigh: SRD 429/20

THAT the report from the Chief Administrative Officer be received.

CARRIED

Leigh/Colborne: SRD 430/20

THAT agricultural land reserve application ALR 1D 20 (Raven Industries Ltd.) be authorized to proceed to the Agricultural Land Commission for consideration of the proposed non-farm use.

CARRIED

Whalley/Kerr: SRD 431/20

THAT the Board recommend that the application be approved only if the Agricultural Land Commission determines that the proposal has the potential to improve the agricultural potential of the lands under application.

CARRIED

Liquor Licences - Temporary Expansion Requests

Whalley/Colborne: SRD 432/20

THAT the report from the Chief Administrative Officer be received.

CARRIED

Unger/Anderson: SRD 433/20

Notification

Tree Planting takes over Baikie Island on Saturday

EDWARD HITCHINS
Campbell River Mirror

It was a wet, muddy, and overcast mid-November day, but for people like Camille Andrews, the soil around the edges of Baikie Island Nature Reserve was perfect.

"We are hoping to have a great turnout," said the Habitat Management coordinator of Greenways Land Trust, who oversaw the tree planting event as part of Tree Days, presented by TD Bank. "Our end goal is to plant up to and including 700 trees, native to the soil and landscape here."

As part of the Ready Commitment started by the nation's second largest financial institution, the TD Tree Days program commenced 12 years ago, in 2010. The City of Campbell River also assists in funding for these events, as well as the Fish and Wildlife Compensation program. These events have been hosted at Baikie Island since then.

"Last time, we only had a couple volunteers come," Andrews says with a laugh. "We are hoping for a better turnout today."

The crew was small and mighty and the 10 volunteers who braved the slushy, muddy conditions had a

grand time out in nature. The crew also dug out Sitka spruce infected with white pine weevil in order to make the room necessary for the plants and shrubs.

It also spanned generations as well. April Rikers, a local woman who is a frequent

volunteer at these events, brought some help: her granddaughter, Sierra.

"She's the best little helper," said Rikers, while the three year old ran about picking up empty pots the native plants were housed in, before being brought to their

new spot in the ground surrounding Baikie Island.

Andrew Burger, who volunteered with his two children, Freya and Eli, said the exercise is encouraging to promote a green world.

"Not only is this a great exercise for mental health,

it also helps the children become better stewards as well," said Burger.

If you missed out and are interested in volunteering, you can find out more information by emailing Greenways Land trust at volunteer@greenwaystrust.ca.



Among the 10 volunteers to donate their time was Chris Clements, who dug tree banks with his son Edwin. Photo Edward Hitchins/Campbell River Mirror

BC Timber Sales (BCTS), Strait of Georgia Business Area

2023-2028 PROPOSED CAMPBELL RIVER FOREST STEWARDSHIP PLAN (FSP) #936

The public is invited to review and provide comments on the proposed Campbell River FSP #936 for BCTS, Strait of Georgia Business Area, which will replace the current 2018-2023 Campbell River FSP #688. A FSP is the main operational and strategic level planning document under the *Forest and Range Practices Act*. The FSP outlines how BCTS will meet the government's regulatory objectives for forest management. Once approved, the new Campbell River FSP #936 will have a five-year term.

BCTS is following the provincial direction on old growth deferral areas. Until direction is received from government following consultation with First Nations, timber sale licenses will be developed to exclude any overlap areas, either by removing them completely from blocks or placing them in reserves.

BCTS, Strait of Georgia Business Area has initiated a 60-day public review and comment period for the proposed Campbell River FSP #936. Adjustments to the proposed FSP may be made based on comments received during this period. The proposed Campbell River FSP #936 can be viewed at:

- www2.gov.bc.ca/gov/content/industry/forestry/bc-timber-sales/fsp
- Or, by appointment at the BC Timber Sales, Strait of Georgia Office, 370 South Dogwood Street, Campbell River, B.C., V9W 6Y7.

Written comments can be submitted by mail or email and must be received on or before Jan. 9, 2023.

To obtain further information or submit written comments, contact Daniel Doubinin, Planning Forester at BCTS.TSG.Planning@gov.bc.ca or write to the address above.



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NOTICE OF PUBLIC HEARING

BYLAW NO. 432 – QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007, Amendment No. 16

BYLAW NO. 433 - QUADRA ISLAND ZONING BYLAW, 1990, Amendment No. 136

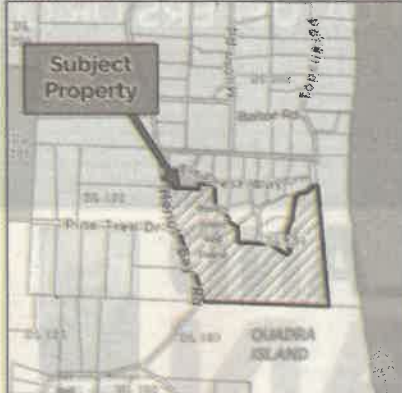
Date: Wednesday, November 23, 2022

Location: Quadra Island Community Centre, 970 West Road, Quathiaski Cove, BC

Time of Public Hearing: 7:00 p.m.

The subject area is legally described as Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, Exc. Part in Plans VIP75891 and EPP98484, as shown on the map below. Bylaw No. 432, if adopted, would amend the Recreation Commercial designation on the subject parcel to include associated secondary accessory recreational vehicle site uses. Bylaw No. 433, if adopted, would amend the Recreation Commercial One (RC-1) zone to include recreational vehicle sites as a permitted accessory use of land, subject to Conditions of Use as laid out in the proposed amendment to the zoning bylaw.

Copies of the proposed bylaws and related information are available for inspection at the Strathcona Regional District Customer Service Centre, located at #102 – 990 Cedar Street, Campbell River, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, from November 7, 2022 until 4:00 p.m. on Wednesday, November 23, 2022, excluding the statutory holiday on November 11, 2022. The bylaws and associated staff report may also be viewed on the Strathcona Regional District website at www.srd.ca.



The public hearing will be held by a delegation of Electoral Area directors representing the SRD Board. Anyone who believes their interests are affected by the proposed bylaws will be given an opportunity to be heard during the comments portion of the hearing. Written submissions from persons who are unable to attend the hearing must be delivered by hand or electronically to the Regional District office no later than 4:00 p.m. on Wednesday, November 23, 2022 in order to be considered as part of the public hearing record. The SRD cannot consider any representations made after the close of the public hearing.

Please do not re-submit previously submitted comments regarding the current proposed bylaws, as those comments already form part of the public hearing record.

Inquiries: Community Services, Strathcona Regional District
301-990 Cedar Street, Campbell River BC V9W 7X8
Tel: 250-830-6700 / Fax: 250-830-6710 / email: planning@srd.ca

**NOTICE OF
PUBLIC HEARING**

BYLAW NO. 432 – QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007, Amendment No. 16

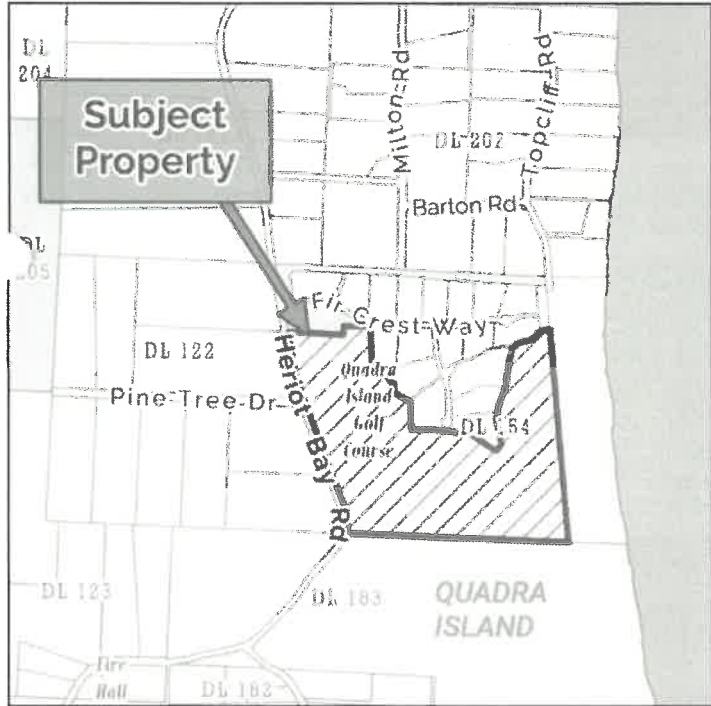
BYLAW NO. 433 - QUADRA ISLAND ZONING BYLAW, 1990, Amendment No. 136

Date: Wednesday, November 23, 2022

Location: Quadra Island Community Centre,
970 West Road, Quathiaski Cove, BC

Time of Public Hearing: 7:00 p.m.

The subject area is legally described as Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, Exc. Part in Plans VIP75891 and EPP98484, as shown on the map below. Bylaw No. 432, if adopted, would amend the Recreation Commercial designation on the subject parcel to include associated secondary accessory recreational vehicle site uses. Bylaw No. 433, if adopted, would amend the Recreation Commercial One (RC-1) zone to include recreational vehicle sites as a permitted accessory use of land, subject to Conditions of Use as laid out in the proposed amendment to the zoning bylaw.



Copies of the proposed bylaws and related information are available for inspection at the Strathcona Regional District Customer Service Centre, located at #102 – 990 Cedar Street, Campbell River, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, from November 7, 2022 until 4:00 p.m. on Wednesday, November 23, 2022, excluding the statutory holiday on November 11, 2022. The bylaws and associated staff report may also be viewed on the Strathcona Regional District website at www.srd.ca.

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Please do not re-submit previously submitted comments regarding the current proposed bylaws, as those comments already form part of the public hearing record.

Inquiries: Community Services, Strathcona Regional District
301-990 Cedar Street, Campbell River BC V9W 7X8
Tel: 250-830-6700 / Fax: 250-830-6710 / email: planning@srd.ca

SRD board elects officers

STRATHCONA Regional District board has elected director Mark Baker as the new Chair and director Ron Kerr as Vice-Chair.

The election was held at the board's inaugural meeting last week, at which the directors made their oaths of office and were sworn in by the Honourable Judge Flewelling. Baker, who is also Mayor of Sayward, said: "It is an honour to be elected by my colleagues as I appreciate the confidence that they have placed in me. Through regional collaboration, I will do my best to move forward with our strategic vision for the region."

Kerr, a Campbell River city councillor, said: "Thank you to the board and I look forward to working collaboratively with the Chair and our Chief Administrative Officer to move and advance the board's strategic priorities."

The SRD board is made up of 14 directors including four electoral area directors who are elected directly by voters in the unincorporated electoral areas to serve four-year terms; nine municipal directors who are first elected to their councils by municipal voters and then appointed by council to the Regional District Board for up to four years; and one First Nation director appointed by the Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations government.



Baker



Kerr

Holiday craft events take shape

GET into the holiday spirit by taking in two local events offering Quadra Island arts, crafts and baking.

It is the Quadra Island Christmas Craft Fair at the Community Centre on Friday, November 25 from 4 to 9 pm and Saturday, November 26 from 10 to 3 pm.

There will be a food concession again this year and numerous door prizes.

Then, at 10 am on Saturday, December 3 it is the Whimsical Christmas Fair and bake sale at the Quadra Legion in Heriot Bay, hosted by the Ladies Auxiliary.

Anyone wishing to sell crafts and gifts at the Legion event may rent a table for \$10. To reserve your table please call Pat at 250-285-2202.

Please SLOW DOWN on our roads

NOTICE OF PUBLIC HEARING

BYLAW NO. 432 – QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007, Amendment No. 16

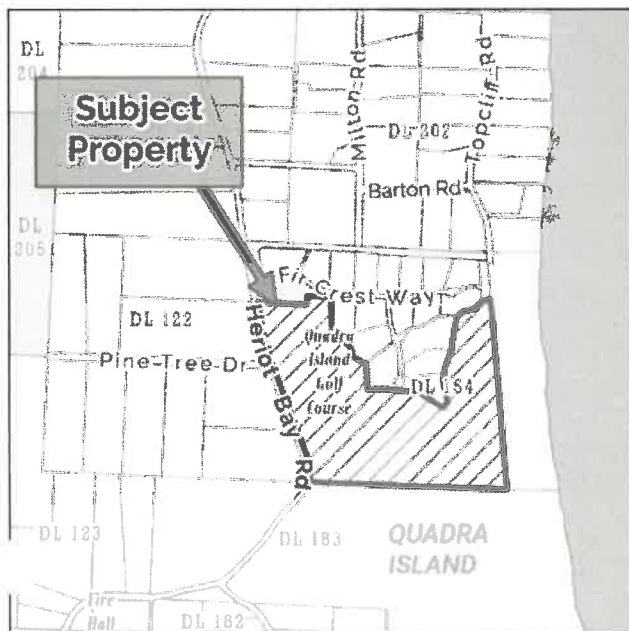
BYLAW NO. 433 - QUADRA ISLAND ZONING BYLAW, 1990, Amendment No. 136

Date: Wednesday, November 23, 2022
Location: Quadra Island Community Centre,
970 West Road, Quathiaski Cove, BC

Time of Public Hearing: 7:00 p.m.

The subject area is legally described as Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, Exc. Part in Plans VIP75891 and EPP98484, as shown on the map below. Bylaw No. 432, if adopted, would amend the Recreation Commercial designation on the subject parcel to include associated secondary accessory recreational vehicle site uses. Bylaw No. 433, if adopted, would amend the Recreation Commercial One (RC-1) zone to include recreational vehicle sites as a permitted accessory use of land, subject to Conditions of Use as laid out in the proposed amendment to the zoning bylaw.

Copies of the proposed bylaws and related information are available for inspection at the Strathcona Regional District Customer Service Centre, located at #102 – 990 Cedar Street, Campbell River, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, from November 7, 2022 until 4:00 p.m. on Wednesday, November 23, 2022, excluding the statutory holiday on November 11, 2022. The bylaws and associated staff report may also be viewed on the Strathcona Regional District website at www.srd.ca.



The public hearing will be held by a delegation of Electoral Area directors representing the SRD Board. Anyone who believes their interests are affected by the proposed bylaws will be given an opportunity to be heard during the comments portion of the hearing. Written submissions from persons who are unable to attend the hearing must be delivered by hand or electronically to the Regional District office no later than 4:00 p.m. on Wednesday, November 23, 2022 in order to be considered as part of the public hearing record. The SRD cannot consider any representations made after the close of the public hearing.

Please do not re-submit previously submitted comments regarding the current proposed bylaws, as those comments already form part of the public hearing record.

Inquiries: Community Services, Strathcona Regional District
301-990 Cedar Street, Campbell River BC V9W 7X8
Tel: 250-830-6700 / Fax: 250-830-6710 / email: planning@srd.ca

NOTICE OF PUBLIC HEARING

BYLAW NO. 432 – QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007, Amendment No. 16

BYLAW NO. 433 - QUADRA ISLAND ZONING BYLAW, 1990, Amendment No. 136

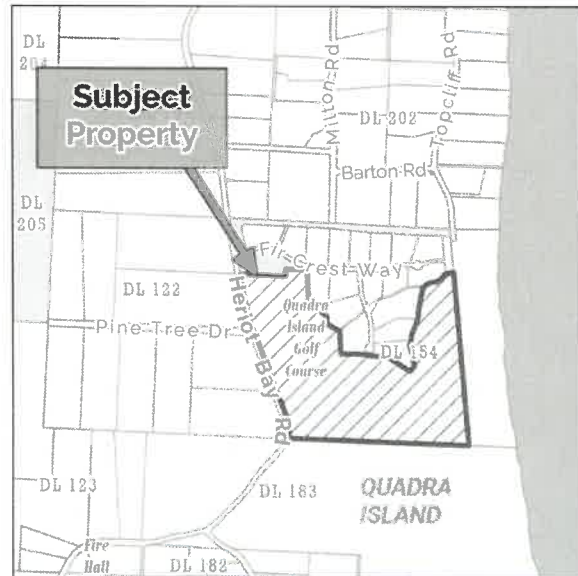
Date: Wednesday, November 23, 2022

Location: Quadra Island Community Centre, 970 West Road, Quathiaski Cove BC

Public Hearing for Bylaw Nos. 432 and 433 to commence at: 7:00 p.m.

Area affected by proposed Bylaw Nos. 432 and 433: The subject area is legally described as Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, Exc. Part in Plans VIP75891 and EPP98484, as shown on the map below.

Purpose of proposed Bylaw Nos. 432 and 433: Bylaw No. 432, if adopted, would amend the Recreation Commercial designation on the subject parcel to include associated secondary accessory recreational vehicle site uses. Bylaw No. 433, if adopted, would amend the Recreation Commercial One (RC-1) zone to include recreational vehicle sites as a permitted accessory use of land, subject to Conditions of Use as laid out in the proposed amendment to the zoning bylaw.



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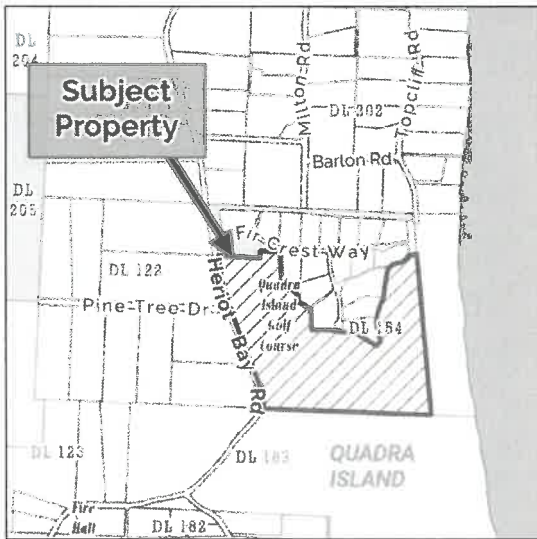
**BYLAW NO. 432 – QUADRA ISLAND OFFICIAL COMMUNITY
PLAN BYLAW, 2007, Amendment No. 16**

**BYLAW NO. 433 - QUADRA ISLAND ZONING BYLAW, 1990,
Amendment No. 136**

Date: Wednesday, November 23, 2022
Location: Quadra Island Community Centre,
970 West Road, Quathiaski Cove, BC

Time of Public Hearing: 7:00 p.m.

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File: 3350-20/CP 1C 21
3360-20/RZ 2C 21

November 9, 2022

Dear Sir and/or Madam:

RE: PUBLIC HEARING TO CONSIDER BYLAW NO. 432, 'QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007, AMENDMENT NO. 16' AND BYLAW NO. 433, 'QUADRA ISLAND ZONING BYLAW, 1990, AMENDMENT NO. 136'

Please be advised that a public hearing will be held to consider an Official Community Plan (OCP) amendment and a Zoning Bylaw amendment affecting Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, Exc. Part in Plans VIP75891 and EPP98484 (950 Heriot Bay Road, Quathiaski Cove) to facilitate the additional accessory use of a 2-hectare, 30-space Recreational Vehicle 'Stay and Play' site in the northwest corner of the property. The proposal would amend the Recreation Commercial designation of the OCP to include associated secondary accessory recreational vehicle site uses, and also amend the Recreation Commercial One (RC-1) zone in the Quadra Island Zoning Bylaw to include recreational vehicle sites as a permitted accessory use of land, subject to Conditions of Use as laid out in the proposed bylaw amendment.

The public hearing to consider Bylaw Nos. 432 and 433 will be held as follows:

Wednesday, November 23, 2022

7:00 pm

Location: Quadra Island Community Centre, 970 West Road, Quathiaski Cove BC

As an adjacent property owner or resident of property affected by the proposal, you are invited to offer comments or concerns regarding this application. Written submissions will be accepted by mail, email or fax up to **4:00 p. m. on Wednesday, November 23, 2022** for those who are unable to attend the public hearing. The Strathcona Regional District cannot consider any representations made after the close of the public hearing.

Please see the attached public hearing notice for further details. Should you have any questions concerning the public hearing or require additional information, please contact John Neill, Planner at 250-830-6706 or by email at jneill@srd.ca.

Yours truly,

A handwritten signature in black ink that reads "John Neill".

John W. Neill MCIP MRTPI
Planner

#301 – 990 Cedar Street, Campbell River, BC V9W 7Z8
Tel: 250-830-6700 Fax: 250-830-6710
Toll free: 1-877-830-2990 www.strathconard.ca



Strathcona
REGIONAL DISTRICT

JAN. 13, 2022

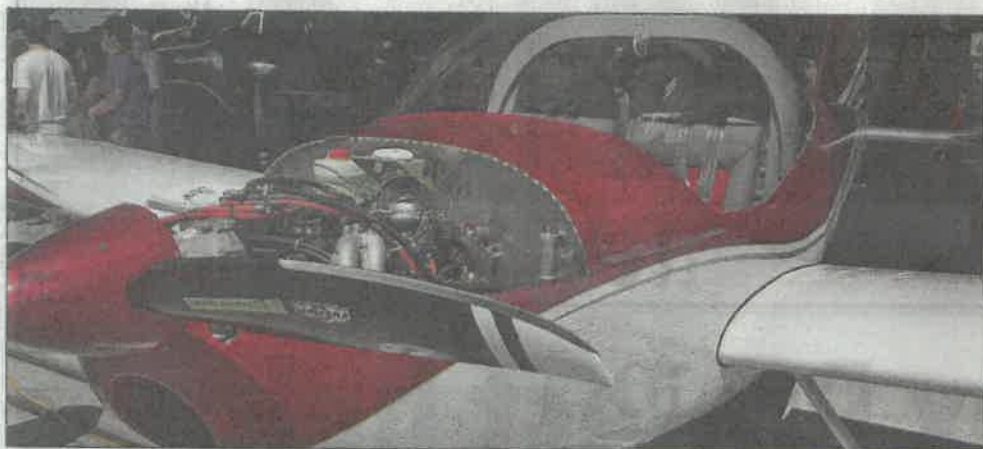
POSTPONED
QUADRA
PUBLIC
HEARINGS

Due to the most recent Omnicron variant outbreak of Covid-19 the following public hearings will be rescheduled to an available date in late April 2022.

All Covid protocols will apply

- Quadra Bylaw Nos. 94 & 95 (Schellinck Development)
- Quadra Bylaw Nos. 432 & 433 (Quadra Links Development)

WWW.SRD.CA | 250-830-6718 | PLANNING@SRD.CA



TeenFlight Campbell River readies for a 'return to the skies' in 2022

The TeenFlight program that provides aviation industry experience to high-school kids will resume in 2022.

TeenFlight Campbell River, now in its eighth year, invites students between the ages of 15 and 18 to help construct a Murphy Radical aircraft at the Campbell River Airport. In addition to providing students with the rare opportunity to build a real plane, the program provides hands-on experience with tools, understanding of technical drawings and aerodynamics, and opens the door

to pursue a career in the aviation industry. "I am really excited to resume the TeenFlight Program," said Bill Alder, President of TeenFlight Campbell River. "We completed and sold two RV12 aircraft between 2013 and 2019, and our teams of students had a great time building them. The program will restart on Feb. 2 with all current COVID-19 safety regulations in place."

TeenFlight is funded through donations and community events such as Wings 'n' Wheels and is offered at no cost to students. For more information, contact: www.teenflight.ca (250) 923-9858 Email: teenflight-cr@gmail.com TeenFlight

TeenFlight Campbell River invites students between the ages of 15 and 18 to help construct a Murphy Radical aircraft at the Campbell River Airport. TeenFlight



NOTICE OF PUBLIC HEARING

BYLAW NO. 94 - QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007, Amendment No. 4

BYLAW NO. 95 - QUADRA ISLAND ZONING BYLAW, 1990, Amendment No. 99

Date: Tuesday, January 18, 2022

Location: **In-person:** Quadra Island Community Centre, 970 West Road, Quathiaski Cove BC Covid-19 protocols will be observed, including the wearing of masks. As per Provincial Health Order respecting gatherings and events dated December 3, 2021, proof of vaccination is not required.

Virtually: Via internet: <https://srd.ca/meetnow>
Via telephone: 1-844-636-6317 (toll-free)
Conference ID: 525 106 521#

Public Hearing for Bylaw Nos. 94 and 95 to commence at: 7:00 p.m.

Area affected by proposed Bylaw Nos. 94 and 95: The subject area is legally described as Lot 1, District Lot 208, Sayward District, Plan VIP86955 and land covered by water being part of the bed of Discovery Passage as shown on Maps 1 & 2 below.

Purpose of proposed Bylaw Nos. 94 and 95: Bylaw No. 94, if adopted, would re-designate the subject parcel from: Silviculture to part Country Residential and part Commercial (Map 1) and Bylaw No. 95, if adopted, would rezone the subject parcel from Rural One (RU-1) to part Country Residential Two A (CR-2A) and part Commercial Two G (C-2G) as well as a part rezoning of the foreshore from Access One (AC-1) and Access Three (AC-3) to Marine Commercial Two (MC-2) (Map 2) to facilitate a residential subdivision, commercial resort and campground and a commercial dock.



Map 1



Map 2

Copies of the proposed bylaws and related information are available for inspection by appointment at the Strathcona Regional District Customer Service Centre, located at #102 - 990 Cedar Street, Campbell River, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, from January 5, 2022 until 4:30 p.m. on Tuesday, January 18, 2022. The Bylaws and associated staff reports may also be viewed on the Strathcona Regional District website at www.srd.ca.

The public hearing will be held by a delegation of Electoral Area directors representing the Strathcona Regional District Board. Individuals attending the hearing in person will be afforded the opportunity to be heard during the comments portion of the hearing. Attendance at the public hearing will also be available virtually by pasting this link into your internet browser: <https://srd.ca/meetnow>. Anyone who believes their interests are affected by the proposed bylaws will be given an opportunity to be heard at the public hearing, virtually via the link and/or telephone number provided above and through a call-in feature as provided during the comments portion of the hearing.

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Inquiries should be directed to:

Aniko Nelson, Senior Manager, Community Services
Strathcona Regional District
301 - 990 Cedar Street, Campbell River BC V9W 7Z8
Tel: 250-830-6700 | 1-877-830-2990 | Fax: 250-830-6710
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NOTICE OF PUBLIC HEARING

BYLAW NO. 432 - QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007, Amendment No. 16

BYLAW NO. 433 - QUADRA ISLAND ZONING BYLAW, 1990, Amendment No. 136

Date: Wednesday, January 19, 2022

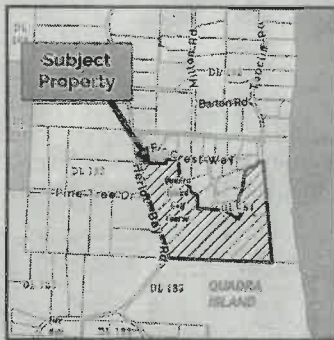
Location: **In-person:** Quadra Island Community Centre, 970 West Road, Quathiaski Cove BC Covid-19 protocols will be observed, including the wearing of masks. As per Provincial Health Order respecting gatherings and events dated December 3, 2021, proof of vaccination will not be required.

Virtually: Via internet: <https://srd.ca/meetnow>
Via telephone: 1-844-636-6317 (toll-free)
Conference ID: 139 750 835#

Public Hearing for Bylaw Nos. 432 and 433 to commence at: 7:00 p.m.

Area affected by proposed Bylaw Nos. 432 and 433: The subject area is legally described as Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, Exc. Part in Plans VIP75891 and EPP98484, as shown on the map below.

Purpose of proposed Bylaw Nos. 432 and 433: Bylaw No. 432, if adopted, would amend the Recreation Commercial designation on the subject parcel to include associated secondary accessory recreational vehicle site uses. Bylaw No. 433, if adopted, would amend the Recreation Commercial One (RC-1) zone to include recreational vehicle sites as a permitted accessory use of land, subject to Conditions of Use as laid out in the proposed amendment to the zoning bylaw.



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Petition to ban fireworks closing for signatures soon

Article via BC SPCA

The BC SPCA continues the fight to ban fireworks in 2022.

Consumer fireworks can seem like harmless, fun, family entertainment but they can terrify pets, farm animals and wildlife. They have seriously injured and in tragic cases, killed people and they pollute the environment and cause wildfires.

The BC SPCA has come out in support of a federal petition to ban fireworks. The petition, which was launched just prior to Halloween, will close for signatures on Feb. 22, 2022. As of Jan. 7, the petition had garnered more than 11,000 signatures.

Black cat inspires fireworks petition

Lavinia Rojas initiated the petition because of her love of animals and dedication to their welfare. She recalls when her one-year-old cat Stallion (named by her son), was scared by fireworks and bolted from the home. She frantically looked for the cat and called all of the shelters in her area.

Finally, one day a man came into the Victoria BC SPCA and said he had found a black cat in his car. He didn't know who it belonged to and if no one came to claim him, he wanted to adopt him.

The shelter had a pretty good idea who the cat belonged to and contacted Rojas to let her know a black cat had been brought in and she should come down to see if it was Stallion.

It was. That was 35 years ago.

When her daughter Tania, sadly passed away, Rojas was determined to spend the rest of her life helping animals and knew what her first project would be: banning fireworks.

Emails sent across B.C.

She has been working tirelessly to get as many signatures and as many local governments involved in the fight. She sent out 162 emails, one for every municipality in B.C.

What does Rojas say to people who love animals and want to get more involved?

"Don't be afraid. Politicians are there to help us do what is right and just," she says. "Don't be afraid to be brave. Don't be shy. Have a meeting with the politician and if they don't listen keep going."

To sign the petition, go to bit.ly/3qRa5BS



L to R: Taya Jordan, Lucia Schevers, and Ylva Grundvig take a break between takes while filming 'Gorshire'. Contributed photo

Young film makers shoot witchy short on Quadra Island

RONAN O'DOHERTY
ronan.p.odoherty@blackpress.ca

A terrified young woman wakes up in the dark woods. Crows caw, bamboo wind chimes eerily rattle, creepy choral voices chant and whisper.

So begins 'Gorshire', a film by Grade 12 students Ylva Grundvig and Lucia Schevers.

Appropriately filmed on Quadra, where scarily beautiful woods abound, the

10-minute movie is about a woman who is cursed by a haunted forest, and then saved by a coven of witches.

Period costumes are wonderful, the lighting and colouring are impressively done, and the sound effects are equally apt.

Grundvig, who helmed the camera said she has been interested in movie making since she was a child.

"I've always been making little short films," she said. "I had a little GoPro camera when I was younger."

She is in her last year of high school, and taking a video productions class. Her teacher challenged her to make something a little more advanced, and she took up the gauntlet.

Grundvig and Schevers started brainstorming for ideas.

"We've been interested in witchy things in general," she said. "And we thought it would be a cool concept that nobody who'd taken the class had done before."

Their stomping grounds on Quadra Island were the obvious choices for locations.

The forest scenes were filmed at the Community Centre woods, because they go there so often, Grundvig said. Other scenes were filmed on her parent's property, and the final one – which has a marvelous drone shot of the witches atop a hill – was shot at a neighbour's place.

During filming, a curious bear stumbled upon the shoot.

"It was a little scary, but we saw it in the distance and we backed away," Grundvig said.

The response to the film has been great, which has encouraged the girls to collaborate on more movies in the future.

Like the drone shot to end 'Gorshire', the sky's the limit for these talented young film makers.

Strathcona REGIONAL DISTRICT NOTICE OF PUBLIC HEARING

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BYLAW NO. 95 – QUADRA ISLAND ZONING BYLAW, 1990, Amendment No. 99

Date: Tuesday, January 18, 2022
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Map 1



Map 2

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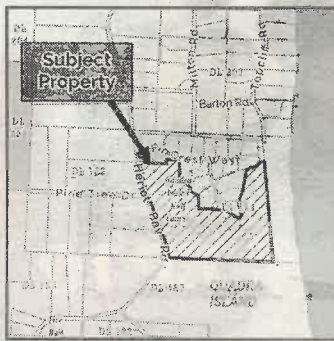
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Roots and country coming to Tidemark Theatre March 7

Tidemark Theatre and Gee Dan Productions will present The Washboard Union with special guest Raquel Cole at the Tidemark on Monday, March 7 at 7:30 p.m.

This is a band that cares deeply about their fans, and anyone who has seen them live knows The Washboard Union engage with their audience at every opportunity.

American Songwriter Magazine has called Raquel Cole, "A dynamite vocalist, songwriter and guitar singer to boot!"

In 2017 she was named by the CBC and Radio Canada as "25 under 25 musicians everyone needs to know."

Sponsored by the BC Touring Council, Campbell River Mirror and the BC Arts Council - the Tidemark Theatre and Gee Dan Productions will present, The Washboard Union with special guest Raquel Cole on Monday, March 7 at 7:30 p.m.

Tickets are \$52 (+ applicable taxes and fees). Tickets can be purchased through the Tidemark Box Office (250-287-PINK) Tuesday through Thursday between 12 p.m. and 4 p.m. Tickets are also available anytime online via: tidemarktheatre.com



File: 3350-20/CP 1C 21
3360-20/RZ 2C 21

December 27, 2021

Dear Sir and/or Madam:

RE: PUBLIC HEARING TO CONSIDER BYLAW NO. 432, 'QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007, AMENDMENT NO. 16' AND BYLAW NO. 433, 'QUADRA ISLAND ZONING BYLAW, 1990, AMENDMENT NO. 136'

Please be advised that a public hearing will be held to consider an Official Community Plan (OCP) amendment and a Zoning Bylaw amendment affecting Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, Exc. Part in Plans VIP75891 and EPP98484 (950 Heriot Bay Road, Quathiaski Cove) to facilitate the additional accessory use of a 2-hectare, 30-space Recreational Vehicle 'Stay and Play' site in the northwest corner of the property. The proposal would amend the Recreation Commercial designation of the OCP to include associated secondary accessory recreational vehicle site uses, and also amend the Recreation Commercial One (RC-1) zone in the Quadra Island Zoning Bylaw to include recreational vehicle sites as a permitted accessory use of land, subject to Conditions of Use as laid out in the proposed bylaw amendment.

The public hearing to consider Bylaw Nos. 432 and 433 will be held as follows:

Wednesday, January 19, 2022

7:00 pm

Location: In-person: Quadra Island Community Centre, 970 West Road, Quathiaski Cove BC
Covid-19 protocols will be observed, including the wearing of masks. As per Provincial Health Order respecting gatherings and events dated December 3, 2021, proof of vaccination will not be required.

Virtually: Via internet: <https://srd.ca/meetnow>

Via telephone: 1-844-636-6317 (toll-free)
Conference ID: 139 750 835#

As an adjacent property owner or resident of property affected by the proposal, you are invited to offer comments or concerns regarding this application. Written submissions will be accepted by mail, email or fax up to **4:30 p. m. on Wednesday, January 19, 2022** for those who are unable to attend the public hearing or are attending the hearing virtually. Verbal comments will be received during the comments section of the public hearing via a call-in feature for those attending the hearing virtually. The Strathcona Regional District cannot consider any representations made after the close of the public hearing.

Please see the attached public hearing notice for further details. Should you have any questions concerning the public hearing or require additional information, please contact Meredith Starkey, Parks and Planning Manager at 778-346-9143 or by email at mstarkey@srd.ca.

Yours truly,

A handwritten signature in black ink that reads "John Neill".

John W. Neill MCIP MRTPI
Planner



NOTICE OF PUBLIC HEARING

BYLAW NO. 432 – QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007, Amendment No. 16

BYLAW NO. 433 - QUADRA ISLAND ZONING BYLAW, 1990, Amendment No. 136

Date: Wednesday, January 19, 2022

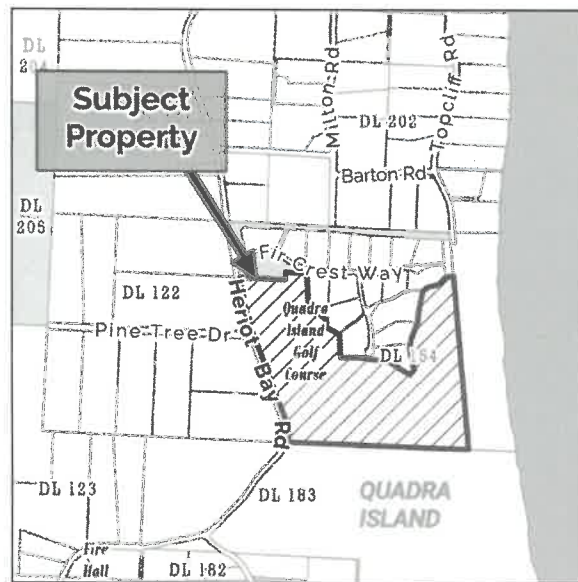
Location: In-person: Quadra Island Community Centre, 970 West Road, Quathiaski Cove BC
Covid-19 protocols will be observed, including the wearing of masks. As per Provincial Health Order respecting gatherings and events dated December 3, 2021, proof of vaccination will not be required.

Virtually: Via internet: <https://srd.ca/meetnow>
Via telephone: 1-844-636-6317 (toll-free)
Conference ID: 139 750 835#

Public Hearing for Bylaw Nos. 432 and 433 to commence at: 7:00 p.m.

Area affected by proposed Bylaw Nos. 432 and 433: The subject area is legally described as Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, Exc. Part in Plans VIP75891 and EPP98484, as shown on the map below.

Purpose of proposed Bylaw Nos. 432 and 433: Bylaw No. 432, if adopted, would amend the Recreation Commercial designation on the subject parcel to include associated secondary accessory recreational vehicle site uses. Bylaw No. 433, if adopted, would amend the Recreation Commercial One (RC-1) zone to include recreational vehicle sites as a permitted accessory use of land, subject to Conditions of Use as laid out in the proposed amendment to the zoning bylaw.



Copies of the proposed bylaws and related information are available for inspection by appointment at the Strathcona Regional District Customer Service Centre, located at #102 – 990 Cedar Street, Campbell River, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, from January 5, 2022 until 4:30 p.m. on Wednesday, January 19, 2022. The Bylaws and associated staff reports may also be viewed on the Strathcona Regional District website at www.srd.ca.

The public hearing will be held by a delegation of Electoral Area directors representing the Strathcona Regional District Board. Individuals attending the hearing in person will be afforded the opportunity to be heard during the comments portion of the hearing. Attendance at the public hearing will also be available virtually by pasting this link into your internet browser: <https://srd.ca/meetnow> Anyone who believes their interests are affected by the proposed bylaws will be given an opportunity to be heard at the public hearing, virtually via the link and/or telephone number provided above and through a call-in feature as provided during the comments portion of the hearing.

Written submissions from persons who are attending the hearing virtually or unable to attend in person must be delivered by hand or electronically to the Regional District office no later than 4:30 p.m. on Wednesday, January 19, 2022 in order to be considered as part of the public hearing record. The Strathcona Regional District cannot consider any representations made after the close of the public hearing.

Inquiries should be directed to:
Aniko Nelson, Senior Manager, Community Services
Strathcona Regional District
301 – 990 Cedar Street, Campbell River BC V9W 7Z8
Tel: 250-830-6700 | 1-877-830-2990 | Fax: 250-830-6710

Web: www.srd.ca | Email: planning@srd.ca

CP 1C 21 / RZ 2C 21 circulation list

Maurice Davenport, PO Box 235, Quathiaski Cove BC V0P 1N0

Peter & Marguerite Jaskiewicz, 6227 238A Street, Langley BC V2Y 1M2

Paul Mortimer, PO Box 91, Heriot Bay BC V0P 1H0

Roy Harvey, 18791 44 Avenue, Surrey BC V3Z 1B3

Esther Allen, PO Box 204, Quathiaski Cove BC V0P 1N0

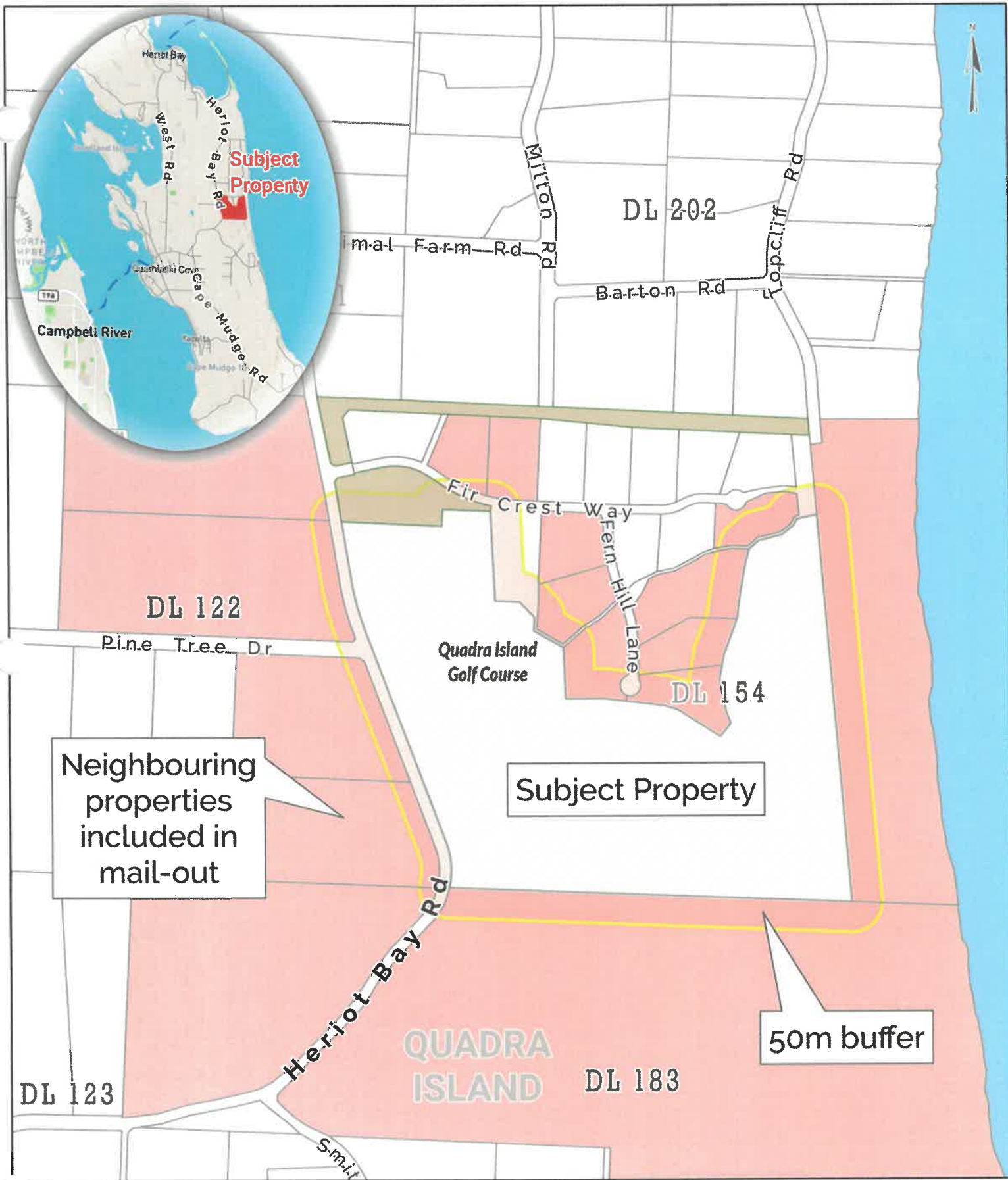
FrontCounter BC, 142 – 2080 Labieux Road, Nanaimo BC V9T 6J9

WR Addison Lumber Co. Ltd, 789 Country Club Drive, Cobble Hill, BC V0R 1L1

Linden deWandel, PO Box 715, Quathiaski Cove BC V0P 1N0

Tina & James Currie, 21676 95th Avenue, Langley BC V1M 4E3

Patricia & Jeffrey Webb, 9561 Gleadle Road, Black Creek BC V9J 1G1



Neighbouring properties included in mail-out

Subject Property

50m buffer

Subject Property

Lot 2, Plan VIP36442, District Lot 122,
Sayward Land District, Except Plan VIP75891, &
DL 154 & EXC PT IN PL EPP98484



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

Agency Referral



DEVELOPMENT PROPOSAL – REFERRAL FORM

FILE: CP 3C 18 / RZ 3C 18 – QUADRA ISLAND

Lot 2, DLs 122 and 154, Sayward District, Plan 36442, except Part in Plan VIP75891

Please comment on the attached development proposal for potential effect on your agency's interests. We would appreciate your response by **April 30, 2018**. Complete the response summary on the form below. If your agency's interests are 'unaffected' please indicate; no further information is necessary. In all other cases we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy that would affect our consideration of this proposal.

PURPOSE OF PROPOSAL: To amend Bylaw No. 3050, 'Quadra Island Official Community Plan Bylaw, 2007' and Bylaw No. 1213, 'Quadra Island Zoning Bylaw, 1990' to re-designate and rezone an approximate 24.65-hectare portion of land to facilitate a 17-lot strata subdivision on the property.

APPLICANT: Quadra Links Ltd.

LEGAL DESCRIPTION: Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, except Part in Plan VIP75891.

CIVIC ADDRESS: 950 Heriot Bay Road, Quathiaski Cove BC

OCP BYLAW: Bylaw 3050, 'Quadra Island Official Community Plan Bylaw, 2007'

DESIGNATION: Recreation Commercial

PROPOSED OCP: Park Residential

ZONING BYLAW: Bylaw 1213, 'Quadra Island Zoning Bylaw, 1990'

EXISTING ZONING: Recreation Commercial One (RC-1)

PROPOSED ZONING: Park Residential One (PR-1)

PROPOSAL DETAILS:

A site-specific Quadra Island OCP and Zoning Bylaw amendment is presented to facilitate the subdivision and development of a 26.45 hectare (65.37 acre) portion of the Quadra Links Ltd. property at 950 Heriot Bay Road into a 17-lot strata subdivision, including a 15 percent park dedication along the north boundary, common property for a sewage treatment system and a multi-use public trail to link with existing trails in the area. The balance of the 63.8-ha. property will remain as a 9-hole golf course under the existing Recreation Commercial One (RC-1) Zone.

The original rezoning of the property to RC-1 in 2005 involved the preparation of ground water, surface drainage and environmental assessment reports. These reports are available for inspection if required. The identified environmentally sensitive habitats will continue to be protected as part of the existing golf course.

A handwritten signature in black ink that reads "John Neill".

John W. Neill MCIP MRTPI, Planner

Consultation will occur with the following First Nations marked with an ☒:

| | | | |
|---|---|---|--|
| | Ahousaht First Nation | | Maa-nulth First Nations |
| X | Cowichan Tribes | | Mamalilikulla-Qwe'Qwa'Sot'Em First Nations |
| | Ehattesaht First Nation | | Mowachaht/Muchalaht First Nation |
| X | Halalt First Nation | X | Nanwakolas Council |
| X | Xwémalhkwu (Homalco) First Nation | | Naut'sa mawt Tribal Council |
| | Hul'qumi'num Treaty Group | | Nuchatlaht First Nation |
| | Hupacasath First Nation | | Nuu-chah-nulth Tribal Council |
| | Ka:'yu:'k't'h / Che:K:tlés7et'h' First Nation | X | Penelakut Tribe |
| X | Klahoose First Nation (Cortes) | | Qualicum First Nation |
| X | K'omoks First Nation | | Sliammon First Nation |
| | Kwiakah Band Office | X | Stz'uminus First Nation |
| | Laich-Kwil-Tach Treaty Society (formerly Hamatla) | | Tlowitsis First Nation |
| X | Lake Cowichan First Nation | X | We Wai Kai (Cape Mudge Band) |
| X | Lyackson First Nation | X | We Wai Kum (Campbell River Band) |

This referral has been sent to the following agencies marked with an ☒:

| | | | |
|---|---|---|---|
| | Agricultural Land Commission (ALC) | | Ministry of Energy, Mines and Natural Gas |
| | Advisory Planning Commission (APC): Area ____ | X | Ministry of Environment |
| X | BC Assessment Authority | X | Ministry of Forests, Lands & Natural Resource Operations (Archaeology) |
| X | BC Ferries Corporation | | Ministry of Forests, Lands & Natural Resource Operations (Aquaculture Licensing & Regulation) |
| | BC Parks | | Ministry of Forests, Lands & Natural Resource Operations (Forestry) |
| | City of Campbell River (CCR) | | Ministry of Forests, Lands & Natural Resource Operations (Land Tenures Branch) |
| | Comox Valley Regional District (CVRD) | | Ministry of Jobs, Tourism & Skills Training (Labour) |
| | Fisheries and Oceans Canada (General) | X | Ministry of Transportation and Infrastructure (MoTI) |
| | Fisheries and Oceans Canada (Aquaculture) | | Mount Waddington Regional District (MWRD) |
| | Environment Canada | | Private Managed Forest Land Council |
| X | Fire Department (Oyster River / Quadra / Cortes) | | Powell River Regional District (PRRD) |
| | Ministry of Aboriginal Relations and Reconciliation | X | School District No. 72 (Campbell River) |
| | Ministry of Agriculture | | Transport Canada |
| X | Ministry of Municipal Affairs and Housing | X | Vancouver Island Health Authority (VIHA) |

**PLAN TO ACCOMPANY ZONING AMENDMENT FOR,
LOT 2, DISTRICT LOTS 122 & 154, SAYWARD DISTRICT,
PLAN 36442, EXCEPT PART IN PLAN VIP75891
SHOWING PROPOSED BARE LAND STRATA
B.C.G.S. 92K.004**

P.I.D.: 600-405-205
EXISTING ZONING: RC - 1
EXISTING OCP DESIGNATION: RECREATIONAL COMMERCIAL

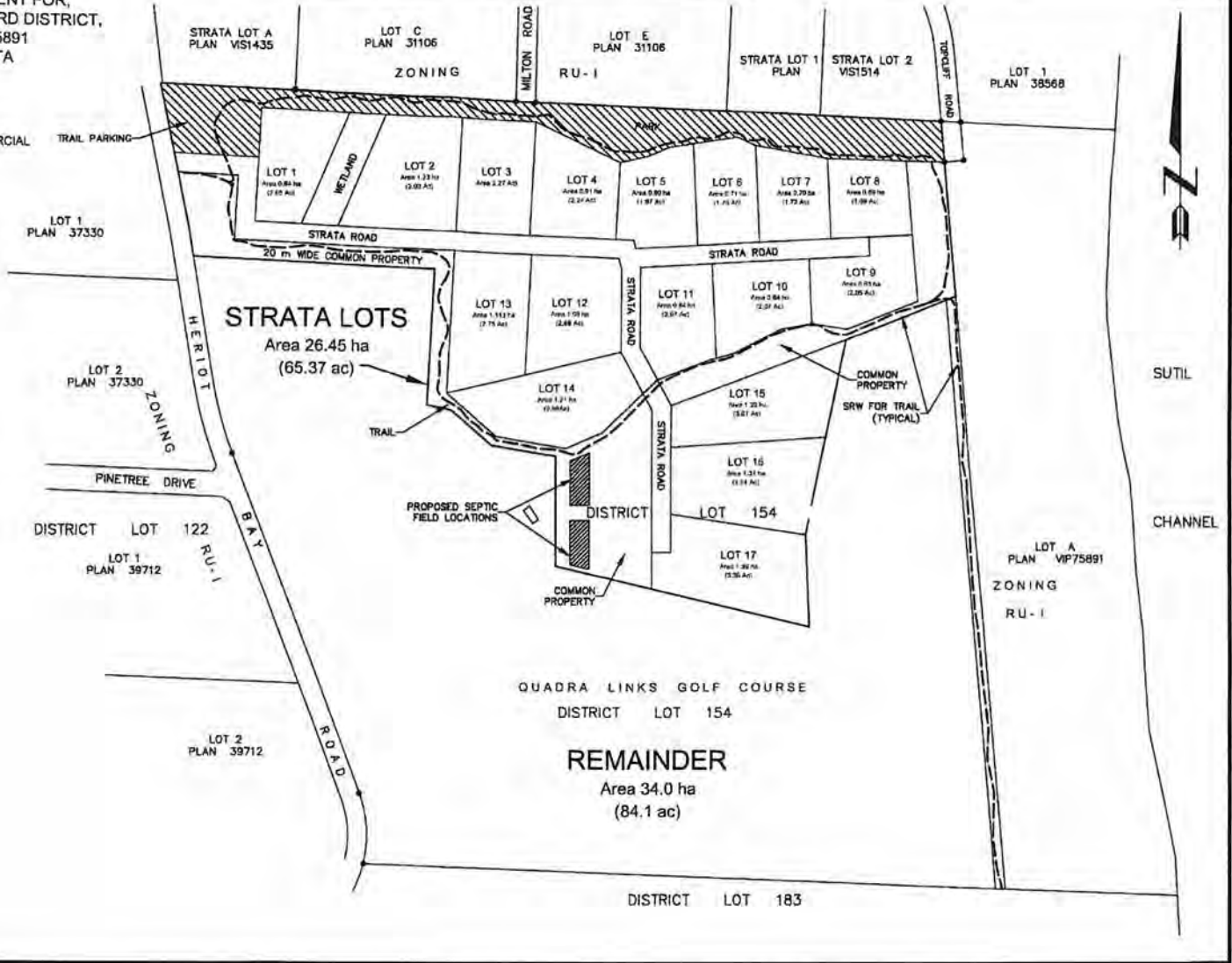
0 50 100 200 300

SCALE 1:4000 metric
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
The standard plot size of this plan is 432 mm in width by 279 mm in height (11x17)

NOTES:
PHASE 1 - SUBDIVISION OF 26.5 ha FOR BARE LAND STRATA
- PROPOSED PARK DEDICATION 3.78 ha (15%)

PHASE 2 - BARE LAND STRATA 17 LOTS.

LOT LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE
BASED ON FURTHER SITE INVESTIGATIONS AND LEGAL
SURVEY.



Site Plan

Strathcona Regional District

Date: February 8, 2018
J. E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
F-1290 CEDAR STREET,
CAMPBELL RIVER, BC, V9W 2W5
Phone: (250) 267-4865 Fax: (250) 287-9502
File: 120-014 Projects\dwg\120-014-17.dwg

of sea level rise and related climate influences on ocean water levels, such as storm surge, and how these will impact coastal ecosystems, sedimentation processes and flood risk to property owners.

- (a) All coastal development proposals shall clearly demonstrate consideration of the coastal floodplain and the potential for sea level rise to impact.
- (b) Responses to coastal systems and protection of coastal property shall incorporate consideration of the sustainable use of coastal ecosystems through planning and design which recognizes the ecological features and functions of coastal systems.
- (c) The BC Ministry of Environment "Climate Change Adaption Guidelines for Sea Dikes and Coastal Flood Hazard Land Use" (Draft policy discussions paper – 27 January 2011) shall be utilized to provide guidance to the Regional District in its consideration of applications for expansion of existing, or new, land use developments in affected coastal areas.
- (d) The Regional District shall give timely consideration to appropriate land use bylaw amendments at the policy and regulatory level which will enhance the Island's resiliency to respond to climate change.

COMMERCIAL ACTIVITY

- 3.5 (a) Scattered retail and service commercial activities have the potential to detract from the rural character of Quadra Island. The intent of the following policies is to identify the desired level and scale of future commercial activity and outline development and siting criteria for such development.
- (b) With the exception of the existing commercial sites identified on Schedule A-1, the official community plan does not designate any undeveloped sites for future commercial use at this time, except in the village containment boundary of Heriot Bay and Quathiaski Cove, which have been identified as potential commercial centers.
 - (c) The following are commercial designations:
 - (i) Local retail/service commercial shall reflect commercial activities that serve the needs of the local community;
 - (ii) Tourist commercial shall reflect commercial activities that provide accommodation services and facilities catering to the needs of the vacationing public such as campsites, lodges, inns, guesthouses, restaurants, and related activities.
 - (iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as golf courses.
 - (d) Rezoning of land for commercial purposes shall be evaluated in light of, but not limited to, the following criteria:
 - (i) the development and use does not reduce or limit public access to the waterfront;

PART III – COMMUNITY PLAN POLICIES

Recreation Commercial Designation Policy

11.26 RECREATION COMMERCIAL ONE (RC-1)

11.26.1 PERMITTED PRINCIPLE USES

- a) Golf courses

#2476

11.26.2 PERMITTED ACCESSORY USES

On any lot:

- a) Clubhouse, offices and meeting rooms
- b) Residential
- c) Retail sales
- d) Accessory maintenance buildings, structures and uses

11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
- b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- c) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- d) Retail sales limited to those items required for the playing of golf.

11.26.4 LOT AREA

The minimum lot area in the Recreation One (RC-1) zone shall be 30.0 hectares (74.13 acres).

11.26.5 SETBACKS

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
- b) A minimum of 30.0 metres (98.4 feet) from a rear lot line;
- c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
- d) A minimum of 100.0 metres (328 feet) from the ocean;
- e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.26.6 LOT COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 1%.

END - RC-1

Agency Response

