



STAFF REPORT

DATE: May 8, 2026 **FILE:** 3360-20/RZ 3C 25
3090-20/DV 2C 25
APPN 2025-0043

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: **ZONING AMENDMENT (RZ 3C 25) AND DEVELOPMENT VARIANCE PERMIT (DV 2C 25)
APPLICATIONS AT 703 GREEN ROAD**

PLANNING FILE NO.: 3360-20 RZ 3C 25 & 3090-20/ DV 2C 25

ROLL NO.: 772 16620.000 **PID No.:** 004-196-074

AGENT: NA

APPLICANTS: Trevor Welton

LEGAL DESCRIPTION: Lot 5, District Lot 8, Quadra Island, Sayward District, Plan 16216

CIVIC ADDRESS: 703 Green Road

OCP BYLAW/DESIGNATION: Village Peripheral Residential

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

EXISTING ZONE: Residential One (R-1)

PROPOSED ZONE: Village Peripheral Residential One (VPR-1)

PURPOSE

To consider a Zoning Bylaw Amendment (RZ 3C 25) to rezone the subject property from Residential One (R-1) to Village Peripheral Residential One (VPR-1) and Development Variance Permit application (DV 2C 25) to vary Section 11.4C, VPR-1 zone, to:

1. Section 11.4A.4.1) to reduce the minimum front yard setback from 7.5 metres to 0.4 meters for an existing community water service building
2. Section 11.4A.4.3) to reduce the minimum side yard setback from 1.75 metres to 1.52 meters for an existing community water service building; and
3. Section 11.4A.4.3) to 4.5 metres to 1.25 metres for an existing woodshed.

POLICY ANALYSIS

The proposed zoning bylaw amendment is consistent with the Official Community Plan (OCP) for Quadra Island and the Village Peripheral Residential land use designation and policies.

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 Section 464 - 467 (Requirement for Public Hearings). With the passing of Bill 44, Section 464 has been updated to reflect Provincial changes, namely Section 464(3) A local government must not hold a public hearing on a proposed zoning bylaw if (a) an OCP is in effect for the area that is the subject of the zoning bylaw, (b) the bylaw is consistent with the official community plan, (c) the sole purpose of the bylaw is a development that is, in whole or in part, a residential development, and (d) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

The *LGA* grants authority to local governments under Section 498 of Part 14, Planning and Land Use Management, to issue a development variance permit that varies the provisions of a bylaw, provided the use or density of the land, a floodplain specification, or a phased development agreement under Section 516 is not varied.

EXECUTIVE SUMMARY

An application has been received to consider a zoning bylaw amendment to rezone the property located at 703 Green Road from Residential One (R-1) to Village Peripheral Residential One (VPR-1) to bring the current use into compliance with the Quadra Island Zoning Bylaw and into alignment with the Quadra Island Official Community Plan (OCP).

This property is designated Village Peripheral Residential in the Quadra Island OCP, and the proposed zoning is in alignment with its policy objectives and goals. Mistaking the property’s OCP designation for its zone, the property owners built a second dwelling, as permitted by the VPR-1 zone but not the R-1 zone that is the current zone for this parcel. In light of this error, the owners are seeking to bring their property into alignment through this application for a zoning amendment.

The property is developed with an existing dwelling unit and a second dwelling unit constructed as an addition to an existing building that was originally built to contain a shared water service and must remain in place as a required community water service for neighbouring properties. The water service structure was built within an easement and within the required front yard setback of 7.5 metres. The R-1 zone has a setback of 7.5 metres, and the VPR-1 zone has a setback of 4.5 metres. The Ministry of Transportation and Transit (MoTT) has provided approval for the siting of the water service building.

The applicant is requesting a variance for the front and side yard setbacks for the existing water service building to legalize the structure. In addition, a variance is requested for a newly constructed woodshed within the front yard setback and water service easement. The woodshed is not considered a necessary structure, and it is not supported to remain within the easement.

Comments received from government agencies referred the application and First Nations consulted on the proposal indicate no concerns with the proposal. The Advisory Planning Commission (APC) provided a recommendation of support for the property to be rezoned from R-1 to VPR-1. However, they were not in support of the variance application due to the applicant’s use of the property as a short-term rental (STR), which is not relevant to the variance requested as STR is a permitted use on this parcel. It was noted that the additional unit is supported within the proposed land use designation, and that the Provincial regulations have been met for the STR use as there are multiple landowners, exempting the owners from the requirement for the rental to be a principal residence.

Bylaw No. 648 has been prepared for the Committee's consideration with a recommendation to proceed with first, second, and third reading and adoption in accordance with the *LGA*. In addition,

should the zoning amendment be adopted, DV 2C 25 is prepared for execution and attached to this report. The request for a variance for the new woodshed within the front yard setback and water service easement is not considered supportable; however, the front and side yard setback request for the existing water service easement is supportable.

There are options available to the Board as it further considers the development variance request:

Option A – THAT DV 2C 25 application to reduce the front and side yard setback to the existing water service building is approved; and

THAT the variance to reduce the front yard setback for a newly constructed woodshed is denied.

Option B – THAT DV 2C 25 application to reduce the front and side yard setback to the existing water service building and the front yard setback for a newly constructed woodshed are approved.

Option C – THAT DV 2C 25 application to reduce the front and side yard setback to the existing water service building and the front yard setback for a newly constructed woodshed are denied.

The decision on approval of a variance for an existing structure must consider the owners desire to legalize the siting and the consequences of denial of a variance. Should the zoning amendment be adopted, the VPR-1 zone regulations shall apply to the property, resulting in a lesser front yard setback requirement. The R-1 zone requires 7.5 metres and the VPR-1 zone requires 4.5 metres. Should a variance not be approved the owners would legally have to relocate the water service.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received;
2. THAT the Committee recommend that Bylaw No. 648 (RZ 2C 25) be given first, second, and third reading and adoption by the SRD Board;
3. THAT the Committee recommend approval of Development Variance Permit (DV 2C 25) as presented within the staff report presented May 8, 2026 be approved.

THAT the variance application to reduce the front yard setback for a newly constructed wood shed is denied; and

THAT the Corporate Officer be authorized to issue the permit.

Respectfully:



Dave Leitch
Chief Administrative Officer

AGENCY REFERRALS

Agency	Comments
Agricultural Land Commission	No comment
BC Assessment Authority	No comment
Fire Department – Oyster River	No comment
Ministry of WL&RSF – Environment	No objection
FNR&I - Archaeology	No objection.
MoTT	No concern. Have approved of the location of the existing water service building.
Island Health	No objection. The facilities are required to comply with the Drinking Water Protection Act and Regulation.

First Nation	Comments
Kwiakah First Nation	No response.
Homalco First Nation	No response.
Halalt First Nation	No response.
Cowichan Tribes	No response.
Da'nax da'xw First Nation	No response.
Mamalilikulla First Nation	No response.
Klahoose First Nation	No response.
K'ómoks First Nation	No response.
Tla'amin First Nation	No response
Tlowitsis First Nation	No response.
Tsu-uubaa-asatx First Nation	No response.
Nanwakolas Council	Only responds to Provincial/Federal referrals.
Lyackson First Nation	No response.
Penelakut Tribe	No response.
Stz'uminus First Nation	No response.
We Wai Kai Nation	No response.
Wei Wai Kum Nation	No response.

BACKGROUND

The subject parcel, located on Green Road, is approximately 0.30 acres (1,214 m²) in area and is currently developed with two dwelling units. The Area C Official Community Plan land use designation is Village Peripheral Residential. The R-1 zone permits one single family dwelling and one secondary suite on any lot. Two dwellings are not permitted under the current zone unless it is serviced by community sewer with a minimum lot area of 4,000 m² (0.99 ac). The property is within the expansion area of the Quathiaski Cove sewerage service.

The existing structures distances from property lines are as follows:

- Water Service Building
Front yard – 0.4 m
Side yard – 1.52 m
- Existing Dwelling Unit
Front yard – 6.25 m
- Woodshed
Front yard – 1.25 m

PLANNING ANALYSIS

The zoning amendment under consideration proposes to rezone the property from R-1 to VPR-1 to bring current use into conformance as the VPR-1 zone permits a single dwelling unit and a garden cottage or live-work studio. The proposed zoning is consistent with the OCP. Should the rezoning application be denied, the applicant would have to discontinue the non-conforming use of the addition to the water service building as a second dwelling. However, the structure must remain in place as it houses the water storage and filtration equipment for a community water supply which serves three other properties.

The owner has stated they were not aware of the non-compliance, and they mistakenly did not apply for a Quadra Siting review for the addition to the existing structure, which is the mechanism the Regional District uses to respond to proposed construction on Quadra and providing confirmation of zoning compliance. The non-conformance would have been identified, and through a Title search found the easement located on the property in which the cabin/water service is located. Nevertheless, the process to bring the property into compliance would have received the same recommendations as within this report. Given the land use designation, the zoning amendment is supportable.

The request to rezone the property is supported by the OCP and if rezoning is approved, the variance request would then apply only to the existing cabin and woodshed and not the existing dwelling unit. The variance to reduce setbacks can be considered to accommodate existing siting of the cabin and legalize the structure. Based on the use of the cabin as a water service, and MoTT approval for the encroachment the variances for this structure are supportable. However, as the woodshed is not a necessary structure and the recommendation is for removal of this structure from the front yard setback and easement.

Although not a part of the consideration for the applications, exemption from the principal dwelling requirement for operation of a STR is given when there is fractional ownership of a property. The owners meet Provincial regulations for STRs.

Given that the zoning amendment will bring the property into alignment with the OCP land use designation, that the variance will legalize a structure that cannot be removed as it is necessary for infrastructure purposes, that the owner has added water security for the property through the

installation of a new well system, and that the wood shed would be removed from within the existing easement, the applications are supportable.

FINANCIAL IMPLICATIONS

Fees for the rezoning application process have been applied in accordance with the Regional District's Planning Procedures and Fee Bylaw No. 5.

LEGAL IMPLICATIONS

This report and the recommendations contained herein are in compliance with the LGA and Regional District bylaws.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

Should a recommendation of support be made for the two applications public consultation will occur in the form of a notification in accordance with the *Local Government Act*.

This application was also referred to the Electoral Area C APC which provided a recommendation as shown in the following resolution.

THAT the Commission recommend approval of zoning amendment application for Lot 5, District Lot 8, Quadra Island, Sayward District, Plan 16216. CARRIED

THAT the Commission recommend approval to the proposed variances to the following sections:

- 11.4CA.4.1) to reduce the minimum front yard setback to 0.4 meters for the existing cabin and to 1.25 for the existing woodshed,
- 11.4A.4.3) to reduce the minimum side yard setback to 1.52 meters for the existing cabin.

A vote was held on the pending motion, and it was DEFEATED

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The planning department will be responsible for all aspects of the bylaw amendment process and variance request. Additionally, corporate services staff resources will be required during the finalization of the bylaw and permit.

Submitted by:



Meredith Starkey,
Acting Senior Manager, Community Services

Prepared by: K. Chamberlain, Development Planner II

Attachments:

1. Existing Zone – R-1
2. Proposed Zone – VPR-1
3. Written Brief/Rationale
4. Bylaw No. 648
5. DV 2C 25 Permit with Schedules A and B

Attachment 1. EXISTING ZONING – R-1

BYLAW NO. 1213 • "QUADRA ISLAND ZONING BYLAW, 1990"

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11.4 RESIDENTIAL ONE (R-1)

11.4.1 PERMITTED USES

- SRD 555**
- a) Residential use;
 - b) Accessory *buildings* and *structures*.

11.4.1(i) CONDITIONS OF USE

- SRD 555**
- a) Residential use is limited to: one (1) single *family dwelling* and one (1) *secondary suite* on any *lot*; or
 - b) One (1) single *family dwelling* and one (1) *secondary suite*; and one (1) *accessory dwelling unit* on lots serviced by community sewer with a minimum lot area of 4000 sq m (0.99 acres); or unserviced lots with a minimum lot area of 1 ha (2.47 ac).

#2887

- SRD 555**
- c) {Deleted}

11.4.2 LOT AREA

The minimum *lot* area in the Residential One (R-1) zone shall be 4000 square metres (0.99 acres).

11.4.3 SETBACKS

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 1.75 metres (5.74 feet) from a side *lot* line.

11.4.4 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 35%.

11.4.5 BONUS DENSITY

Despite Section 11.4.1 a) and c) above, residential density up to a maximum of eight (8) dwelling units per 0.40 hectares (0.99 acres) is permitted, for property described as Lot 7, District Lot 8, Sayward Land District, VIP64983, Quadra Island, subject to the conditions set out in Section 11.4.6 below.

#1880

#1880

11.4.6

CONDITIONS FOR BONUS DENSITY

The conditions and terms, as outlined in the attached housing agreement labeled as Schedule 'A' of this bylaw, must be met before the bonus density under Section 11.4.5 above will be permitted.

END – R-1

Attachment 2. PROPOSED ZONE VPR-1

BYLAW NO. 1213 • "QUADRA ISLAND ZONING BYLAW, 1990"

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SRD 465

11.4C VILLAGE PERIPHERAL RESIDENTIAL ONE (VPR-1)**11.4C.1 PERMITTED USES**

- a) Single family residential;
- b) Mini-lot Single Family;
- c) Garden Cottage;
- e) Duplex;
- f) Live-Work Studio

11.4C.2 CONDITIONS OF USE

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

11.4C.3 LOT AREA

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

11.4A.4 SETBACKS

Except where otherwise specified in this bylaw:

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

11.4A.5 LOT COVERAGE

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

11.4A.6 BONUS DENSITY

- a) Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other amenities are provided on at least 20 percent of the site area, the recommended base density of 10 units per hectare may be increased to 15 units per hectare, provided the increased density is in the form of 5 secondary suites per hectare.

- b) Where three or more of the parameters are met, the density bonusing allowance may be increased from 15 units per hectare to allow for a minimum of 20 units per hectare to allow for a further 5 additional units per hectare. The overall maximum density with the application of this additional bonusing is not to exceed 20 units per hectare with the requirement for a minimum of five of these units per hectare being built as secondary suites.

END PR-1

Attachment 3. WRITTEN BRIEF / RATIONALE

October 21, 2025

Strathcona Regional District
Community Planning Services
990 Cedar Street, Campbell River, BC V9W 7Z8

To: Whom it may concern

RE: 703 Green Road, Quadra Island - Building Setback and Zoning Variance Requests

This document was prepared on behalf of the owners of the subject property to support our application for a variance to the front and side yard setbacks and to change the property zoning from Residential One (R-1) to Village Peripheral Residential One (VPR-1).

Property Ownership

The owners of the subject property are as follows:

- Melissa Welton (on behalf of Russell Welton, Melissa and child Austin).
- Trevor Welton (on behalf of Amber Welton, Trevor and children Leah and Everley).
- Colin Dion (on behalf of Shannon Dion (nee Welton), Colin and children Carson, Ashton, Finnen, Jase and Clare).
- Eric Kuitenan (long time family friend of the Welton's).

The Welton family grew up vacationing in Kye Bay in Comox, BC. The family cabin was owned by our grandparents and their siblings has been a special place for our family over the past 50 years. When our grandparents passed on, access to the cabin became a challenge and we decided to seek out a new family gathering place where we could create similar foundational memories for our children. We looked at numerous places over the years and finally purchased the property at 703 Green Road in March 2022.

Context

When we purchased the subject property, there was a small, two bedroom cabin on the south side and a separate building that contained water storage and filtration equipment (for a community water supply) facing the street and along the north side of the property with a bedroom, living space, deck and a full bathroom (with shower) attached. The detailed history of the community water building is provided in **Attachment 1**. This historic structure was constructed within the Ministry of Transportation and Transit road setback and the present Strathcona Regional District Zoning Bylaw setback for front and side yards.

As our family is large, we looked at different solutions to maximizing the available space so we could use the property together. The preferred solution was to improve the accommodations attached to the water building. Upon inspection, it appeared the structure attached to the water building was not well constructed (part of the building had no foundation) and the planned renovation work turned into a more substantial re-build. We had supplies and a crew on site and one thing led to another and we completed the renovation work in spring 2023. The renovation work was conducted at the rear of the structure with no changes to the front of the structure, including the bathroom (only one), entry way, car port or the water building (except for paint and roofing).

We had operated under the assumption the VPR-1 zoning already applied to this property and the garden suite consideration would cover the second dwelling. Honestly, we received some poor advice and proceeded with a “heads-down” approach that was well -intentioned but resulted in us not submitting a siting plan and contravening the Zoning Bylaw. We now see the errors here and wish to rectify these mistakes.

Property Use

As we have busy families with bills to pay, we have been renting both dwellings on short-term rental platforms. We have registration numbers from the Province of BC for both dwellings and are fully compliant with the BC *Short-term Rental Act* (Attachment 2).

During the renovation process, we believed we had a good relationship with our neighbors and communicated with many of the regularly. Recently, we became aware that several of our neighbours were quite upset with us for connecting the second dwelling to the community water supply. At the time we didn't understand the level of their concern and did not respond in a neighborly fashion, which led one or more of them to file complaints with the Strathcona Regional District.

Since the Strathcona Regional District advised us of the complaints, we have been in regular communication with each of the other members of the water licence and offered our sincere apology for not taking their concerns seriously along with a commitment to drilling a well on our property as soon as we get feedback from the Strathcona Regional District. We offered to connect the new well to the existing water supply system so that all could benefit. We have a quote from Red Williams and are scheduled to install the well in November 2025. We have advised our neighbors of this and voluntarily took the renovated building off online rental platforms. We advised the Strathcona Regional District of this voluntary move as well.

We are presently paying extra for the connection of the second dwelling to the Quathiaski Cove sanitary sewer system and have been paying additional property taxes based on the increased assessment value from the renovated structure.

Variations Requested

We understand the current structure does not comply with the Zoning Bylaw with respect to the following:

Authority	Variance	Status
Ministry of Transportation and Transit	Road Setback	Application submitted
Strathcona Regional District	Front and side yard setbacks	Initial application submitted
Strathcona Regional District	R-1 to VPR-1 zoning change	Initial application submitted

Pictures of the front and side yard are provided in **Attachment 3**.

We understand that renovation work typically requires consideration of zoning requirements and, ideally, we should have sought the variance(s) before undertaking the work. However, we feel it is worth pointing out that the community water room has been in place for many years, serves three other properties and has a registered easement along the front of 703 Green Road, including the water building. Adjustments to this historic building to conform to current setback standards is not considered reasonable or necessary. Additionally, there is a small piece of land present between our lot and the neighbor's lot that is owned by the local First Nation. This piece of land is too small to develop, so there is limited potential for encumbrance of the adjacent property.

We'd like to have the renovated building be the primary dwelling on the property and the existing cabin (which is 800 sqft) serve as the Garden Cottage in conformance with the VPR-1 requirements.

Closure

We'd like to formally offer an apology to the Strathcona Regional District for the time and effort spent addressing the complaints and having Bylaw Enforcement mobilized engage us. We are here to correct this situation to the best of our ability and look forward to engaging with the Community Planning Department on this application.

On behalf of Shannon and Colin, Dion, Russell and Melissa Welton, Trevor and Amber Welton and Eric Kuitenan:



Trevor Welton
604-866-8768

ATTACHMENT 1: Background on the Green Road Water System (1974 to 2017)

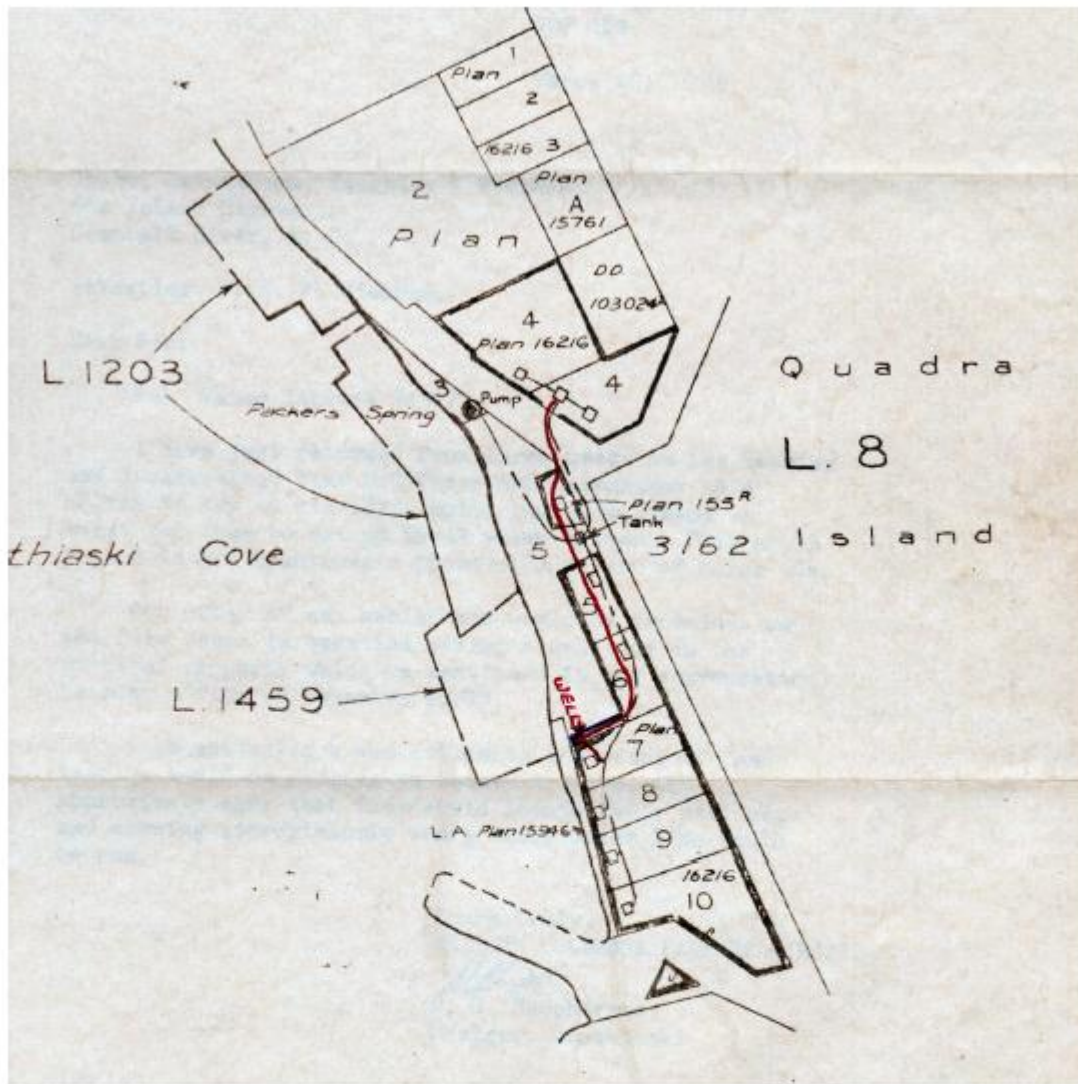
The Old Jail House, Quathiaski Cove, circa 1912

Campbell River Museum 12824

Quathiaski Cove was once the business and administrative centre for the entire district. The old police station and court house, located at the corner of Heriot bay Road and Green Road (Lot 4) was turned into a residence many years ago. Barred jail cell windows were exposed during the renovation work. William Lines Sr., the Constable for the region in 1912 is seen on the left. This fine heritage structure was one of the original Green Road water system homes but sadly burned down sometime after 1982.

There were nine original properties served by the BC Packer's water system in 1974. It is not known what year the system was established however was likely in place many decades earlier. These lands were either owned by BC Packer's (BCP) or occupied by one of their employees or fishing families.

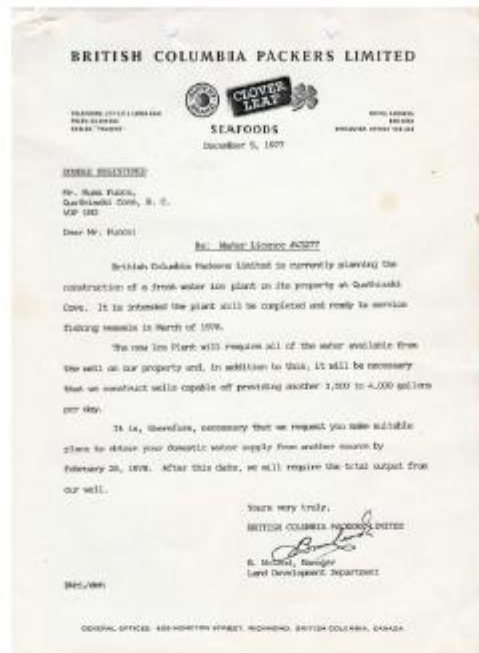
This map shows the parcels that were serviced:



The source was and still is called: "Packer's Spring", erroneously shown as "pump" located on Lot 3 (another BCP holding).

In October of 1974, BC Packer's received a Water Licence for this spring from the Province of BC (CL 43277). It is not known what motivated BCP to seek a licence for a source they had been using for many years. Perhaps the fear that other nearby property owners could apply for water rights and seek to use their water source? We don't know.

In December of 1976, BCP issued a notice to water users that they would be cut off from water service to Packer's Spring because BCP need all the water for a proposed Ice Plant.



Needless to say, this set the cat among the pigeons with the water users, one of who was still fishing for BCP at the time!

BC Packers did offer to let the users find a well elsewhere and to gain access on the southerly part of their property close to the current ferry parking lot, but they definitely wanted them *away* from the proposed water source for the Ice Plant as Packer's Spring was an historically reliable water source. Some users decided to find or use their existing wells but four decided to seek legal counsel and the advice of the Provincial Water Comptroller.

It turned out BCP's notice of a change was not lawful and that any changes in a Water Licence require a minimum 6 months' notice. In addition, all the properties named as part of BCP's water licence were considered "appurtenant" to the water licence and thus had water rights to "Packer's Spring", something that BCP had clearly not anticipated.

In the end and after considerable back and forth discussions, in the summer of 1979, BCP agreed to *not challenge* the apportionment of water rights to Packer's Spring to the four aggrieved property owners and signed easement documents granting access in perpetuity, for the purposes of drawing water from and accessing Packer's Spring for maintenance and water

system works. Note: The Green Road four were: Russ and Star Fuoco (Lot 5), Malcom Galbraith (lot 4), Tom and Diana Yeatman (lot6) and Ros Luoma Lot 155r).

These four owners then proceeded to build a new system as BCP was going to remove all parts of the old one, including the large elevated wood stave tanks located on the highest part of Green Road, on the north-east corner of Lot 5 (703 Green Road)—next to where the current water tank building is located.

Expertise was sought on designing and building the system from a company named: “The Pump House”, located in Courtenay. Given that the recharge of the Spring was not robust, the system was designed to re-charge on a 24/7 basis to avoid large draw-downs. An elevated 1000 gallon fibreglass tank was built on Lot 5 and a 1 ¼” PVC pressure line brought up from Packer’s Spring charged by a submersible pump. A float valve in the tank slowly releases the water as the users draw down water and the level in the tank dips. This design (costing \$4500 in 1979) has worked very well over the past 38 years and has helped get the system through several summer droughty periods. The system has only run out of water once that the writer can recall and that was when one owner left a hose running all day and night.

It is not a municipal system with unlimited capacity thus users tend to moderate their use during hot dry spells that often occur in August/September.

The tank location does provide for gravity flow to most homes (nice during power outages!) but all now have pressure tanks to increase household pressure. **The water storage part of the structure is covered by the registered access easement granting the other users access to run the system and access the tank.** This building is now insulated and has a heater in it to keep lines from freezing in winter. Water service to **both** Lots 5 and 6 is pressurized by a pump under the 1000 gallon storage tank.



Water Storage under construction by the writer in Spring 1979(note old tanks behind)



Completed Water Storage Building 1979

In 2011 and 2012 a major rebuilding to the Packer’s Spring source was undertaken to replace the very old concrete well casing and to improve long term water flows and water quality. An Ultraviolet water disinfection system was also installed in the Water Storage building around this time. Total cost for all 2011-12 improvements: approximately \$11,000.



View under 1000 gal storage tank



Packer’s Spring new well casing and Hydro pole

In the past when significant repairs to the Water Storage Building have been undertaken (such as the total re-roof in 2016 costing \$2572), all water users have contributed to the cost, pro-rated as follows: 28% born by the water users and 62% by the owners of Lot 5 (this is based on the % area of the structure used by the water storage function). All other water system costs are shared on a four way split.

This electricity for the pump that pressurizes the line to Lots 5 and 6, the heating of the water storage area and the Ultraviolet Filter is paid for solely by the owners of Lot 5 (703 Green Rd.). Although the dollar figures are relatively minor, it would be good to establish a formula for sharing electricity costs with the other water users.

It is unknown what the new owners of the former BCP lands will do with their land but there is every reason to expect that Packer's Spring will continue to provide good flows for many more decades. In addition, the source is protected by both the registered easement and by the BC Ministry of Environment water licences issued to each of the four owners.

Compiled by: Russ Fuoco, June 26, 2017

ATTACHMENT 3 – Site Photographs



Photograph 1 – View of the front of 703 Green Road facing south.



Photograph 2 – View of the front of 703 Green Road facing south.



Photograph 3 – View of the front of 703 Green Road facing north



Photograph 5 - View of the front of the renovated structure and right side of the property.



Photograph 4 – View of the north side yard of 703 Green Road facing east



BYLAW NO. 648

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. 648, being Quadra Island Zoning Bylaw 1990, Amendment No. 155.

READ A FIRST TIME ON THE ____ DAY OF _____, 2026

READ A SECOND TIME ON THE ____ DAY OF _____, 2026

NOTICE OF PROHIBITED PUBLIC HEARING PUBLISHED ON THE ____ DAY OF _____, 2026

READ A THIRD TIME ON THE ____ DAY OF _____, 2026

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2026

Chair

Corporate Officer

SCHEDULE 'A'

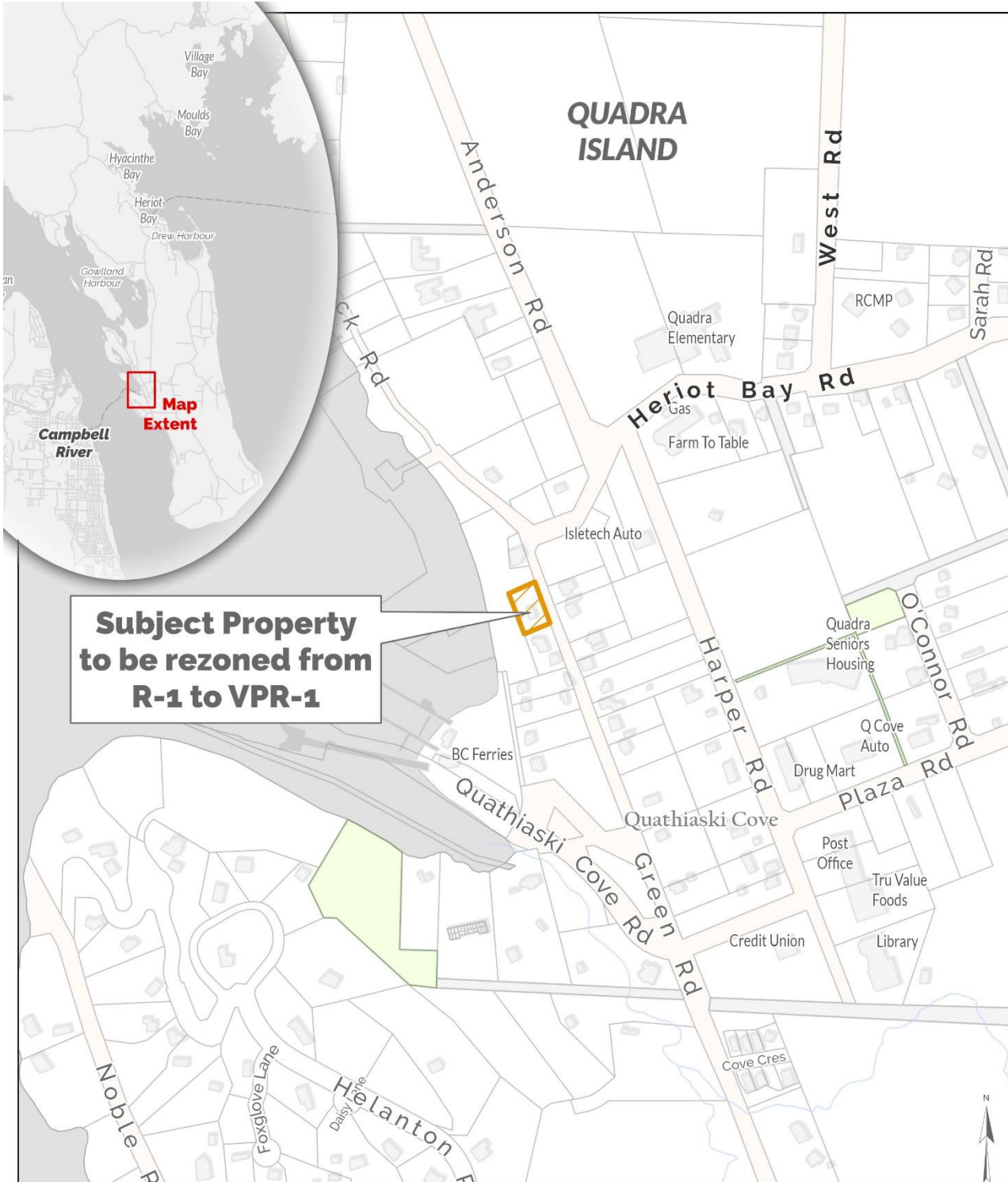
SECTION ONE ZONING AMENDMENT

1. Land legally described as Lot 5, District Lot 8, Quadra Island, Sayward District, Plan 16216, and with a civic address of 703 Green Road, as shown on the attached Appendix '1', is rezoned from Residential One (R-1) to Village Peripheral Residential One (VPR-1) as amended.

SECTION TWO MAP AMENDMENT

1. Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended by inserting a new Schedule "A – 39," as shown in Appendix '1'.
2. Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended by sequential changes to the Schedule 'A' Key Map.

Appendix '1'



**Subject Property
to be rezoned from
R-1 to VPR-1**

RZ 3C 25 / DV 2C 25

LOT 5, PLAN VIP16216, DISTRICT LOT 8, SAYWARD LAND DISTRICT,
EXCEPT PLAN 3610RW, QUADRA ISLAND



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



DEVELOPMENT VARIANCE PERMIT

FILE: 3060-20/ DV 2C 25

ISSUED TO: TREVOR WELTON
5840 – 172 STREET
SURREY, BC V3S 3Z6

PROPOSAL: DEVELOPMENT VARIANCE PERMIT RELATED TO AN EXISTING COMMUNITY WATER STORAGE BUILDING TO REDUCE THE MINIMUM FRONT YARD SETBACK TO 0.4 METRES AND TO REDUCE THE MINIMUM SIDE YARD SETBACK TO 1.52 METRES ON THE NORTH SIDE OF THE WATER STORAGE BUILDING AT 703 GREEN ROAD.

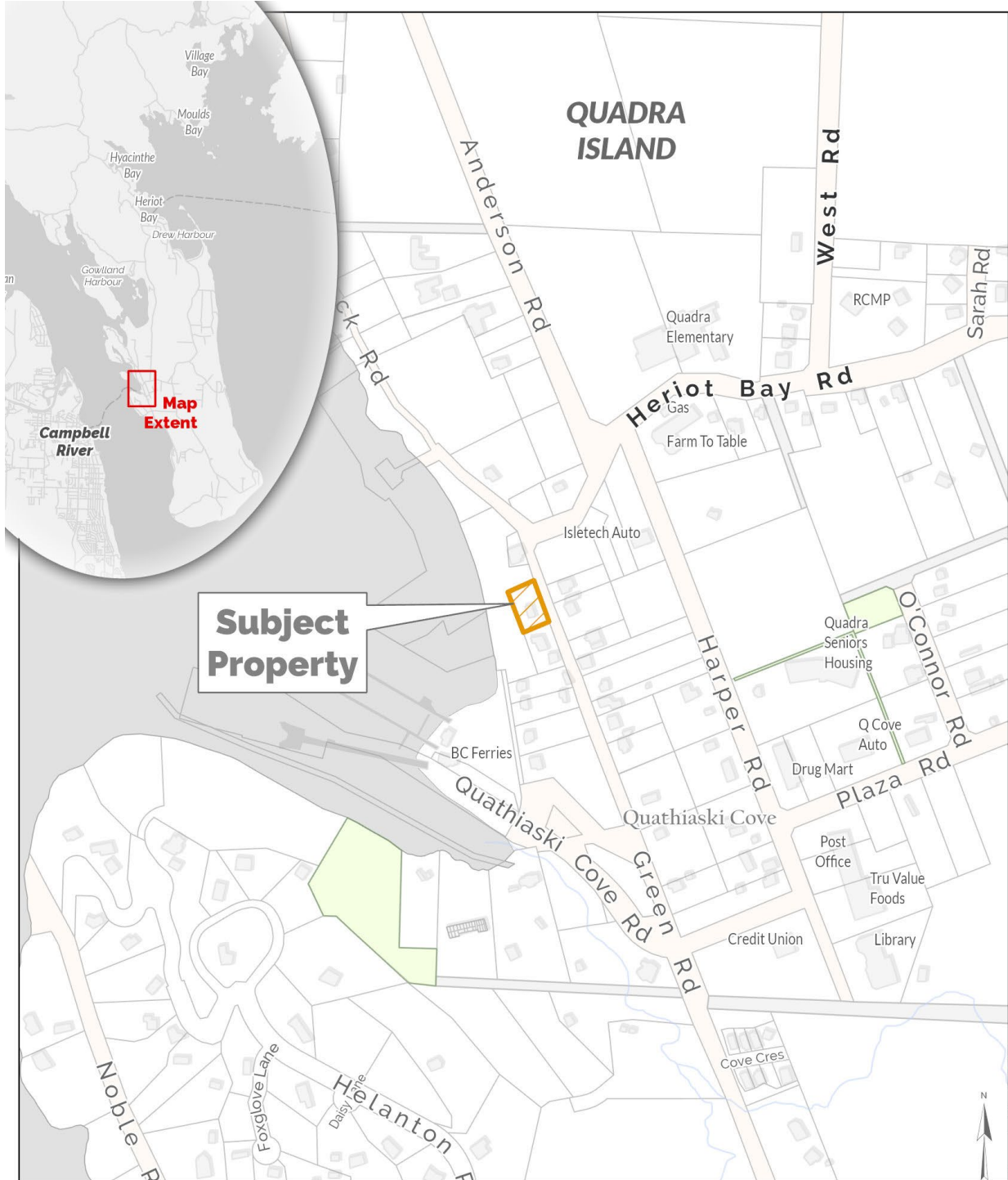
1. This permit applies to only those lands (subject property) within the Strathcona Regional District described below:
Legal Description: LOT 5, DISTRICT LOT 8, QUADRA ISLAND, SAYWARD DISTRICT, PLAN 16216
Parcel Identifier (PID): 004-196114-035
Folio: 772 16620.000
Civic Address: 703 Green Road, Quadra Island, BC
2. This permit is issued subject to compliance with all relevant Strathcona Regional District bylaws, except as specifically varied or supplemented by this permit.
3. This Development Variance Permit varies Bylaw No. 1213, in relation to an existing community water service building siting as follows:
 - a. Reduce the front yard setback from 7.5 metres to 0.4 metres; and
 - b. Reduce the side yard setback on the north property line from 1.75 metres to 1.52 metres
4. The land described herein shall be developed in strict accordance with the following terms, conditions, and provisions of this permit, including:
 - a) Schedule A: Subject Property Map
 - b) Schedule B: Location of Approved Variances
5. This permit is NOT a building permit.
6. This development permit (DV 2C 25) shall lapse if development is not substantially commenced within **two (2)** years of the issue date of this permit (see below). Lapsed permits cannot be renewed; therefore, application for a new development permit must be made, and permit granted by the Strathcona Regional District board, to complete the remainder of the work.

CERTIFIED as the DEVELOPMENT VARIANCE PERMIT approved by resolution of the Board of the Strathcona Regional District on _____.

Corporate Officer

Certified on _____

SCHEDULE A - SUBJECT PROPERTY MAP



**Subject
Property**



RZ 3C 25 / DV 2C 25

LOT 5, PLAN VIP16216, DISTRICT LOT 8, SAYWARD LAND DISTRICT,
EXCEPT PLAN 3610RW, QUADRA ISLAND

LOCATION OF VARIANCES TO FRONT AND SIDE YARD
FOR AN EXISTING STRUCTURE

