



## BYLAW NO. 194

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### A BYLAW TO AMEND BYLAW NO. 1213, BEING 'QUADRA ISLAND ZONING BYLAW, 1990'

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**WHEREAS** the former Comox-Strathcona Regional District has, by Bylaw No. 1213, adopted zoning regulations for Quadra Island and vicinity pursuant to Part 26 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 194, being Quadra Island Zoning Bylaw 1990, Amendment No. 107.

**READ A FIRST TIME ON THE 24 DAY OF APRIL, 2014**

**READ A SECOND TIME ON THE 24 DAY OF APRIL, 2014**

**PUBLIC HEARING HELD ON THE 22 DAY OF MAY, 2014**

**READ A THIRD TIME ON THE 11 DAY OF JUNE, 2014**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 11 DAY OF JUNE, 2014**

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Chair

  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE TEXT AMENDMENT**

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

'Conference facility' means a venue designed for conferences usually consisting of a large hall for plenary lectures as well as a number of lecture rooms and other meeting and support facilities. It may occupy all or part of a building.

'Data processing centre' means a facility in which a series of operations are carried out on data in order to present, interpret, or obtain information.

'Research laboratory' means a laboratory for conducting research or investigations into science.

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

Institutional Two                      Educational/Research Institution                      P – 2

3) Part 9 'SUBDIVISION REQUIREMENTS', Section 9.1 1 is amended by inserting the following new zone after Institutional:

Institutional Two                      (P-2)                      4.0 hectares

4) Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.9A                      Institutional Two (P-2)

**11.9A**

**INSTITUTIONAL TWO (P-2)**

Private educational institutional use limited to:

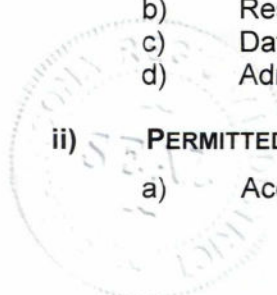
11.9A.1    *On Lot 2, DL 217, LD 51, Plan 31540*

**i)    PERMITTED PRINCIPAL USES**

- a)    Conference facility;
- b)    Research laboratory;
- c)    Data processing centre;
- d)    Administrative offices.

**ii)    PERMITTED ACCESSORY USES**

- a)    Accessory buildings and structures.



11.9A.2 *On Lot 1, DL 217, LD 51, Plan 31540, except Part in Plan 44965*

**i) PERMITTED PRINCIPAL USES**

- a) Dormitory use.

**ii) PERMITTED ACCESSORY USES**

- a) Dwelling unit for caretaker use;  
b) Accessory buildings and structures.

11.9A.3 *On Lot A, DL 217, LD 51, Plan 44965*

**i) PERMITTED PRINCIPAL USES**

- a) Data processing centre;  
b) Dormitory use.

**ii) PERMITTED ACCESSORY USES**

- a) Dwelling unit for caretaker use;  
b) Accessory buildings and structures.

11.9A.4 **CONDITIONS OF USE**

- a) No more than two principal buildings may be located on a lot, subject to all other requirements of the bylaw.  
b) Conference use shall be limited to a maximum of 40 persons on the property at any given time.  
c) Dormitory use shall be limited to a maximum of 12 persons on the property at any given time.  
d) Research laboratory facilities are to be in compliance with all Federal and Provincial requirements and not become a nuisance to neighbouring properties by way of noise, vibration, glare, fumes, odours or electrical interference.  
e) Off-street parking provision of a minimum 6 stalls per parcel.

11.9A.5 **LOT AREA**

The minimum lot area in the Institutional Two (P-2) zone shall be 4.0 hectares (9.88 acres).

11.9A.6 **SETBACKS**

Except where specified otherwise in this bylaw, the minimum setbacks for buildings and structures shall be:

- 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 7.5 metres (24.6 feet) from a side lot line.

11.9A.7 **LOT COVERAGE**

- 1) The maximum lot coverage for all buildings and structures shall not exceed 10%.

**MAP AMENDMENT**

Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended by rezoning lands legally described as;

- (a) Lot 2, District Lot 217, Sayward District, Plan 31540;
- (b) Lot 1, District Lot 217, Sayward District, Plan 31540, except Part in Plan 44965; and
- (c) Lot A, District Lot 217, Sayward District, Plan 44965;

as shown on Schedule "A-1" of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, from 'Rural One' (RU-1) to 'Institutional Two' (P-2) and as identified on Appendix "1", attached to and forming part of this bylaw.



**RZ5C13 (Tula Foundation)**

LOT A PLAN 44965 AND LOTS 1 & 2 PLAN 31540 DL217 LD51

**Appendix "1"**

Part of Schedule "A" to Bylaw No. 194, being "Quadra Island Zoning Bylaw, 1990, Amendment No. 107".

Amends "Map 2" of Bylaw No. 1213, being the "Quadra Island Zoning Bylaw, 1990".