

## STAFF REPORT

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**DATE:** June 21, 2023 **FILE:** 0550-04 Board

**TO:** Chair and Directors,  
Regional Board

**FROM:** Dave Leitch  
Chief Administrative Officer

**RE:** BYLAWS NO. 503 AND 504 – ELECTORAL AREA D OCP AND REZONING (CP 1D  
23/RZ 1D 23 – COUVERDON REAL ESTATE)

### PURPOSE/PROBLEM

To consider first and second readings of Bylaws No. 503 and 504 which propose to re-designate and rezone a 15.2-hectare parcel of land located at the intersection of York Road and Chantrelle Way in Electoral Area D to facilitate the creation of six country residential lots ranging in size from 2.4 to 2.9-hectares.

### EXECUTIVE SUMMARY

The attached report was considered at the June 14, 2023 meeting of the Electoral Areas Services Committee at which time the following resolutions were passed:

Rice/Mawhinney: EASC 173/23

THAT the Committee recommend that Bylaws No. 503 and 504 (Couverdon) be forwarded to the Board for first and second readings.

Rice/Mawhinney: EASC 174/23

THAT the Committee recommend that the Board authorize a public hearing to consider Bylaws No. 503 and 504 (Couverdon), and

THAT the public hearing be held at a date and time to be determined.

The actions below are offered in support of the Committee's recommendations.

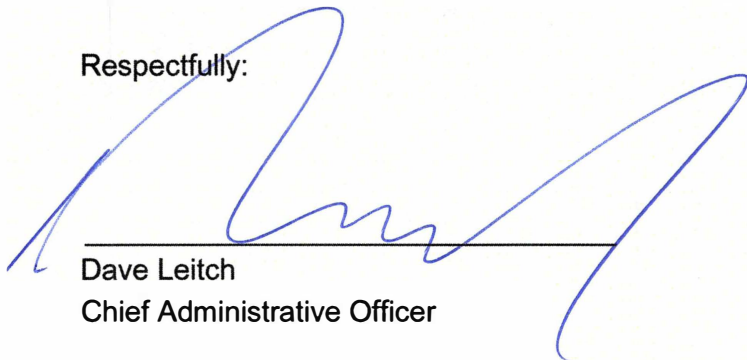
### RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 503, being a bylaw to amend the Oyster Bay-Buttle Lake official community plan, be now introduced and read a first time.
3. THAT Bylaw No. 503 be given second reading.
4. THAT Bylaw No. 504, being a bylaw to amend the zoning regulations applicable to Electoral Area D (Oyster Bay-Buttle Lake), be now introduced and read a first time.
5. THAT Bylaw No. 504 be given second reading.

6. THAT an in-person public hearing to consider Bylaws No. 503 and 504 be scheduled for 7:00 p.m. on Wednesday, July 19, 2023 at the Oyster Bay Resorts Horst Henning Hall located at 4357 South Island Highway, Campbell River, BC and

THAT the holding of the public hearing be delegated to the Electoral Area D director.

Respectfully:



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Dave Leitch  
Chief Administrative Officer

**Prepared by:** *E. Watson, Manager, Corporate Operations*

Attachments: Bylaw No. 503  
Bylaw No. 504  
Copy of June 14, 2023 report to the Electoral Areas Services Committee



## BYLAW NO. 503

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### A BYLAW TO AMEND THE OYSTER BAY – BUTTLE LAKE OFFICIAL COMMUNITY PLAN

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**WHEREAS** the former Comox-Strathcona Regional District has, by Bylaw No. 1857, adopted an official community plan for Electoral Area 'D' (Oyster Bay – Buttle Lake) 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. 1857 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. 1857, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, 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. 503, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, Amendment No. 23.

**READ A FIRST TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

**READ A SECOND TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

**PUBLIC HEARING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

**READ A THIRD TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

\_\_\_\_\_  
Chair

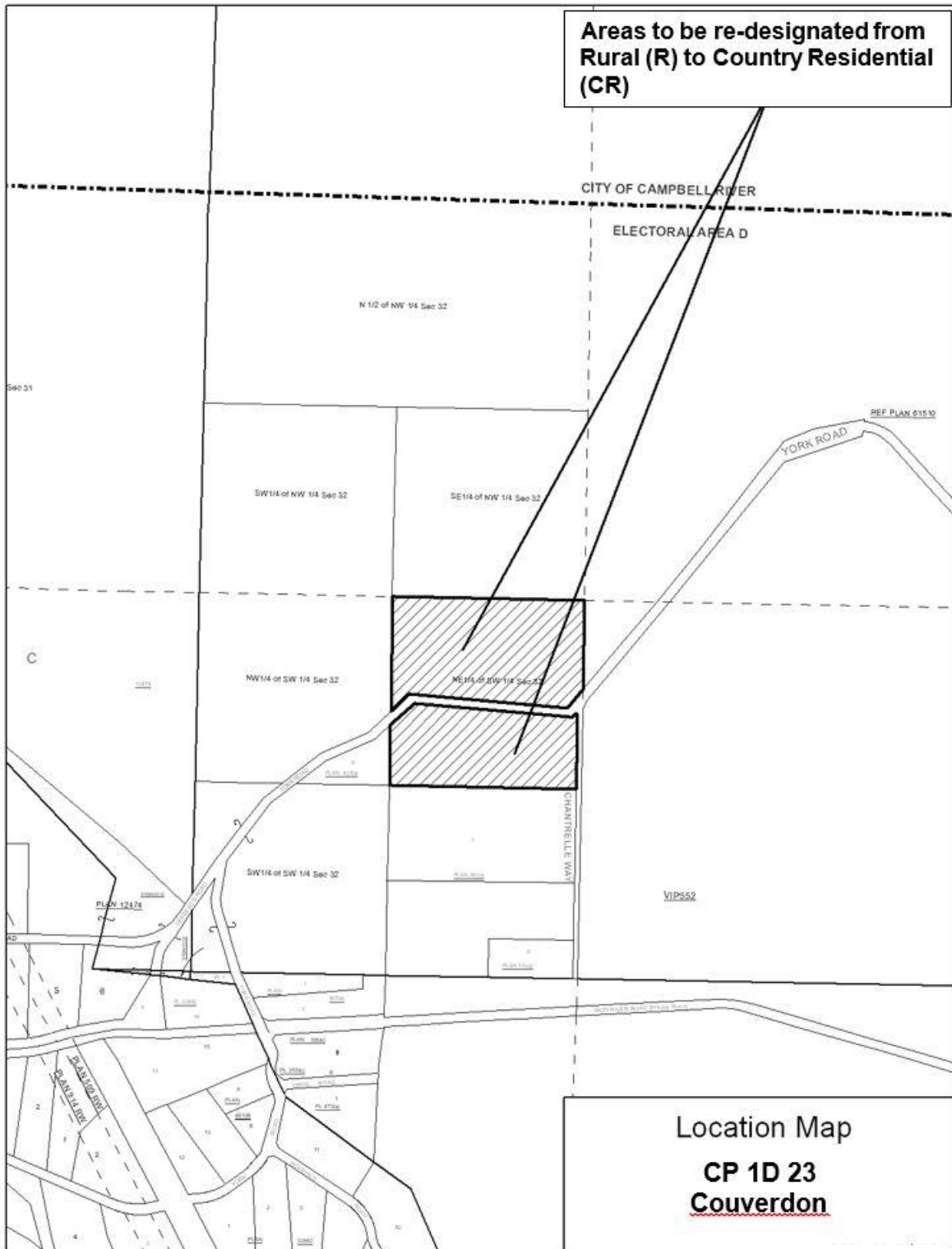
\_\_\_\_\_  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE**

**MAP AMENDMENT**

The land use designation for land described as NW ¼ of SW ¼, Sect. 32, Twp. 4, LD15, Plan 552C exc. Plan 36331 on 'Map 3' of Bylaw No. 1857, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, is hereby amended from Rural (R) to Country Residential (CR) as shown on the attached Appendix '1'.



**Appendix '1'**

Part of Schedule 'A' of Bylaw No.503, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, Amendment No. 23.

Amends 'Map 3' of Bylaw No. 1857, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996.



## BYLAW NO. 504

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### A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA D (OYSTER BAY-BUTTLE LAKE)

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**WHEREAS** the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area D pursuant to Part 14 of the *Local Government Act*;

**AND WHEREAS** a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

**AND WHEREAS** the Regional Board wishes to amend the aforesaid Bylaw No. 1404 having due regard to the requirements of the *Local Government Act*;

**NOW THEREFORE** the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

#### Amendments

1. Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

#### Citation

2. This bylaw may be cited for all purposes as Bylaw No. 504, being Campbell River Area Zoning Bylaw 1991, Amendment No. 63.

READ A FIRST TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

READ A SECOND TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

PUBLIC HEARING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

READ A THIRD TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

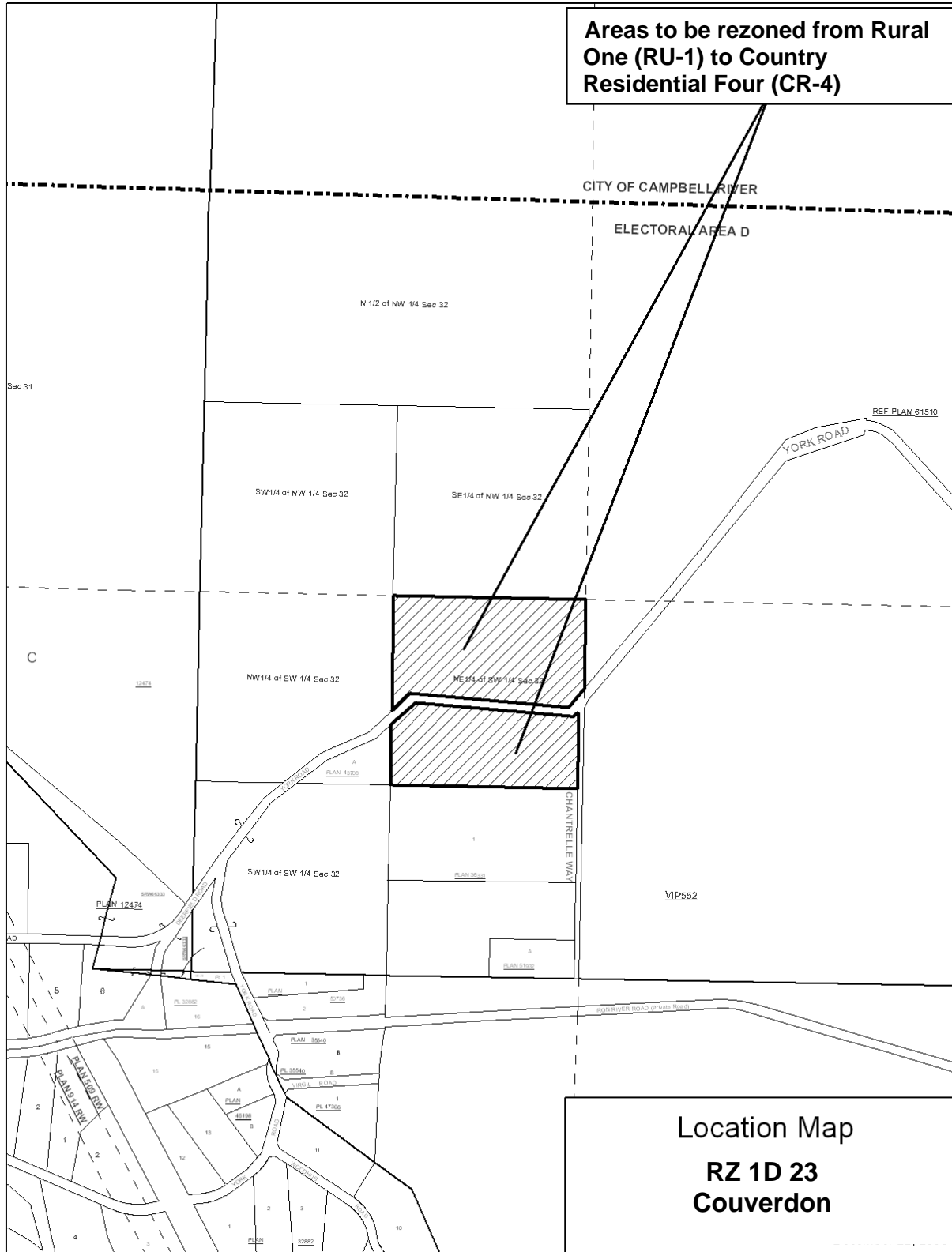
\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE MAP AMENDMENT**

Land legally described as NW ¼ of SW ¼, Sect. 32, Twp. 4, LD15, Plan 552C exc. Plan 36331 as shown on 'Map 2' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended from Rural One (RU-1) to Country Residential Four (CR-4), as shown on the attached Appendix '1'.



**Appendix '1'**

Part of Schedule 'A' of Bylaw No. 504, being Campbell River Area Zoning Bylaw 1991, Amendment No. 63.

Amends 'Map 2' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991.



## STAFF REPORT

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**DATE:** June 14, 2023 **FILE:** 0540-04 EASC  
**TO:** Chair and Directors  
Electoral Areas Services Committee  
**FROM:** Dave Leitch  
Chief Administrative Officer  
**RE:** **BYLAWS NO. 503 & 504 (OCP/REZONING) COUVERDON APPLICATION TO FACILITATE SUBDIVISION**

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**PLANNING FILE NOS.** 3350-20/CP 1D 23 and 3360-20/RZ 1D 23  
**ROLL NO.:** 772 29068.679 **PID No.:** 008-973-482  
**APPLICANT:** Couverdon Real Estate  
**LAND DESCRIPTION:** NE ¼ of SW ¼, Section 32, Township 4, Comox District, Plan 552C except Plan 36331.  
**OCP:** Bylaw No. 1857 "Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996"  
**EXISTING DESIGNATION:** Rural  
**PROPOSED DESIGNATION:** Country Residential  
**ZONING BYLAW:** Bylaw No. 1404 "Campbell River Area Zoning Bylaw, 1991"  
**EXISTING ZONE** Rural One (RU-1)  
**PROPOSED ZONE:** Country Residential Four (CR-4)

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### PURPOSE

To consider an official community plan and zoning bylaw amendment affecting a 15.2-hectare (37.5 acre) parcel of land situated at the intersection of York Road and Chantrelle Way in Electoral Area D, to allow the creation of six country residential lots ranging in size from 2.4 to 2.9 hectares.

### POLICY ANALYSIS

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding Official Community Plans and zoning bylaws, namely s.474 (Official Community Plans), s.479 (Zoning Bylaws) and ss. 464 - 465 (Public Hearings on Bylaws).

### EXECUTIVE SUMMARY

An official community plan and rezoning application has been received to consider re-designating and rezoning a 15.2 ha. (37.5 ac.) parcel at the corner of York Road and Chantrelle Way, from 'Rural' to 'Country Residential', in order to facilitate a 6-lot subdivision of the property. The proposed lots would vary in size from 2.4 to 2.9 hectares in size, with all lots fronting onto York Road. Services would be provided through private onsite septic disposal and individual wells as community sewer and water systems do not exist in the area. The lands have adequate access via York Road and the Island Highway. The proposal can be considered a form of infill of country residential lands that are in relatively close proximity to local amenities and services.

Although an OCP map amendment is required to facilitate this proposal, the development could be considered an extension of the country residential settlement area to the Northwest. The proposal is consistent with the vision of the OCP and meets several of the objectives including retaining the rural characteristic of the area; maintaining larger lot sizes and providing country residential lots in an already established area.

Given the above, amendment Bylaws No. 503 and 504 have been prepared for the Committee’s consideration.

**RECOMMENDATIONS**

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend that Bylaws No. 503 and 504 (Couverdon) be forwarded to the Board for first and second readings.
3. THAT the Committee recommend that the Board authorize a public hearing to consider Bylaws No. 503 and 504 (Couverdon), and  
 THAT the public hearing be held at a date and time to be determined.

Respectfully:

Dave Leitch  
 Chief Administrative Officer

**BACKGROUND**

An application has been received to re-designate and rezone a 15.2-hectare parcel of land situated at the intersection of York Road and Chantrelle Way in Electoral Area D, to allow the subdivision of the parcel into six country residential lots ranging in size from 2.4 to 2.9 hectares, with all lots fronting onto York Road. The subject property as indicated on the location plan is bisected by York Road and is bounded by Chantrelle Way to the Southeast. Country Residential zoned properties may be found nearby to the South, Southeast and Southwest.

**AGENCY REFERRALS**

The application was referred to a number of First Nations and agencies for their consideration. Comments received to date are summarized in the table below:

Agency	Comments
Agricultural Land Commission:	No objection.
BC Assessment Authority:	No response.
Oyster River Fire Department	Recommends adherence to Fire Smart BC standards. Would like the ability to place a water tank in the area for firefighting purposes.
Ministry of Agriculture:	No response.
Ministry of Environment:	No response.

FLNRO (Archaeology):	There are no known archaeological sites on the property. If archaeological material is encountered during development, work must immediately stop and the Archaeology Branch contacted.
Ministry of Transportation and Infrastructure (MoTI):	No objection.
School District 72:	No response.
VIHA:	No response. The proposed subdivision must meet Island Health subdivision guidelines regarding wastewater disposal and the requirements of the <i>Sewerage System Regulation</i> and the <i>Drinking Water Protection Act</i> . Will comment further at subdivision stage.

FIRST NATION	COMMENTS
Homalco First Nation:	No comment.
K'omoks First Nation:	No response.
Tlowitsis First Nation:	No response.
Nanwakolas Council:	No response.
We Wai Kai Nation:	No comment.
Wei Wai Kum Nation:	No comment.

### PLANNING ANALYSIS

The subject property is located within a mixed upland resource/rural/country residential area of the Oyster Bay-Buttle Lake Electoral Area (Area 'D') as indicated on the location plan and bounded by the Agricultural Land Reserve to the North, East and Southwest, Rural land to the South and West and Country Residential properties a short distance away to the South, Southeast and Southwest. The property as indicated on the location plan is bisected by York Road and is bounded by Chantrelle Way to the Southeast. The 15.2-hectare property is currently designated Rural and zoned Rural One (RU-1) which would allow subdivision into 4-hectare (10 acre) parcels. In order to develop the property in a sustainable fashion, the applicants wish to amend the Oyster Bay-Buttle Lake Official Community Plan to re-designate the property to Country Residential and to rezone it to Country Residential Four (CR-4) to allow a six-lot country residential subdivision, each lot having frontage on York Road as shown on the site plan below.

The consultation process with First Nations and government agencies provided minor considerations as part of the proposal. The Ministry of Agriculture has no concerns, provided an adequate buffer is maintained between proposed dwelling units and the ALR boundary, and Island Health has no objection, provided the proposed subdivision meets Island Health subdivision guidelines regarding wastewater disposal. The Provincial archaeology branch has not identified the need for an archaeological study at this time, but if archaeological material is encountered during development, work must immediately stop and the archaeology branch contacted. The Ministry of Transportation and Infrastructure and the Agricultural Land Commission have both indicated no concerns; a Homalco First Nation assessment of the proposal was anticipated in a May 3 form letter, however nothing further has been received to date.

Although an OCP map amendment is required to facilitate this proposal, the area could be considered an extension of the country residential settlement area to the Northwest. The proposal is consistent with the OCP and meets several of the objectives including retaining the rural characteristic of the area; maintaining larger lot sizes and providing country residential lots in an already established area.

**FINANCIAL IMPLICATIONS**

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

**LEGAL IMPLICATIONS**

This report and the recommendations contained herein follow the *Local Government Act* (LGA) and Regional District bylaws. This includes the zoning of land, which includes the surface of the water, set out in s.479 of the LGA.

**CITIZEN/PUBLIC RELATIONS IMPLICATIONS**

Should a recommendation of support be made for the application and Bylaws No. 503 and 504 proceed forward, public consultation will occur in the form of a public hearing, conducted in compliance with the requirements of ss.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.

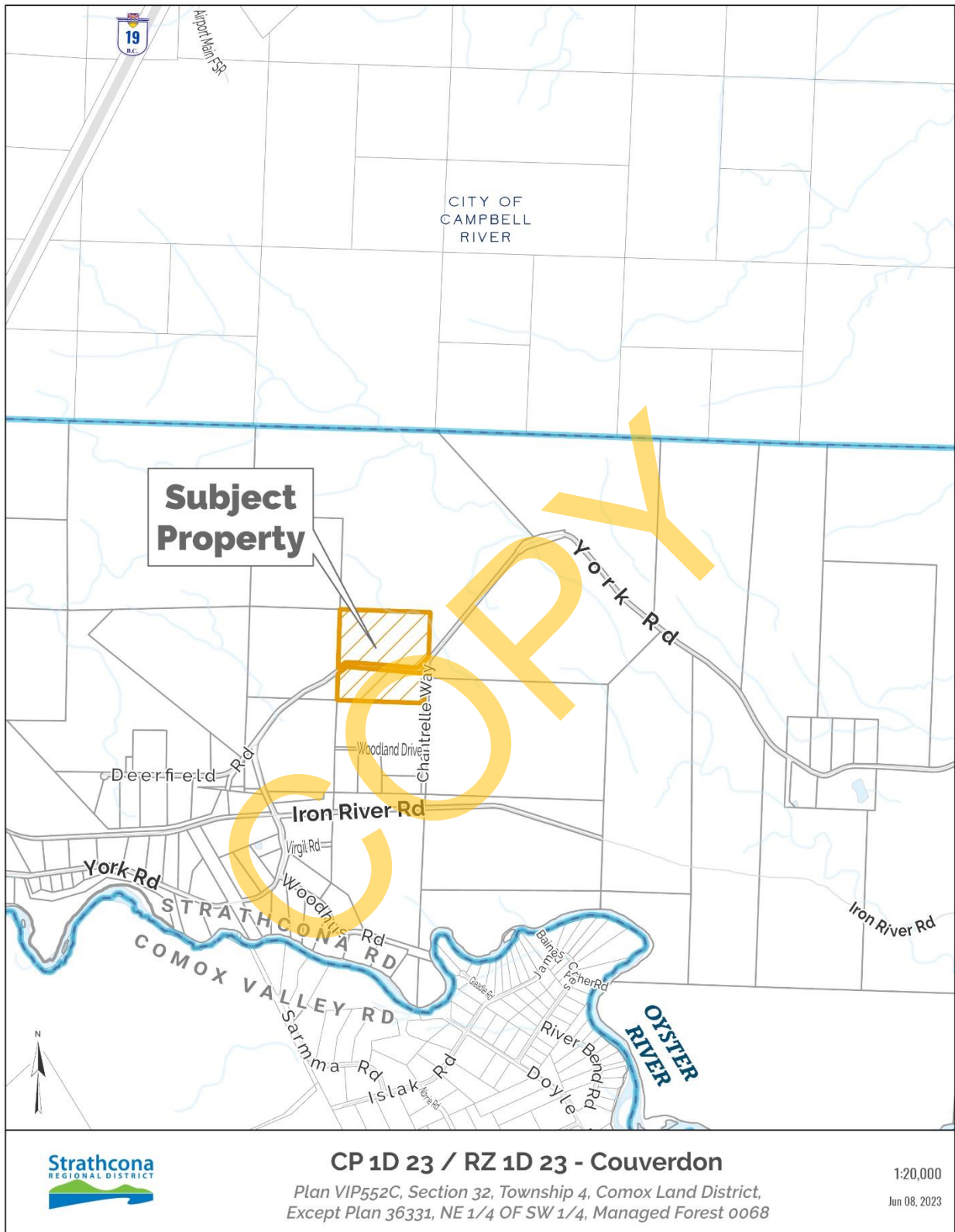
Submitted by:



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Aniko Nelson  
Senior Manager, Community Services

**Prepared by:** J. Neill, Planner

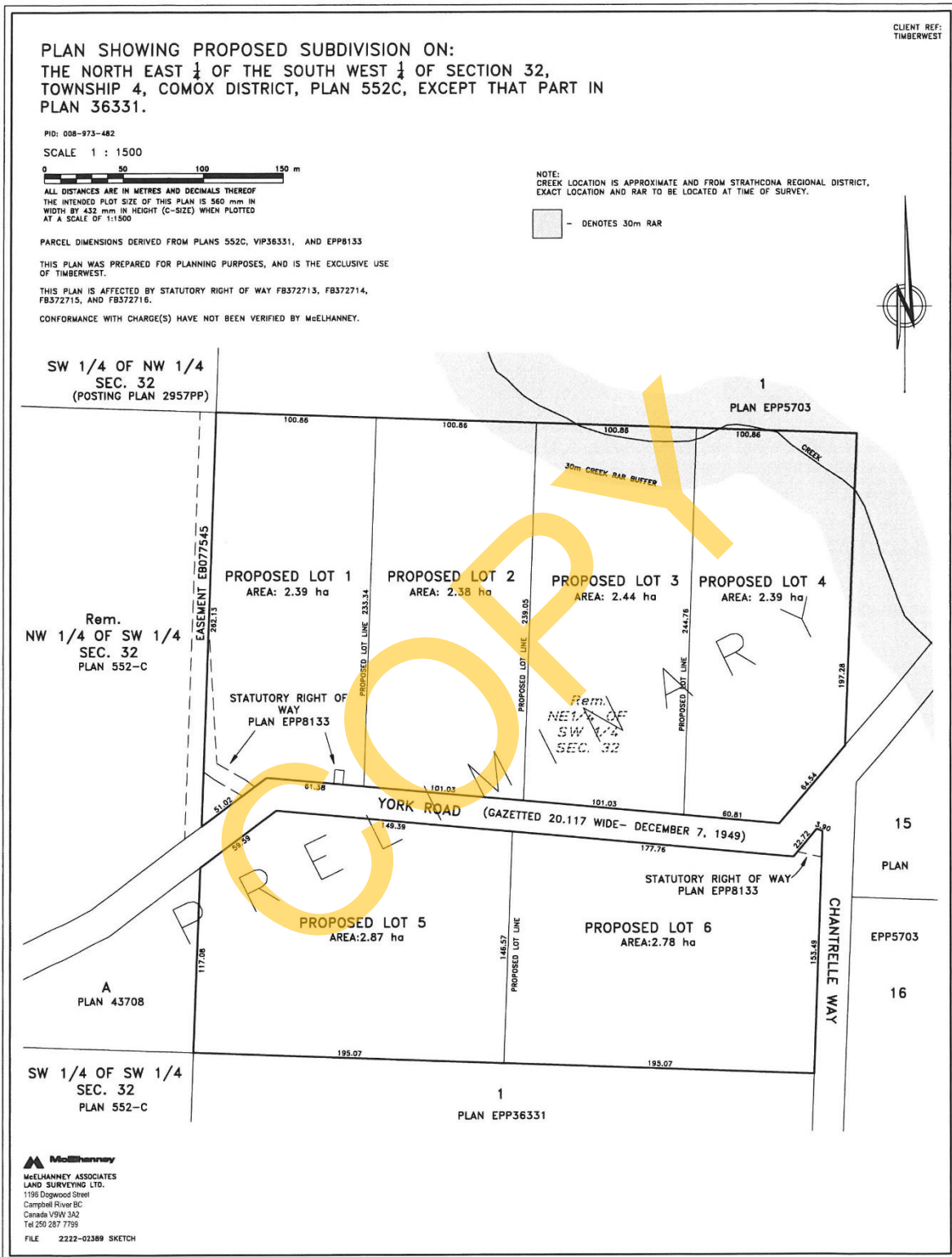


**CP 1D 23 / RZ 1D 23 - Couverdon**  
Plan VIP552C, Section 32, Township 4, Comox Land District,  
Except Plan 36331, NE 1/4 OF SW 1/4, Managed Forest 0068

1:20,000  
Jun 08, 2023

GIS: U:\proj\EA\_D\SubjectProperties\EA\_D\_SubjProp.aprx

**Location Map**



Proposed lot layout



Our File: 2222-02389

March 21, 2023

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

Attention: John Neill, MCIP, MRTPI, Planner

**Proposed OCP / Land Use Bylaw Amendment: Couverdon – York Road**

Legal: Northeast ¼ of the Southwest ¼ of Section 32, Township 4, Comox District, Plan 552C, Except that Part in Plan 36331

On behalf of my client, Couverdon, I am pleased to submit this application that seeks to amend the Area D (Oyster Bay – Buttle Lake) Official Community Plan Land Use Designation (from Rural to Country Residential) and Area D (Campbell River) Zoning Bylaw (from the Rural One RU-1 Zone to Country Residential Four CR-4 Zone) to facilitate a future six-lot subdivision (Figure #1).

**Context:**

The property is currently a hooked lot, with a gazetted section of York Road bisecting the property. The lands are approximately 15.17ha (37.50 acres), and are surrounded by similar RU-1 zoned parcels to the west and south. UR-40 zoned lands are located immediately north and to the east.



Figure 1 Concept Plan

Shown in figure 1, there is a small (2.0ha) portion of ALR designated land at the

Our File: 2222-02379 March 20, 2023

southwest corner of the property<sup>1</sup>, and a creek at the northeast side of the property (Figure #2), which will remain protected should the development move forward.

**Proposal**

Following similar recent precedents in close proximity to the subject property, the proposed bylaw amendments would support a six-lot subdivision, each lot having a minimum of 2.0ha. York Road would be dedicated as part of the subdivision process, and the creek and riparian area would be protected (in a method to be defined, upon direction from planning staff).

Lots are intended to be serviced by onsite wastewater disposal systems (i.e., a septic system) and well water.

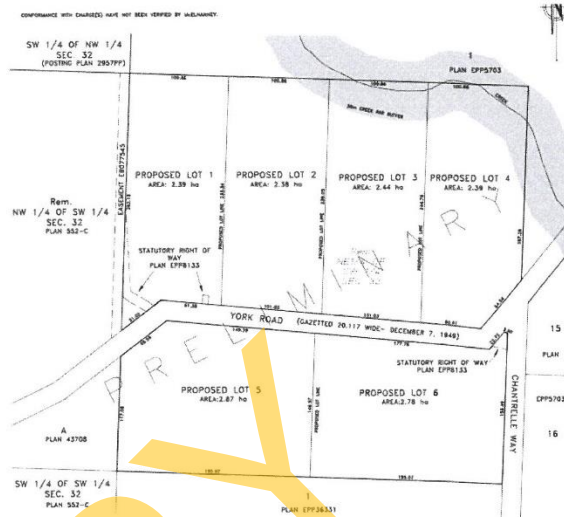


Figure 2: Proposed Subdivision Sketch

**Official Community Plan**

The purpose of the proposal is to deliver housing opportunities while preserving existing neighbourhood character. This aligns with several OCP objectives, including:

- Ensuring housing developments are designed to minimize the disturbance of existing rural landscapes.
- Country Residential properties will be of various sizes with septic systems...and well water
- New lots shall have an average minimum lot size of 2ha.

**Zoning Bylaw**

The property is currently zoned RU-1, requiring a minimum lot area of 8ha. To accommodate a subdivision, an amendment to the Campbell River Area Zoning Bylaw (Bylaw No. 1404) is required. To this end, we are proposing a Zoning Bylaw amendment from the RU-1 Zone to the Country Residential Four (CR-4) Zone which permits 2.0 ha lot sizes.

**Site Servicing**

Given the absence of community services, should the proposed OCP / Zoning Bylaw amendment application move forward, the proposed lots will be serviced by onsite wastewater (i.e. septic) and

<sup>1</sup> ALC staff have advised that as the proposed lot boundary is well outside of the ALR, additional ALC approval will not be required.



Our File: 2222-02379 March 20, 2023

individual wells. Suitability of septic and wells will be confirmed as part of a future subdivision application, in accordance with Island Health Subdivision Standards.

**Closing**

We thank-you for considering our application. We believe our application will deliver much-needed housing in Area D while being sensitive to surrounding rural character. Should additional development application information be required, please contact the undersigned.

Sincerely,  
McElhanney Ltd.



Andy Gaylor, Planner  
[agaylor@mcelhanney.com](mailto:agaylor@mcelhanney.com) | 250-718-7274

COPY



**Policies:**

**Designations and Minimum Lot Sizes**

1. Areas for housing development shall be designated as described below and illustrated on Map 3:

**Residential**

- areas of large suburban lots with septic systems and Regional District water;
- upgrading of water system and the development of alternative sewage treatment and disposal systems to be pursued to permit limited growth;
- new lots shall have an average minimum lot size of 4000m<sup>2</sup> (1ac).

CSRD  
2566

- d) notwithstanding the above, the average minimum lot size may be reduced to 2500 square metres (0.62 acre) where the proposed subdivision of the parent parcel creates not more than one additional lot and the subdivision is for the sole purpose of accommodating the siting of one existing, legally established dwelling on each lot.

**Country Residential**

- rural properties of various sizes with septic systems and either Regional District or well water;
- upgrading of water system to be pursued to expand the local service area and to permit limited growth;
- new lots shall have an average minimum lot size of 2ha (4.9ac).
- The property legally described as Lot 2, District Lot 193, Comox Land District, Plan 18649 is hereby exempted from the average lot requirement of 2 ha (4.9acres) as stated in the Country Residential designation.

CSRD  
2322

- e) the property legally described as Lot 3, Section 34, Township 4, Comox District, Plan 42409 except part in Plan VIP54090 is hereby exempted from the average lot requirement of 2 hectares (4.9 acres) as stated in the 'Country Residential' designation.

CSRD  
3049

**Rural**

- areas expected to remain as rural acreage properties catering to the demand for hobby farms, equestrian activities, rural estates and isolated homesteads with well water and septic systems;
- includes parcels inside the local service areas which have one or more development constraints;
- new lots shall have an average minimum lot size of 8ha (19.8ac).

2. The average minimum lot size may be reduced by 50% for any designation where density bonusing in exchange for community amenities occurs.
3. Extensions of the areas designated "Residential" may be considered if the following conditions are met:
- a) opportunities for development in the existing "Residential" areas have been exhausted or denied;
  - b) the new areas are logical extensions of the existing settlement areas, and will be served by community water service, community sewage treatment and any needed stormwater management systems;

- c) a strategy for the development, staging, and finance of infrastructure or community facilities for the extension is adopted;
  - d) rural and recreational characteristics are defined and protected;
  - e) the cumulative impacts of development on rural and recreational characteristics and on natural features and functions are assessed and found to be minimal and acceptable;
  - f) within developments of 10 lots or more, opportunities to use renewable energy supplies or energy conservation devices have been included; and
  - g) the proposed development has a compact or clustered form with densities that utilizes efficient use of land, infrastructure, and community facilities.
4. Extensions of the areas designated "Country Residential" may be considered if the following conditions are met:
- a) opportunities for development in the existing "Country Residential" areas have been exhausted or denied;
  - b) new development areas are logical extensions of the existing settlement areas, and the long-term adequacy of on-site or community water supply and sewage treatment and stormwater management systems is demonstrated;
  - c) a strategy for the development, staging, and financing of any needed infrastructure and community facilities for the extension is adopted; and
  - d) rural and recreational characteristics are defined and protected; and
  - e) the cumulative impacts of development on rural and recreational characteristics and on natural features and functions are assessed and are found to be minimal and acceptable;
  - f) within developments of 10 lots or more, opportunities to use renewable energy supplies or energy conservation devices have been included; and
  - g) the proposed development will have a compact or clustered form with densities and uses appropriate to the services available or proposed.
5. Extensions may form isolated housing developments where all other conditions in policies 3 and 4 have been satisfied for the designation requested.
6. Mobile home parks may be located in areas designated "Residential" or "Country Residential" where they conform to the general housing policies. Mobile home parks shall be limited to a density of 15 units/ha and a maximum site area of 2.0 ha (4.9 acres).
7. Housing development shall be discouraged and directed away from the following:
- a) parcels designated as Agricultural Land Reserve or Forest Land Reserve;
  - b) parcels designated for commercial or industrial use;
  - c) hazard lands;
  - d) environmentally sensitive areas;
  - e) sites contaminated by past land uses; and
  - f) parcels having significant underlying aggregate or mineral deposits; and
  - g) where development occurs on such lands, it shall be clustered to protect land resources, minimize land use conflicts and ensure public safety.

**4.6.9****RURAL ONE  
(RU—1)****i) PERMITTED PRINCIPAL USES****a) On any lot:**

- 1) Residential use;
- 2) Agricultural uses;
- 3) Veterinary clinics;
- 4) Riding academy;
- 5) Public utility use;
- 6) Silviculture;
- 8) Park; and
- 9) On any of the following parcels:

RDGS  
1850

- i) Plan 378R, Section 19, Township 5, Comox Land District, Southwest ¼ Plan 552D, PID 008-986-711;
  - ii) Lots 1 and 2, Plan 7930, District Lot 223, Comox Land District, PID 005-624-037 & PID 005-624-053;
  - iii) Lot 3, Plan 7930, District Lot 223, Comox Land District, PID 005-624-061;
  - iv) Lot A, Plan 10923, District Lot 178, Comox Land District and District Lot 141, PID 005-161-304;
  - v) Re-amended Lot 2 (DD64235N), District Lot 141, Comox Land District, of Plan 5065, PID 006-032-788;
  - vi) District Lot 151, Comox Land District, PID 009-532-595;
  - vii) District Lot 141, Comox Land District, Except Plan 2334 & 5407, PID 009-529-721;
  - viii) Lot A, Plan 2334, District Lot 141, Comox Land District, Except Plan 5065, PID 006-448-691; and
  - ix) Amended Lot 1 (DD61547N), District Lot 141, Comox Land District, of Plan 5065, PID 006-032-745.
- 10) Research and teaching facility; and
  - 11) Rural resource centre to a maximum floor area of 240 square metres (2,583 square feet).

BYLAW NO. 1404  
CAMPBELL RIVER AREA ZONING BYLAW, 1991

PAGE 71

b) **On any lot 4 hectares (9.88 acres) or larger:**

- 1) Animal kennels;
- 2) Garden nurseries.

c) **On any lot 10 hectares (24.7 acres) or larger:**

- 1) Gravel, mineral or peat extractions, gravel crushing and screening, but no manufacturing or sales of concrete products;
- 2) Sawmills and shakemills provided the use is limited to a site not exceeding 1000 square metres;

ii) **PERMITTED ACCESSORY USES**

a) **On any lot:**

- |              |  |
|--------------|--|
| RDCS<br>2163 | <ol style="list-style-type: none"> <li>1) Home occupations;</li> <li>2) Accessory buildings; and</li> <li>3) Bed and Breakfast.</li> </ol> |
|--------------|--|

iii) **CONDITIONS OF USE**

- |              |  |
|--------------|--|
| RDCS<br>1458 | <p>a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.</p> |
|--------------|--|

b) **All permitted uses listed in Section i(c) shall be subject to the following conditions:**

- 1) Minimum yard clearance along all property lines of 30 metres (98.4 feet).
- 2) Minimum yard clearance of 60 metres (196.9 feet) from any lot line abutting a property zoned Residential or Country Residential.
- 3) No parking, loading or storage areas shall be located in any required yards.
- 4) Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation.

c) **Residential use is limited to:**

- |   |                              |
|---|------------------------------|
| On any lot:                               | One single family dwelling.  |
| On any lot over 8 hectares (19.77 acres): | Two single family dwellings. |

d) Rural resource centres shall be subject to the following conditions:

RDCS  
1850

- 1) A minimum setback of 15.0 metres (49.5 feet) along all lot lines;
- 2) A minimum setback of 30.0 metres (98.4 feet) from any lot line abutting a parcel zoned Residential or Country Residential.
- 3) No loading or storage areas shall be located in any required yard.
- 4) Screening shall be provided of no less than 1.5 metres (4.9 feet) in height for a rural resource centre abutting a parcel zoned Residential or Country Residential.
- 5) A Single sing not exceeding 1.0 square meter (11 square feet).

#### iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 300 square metres (3,229.28 square feet) or 5% of the lot area, whichever is less.

#### v) SITING OF BUILDINGS AND STRUCTURES

a) Except where otherwise specified in this bylaw, no building or structure shall be located within:

RDCS  
1458

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line or rear lot line;
- 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet); and
- 3) Minimum separation between single family dwellings - 15 metres (49.21 feet) on the same lot.

b) No accessory building shall be located in any required yard and be located a minimum of 3.5 metres (11.48 feet) from any other building or structure.

c) Other specifications include:

- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).

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CAMPBELL RIVER AREA ZONING BYLAW, 1991

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- 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 4) For any exceptions to siting, refer to Section 4.5.6(a).
- 5) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

vi) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures, shall not exceed 15%.

vii) **SUBDIVISION REQUIREMENTS**

- a) **Minimum lot area:** 8 hectares (19.77 acres)

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

- b) **Minimum lot frontage:** 10% of the perimeter of the lot

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

End • RU-1

**Existing Rural One (RU-1) Zone**

SCHEDULE 'A' of BYLAW NO. 1404  
"CAMPBELL RIVER AREA ZONING BYLAW, 1991"

**4.6.7 COUNTRY RESIDENTIAL FOUR (CR-4)**

i) **PERMITTED PRINCIPAL USES**

a) **On any lot:**

- 1) Residential use; #2483
- 2) Utility use;
- 3) Park use.

b) **On any lot over 4000 m<sup>2</sup> (0.99 acres):**

- 1) Agricultural use.

ii) **PERMITTED ACCESSORY USES**

a) **On any lot:**

- 1) Home occupations;
- 2) Accessory buildings; #2163
- 3) Bed and Breakfast.

iii) **CONDITIONS OF USE** #1458

- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

b) **Residential use is limited to:**

- |   |                              |
|---|------------------------------|
| On any lot size:                          | One single family dwelling.  |
| On any lot over one hectare (2.47 acres): | Two single family dwellings. |

iv) **FLOOR AREA REQUIREMENTS** #2423

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2152.85 square feet), whichever is greater.

v) **SITING OF BUILDINGS AND STRUCTURES**

a) **Except where otherwise specified in this by-law no building or structure shall be located within:**

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line, or rear lot line;
- 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet);

**SCHEDULE 'A' of BYLAW NO. 1404  
"CAMPBELL RIVER AREA ZONING BYLAW, 1991"**

- 3) 3.5 metres (11.48 feet) of an accessory building.
- 4) Minimum separation between dwellings - 15 metres (49.21 feet) on the same lot.

**b) Minimum setback requirements for accessory buildings shall be as follows:**

REQUIRED SETBACK	Accessory Building Height	
	4.5 m (14.8 ft) or less	4.5 - 6.0 m (14.8-19.7 ft)
Front Lot Line	7.5 m (24.6 feet)	7.5 m (24.6 feet)
Side Lot Line	1.0 m (3.3 feet)	1.0 m (3.3 feet)
Rear Lot Line	1.0 m (3.3 feet)	2.0 m (6.6 feet)

#2171

**c) Other specifications include:**

- 1) If a side lot line abuts a public road right-of-way, refer to Section 4.5.4(e).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.4(d) and (e).
- 3) If the lot abuts a river, lake, sea or any other watercourse refer to Bylaw No. 2782 being the "Floodplain Management Bylaw, 2005".
- 4) For any exceptions to siting, refer to Section 4.5.5(a).

#2423

**vi) LOT COVERAGE**

- a) On any lot less than or equal to 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 20% of the lot area.
- b) On any lot greater than 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 15% of the lot area."

**vii) SUBDIVISION REQUIREMENTS**

- a) **Minimum lot area:** 2 hectares (4.94 acres).  
Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.
- b) **Minimum lot frontage:** 10% of the perimeter of the lot.  
Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.
- c) Notwithstanding the provisions of 4.6.7(vii)(a) one parcel can be created from the Remainder of Lot A, Section 34, Township 4, Comox District, Plan VIP61244 in the size of 0.540 hectares (1.3 acres) in return for the dedication of an additional 0.34 hectares (0.8 acres) of land to "Hagel Park".

#1458

*End • CR-4*

**PART 4 • LAND USE REGULATIONS**

**Proposed Country Residential Four (CR-4) Zone**



## BYLAW NO. 503

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### A BYLAW TO AMEND THE OYSTER BAY – BUTTLE LAKE OFFICIAL COMMUNITY PLAN

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**WHEREAS** the former Comox-Strathcona Regional District has, by Bylaw No. 1857, adopted an official community plan for Electoral Area 'D' (Oyster Bay – Buttle Lake) 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. 1857 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. 1857, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, 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. 503, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, Amendment No. 23.

**READ A FIRST TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

**READ A SECOND TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

**PUBLIC HEARING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

**READ A THIRD TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE**

**MAP AMENDMENT**

The land use designation for land described as NW ¼ of SW ¼, Sect. 32, Twp. 4, LD15, Plan 552C exc. Plan 36331 on 'Map 3' of Bylaw No. 1857, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, is hereby amended from Rural (R) to Country Residential (CR) as shown on the attached Appendix '1'.

COPY





## BYLAW NO. 504

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### A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA D (OYSTER BAY-BUTTLE LAKE)

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**WHEREAS** the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area D pursuant to Part 14 of the *Local Government Act*;

**AND WHEREAS** a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

**AND WHEREAS** the Regional Board wishes to amend the aforesaid Bylaw No. 1404 having due regard to the requirements of the *Local Government Act*;

**NOW THEREFORE** the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

#### Amendments

1. Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

#### Citation

2. This bylaw may be cited for all purposes as Bylaw No. 504, being Campbell River Area Zoning Bylaw 1991, Amendment No. 63.

READ A FIRST TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

READ A SECOND TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

PUBLIC HEARING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

READ A THIRD TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
Chair

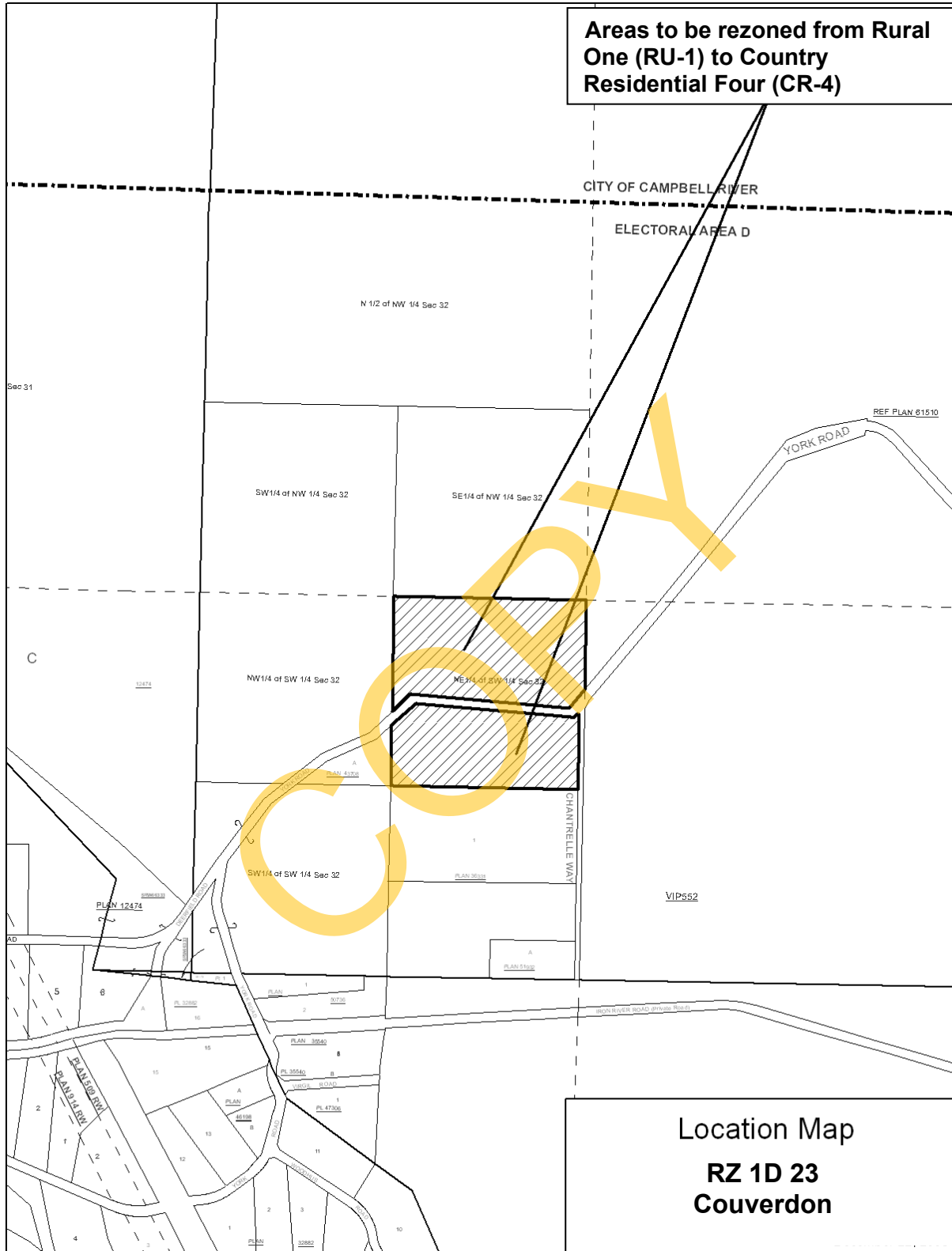
\_\_\_\_\_  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE MAP AMENDMENT**

Land legally described as NW ¼ of SW ¼, Sect. 32, Twp. 4, LD15, Plan 552C exc. Plan 36331 as shown on 'Map 2' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended from Rural One (RU-1) to Country Residential Four (CR-4), as shown on the attached Appendix '1'.

COPY



**Appendix '1'**

Part of Schedule 'A' of Bylaw No. 504, being Campbell River Area Zoning Bylaw 1991, Amendment No. 63.

Amends 'Map 2' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991.