



BYLAW NO. 125

**A BYLAW TO AMEND BYLAW NO. 3050, BEING QUADRA ISLAND OFFICIAL
COMMUNITY PLAN BYLAW 2007**

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 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 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. 125, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 7.

READ A FIRST TIME ON THE 27TH DAY OF OCTOBER, 2011

READ A SECOND TIME ON THE 27TH DAY OF OCTOBER, 2011

PUBLIC HEARING HELD ON THE 23RD DAY OF MAY, 2012.

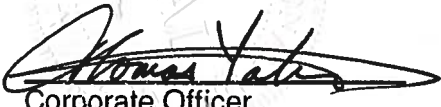
READ A THIRD TIME ON THE 26TH DAY OF JUNE, 2012.

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND
CULTURAL DEVELOPMENT ON THE 18TH DAY OF SEPTEMBER, 2012.

RECONSIDERED, FINALLY PASSED AND ADOPTED THIS 20TH DAY OF
SEPTEMBER, 2012.



Chair



Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENTS

1. Part II, 'COMMUNITY VALUES AND OBJECTIVES' is hereby amended by inserting the following and adjusting the numbering of the remaining sections accordingly:

2.2 g OBJECTIVES – Climate Change

(i) Greenhouse Gas Emissions

- (a) *To support a partnership with the Province of BC and the residents, business operators and property owners of Quadra Island for the reduction of greenhouse gases.*
- (b) *To establish targets and actions towards the reduction of greenhouse gas emissions.*
- (c) *To reduce solid waste and increase recycling rates.*
- (d) *To protect the health and productivity of local soils and waterways.*
- (e) *Within the Quathiaski Cove Village Plan area:*
 - i. *To achieve greenhouse gas emissions reductions and solid waste reductions exceeding locally and regionally set targets.*
 - ii. *To engage owners, builders and residents in an exemplary model green community.*
 - iii. *To exceed typical standards for green land use, stormwater management, energy and water conservation.*
 - iv. *To adopt a three part strategy to reduce energy use and greenhouse gas emissions:*
 - 1. *Building energy demand reduction (smaller homes, multifamily homes, green standard construction, passive solar orientation and features.)*
 - 2. *Transportation emissions reduction (walkable community, support for shuttle and bus service, incentives for zero emission vehicles.)*
 - 3. *Renewable and efficient energy supply (concentrated population improves feasibility for neighbourhood energy utility, building rooftops oriented for solar water heaters, investigate potential for solar, wind and tidal electrical supply.)*

(ii) Coastal Planning

- (a) *To preserve the integrity of coastal processes, maintain habitat diversity and function, and reduce cumulative impacts to the coastal environment.*
 - (b) *To provide an adaptive land use planning framework to meet the complex challenges of climate change.*
2. Part III, Section 3.1.2 Heriot Bay Village Containment (b) '(xv)' is renumbered as '(xi)'.
3. The words 'Ministry of Health' found within Sections '3.1.3(b)(ii), 3.4.2a(a), 3.4.2a(e), 3.4.2a(f), and 6.1(12)' shall be replaced with the words 'Ministry of Health Services'.

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4. Part III, Section 3.1.5 Rural Residential Policies '(c)' is renumbered as '(b)'.
5. The words 'BC Ferry Corporation' found within Sections '3.3.1(a) and 6.1(8)' shall be replaced with the words 'British Columbia Ferry Services Inc.'.
6. The words 'Ministry of Transportation' found within Sections '3.3.2(a), 3.3.2(d), 3.10(k), and 6.1(8)' shall be replaced with the words 'Ministry of Transportation and Infrastructure'.
7. The words 'Ministry of Transportation and Highways' found within Section '3.3.2(b)' shall be replaced with the words 'Ministry of Transportation and Infrastructure'.
8. Part III, Section 3.3.2 Road Transportation Policies '(d) iii' is deleted in its entirety and replaced by the following:
 - (iii) *to remove roadside vegetation only where required for safety and maintenance and noxious weed and invasive plant control reasons utilizing manual roadside vegetation control methods; and*
9. Part III, 'Section 3.4 ENVIRONMENTAL MANAGEMENT' is amended by adding the following:
 - (4) *Climate Change*
10. The words 'Ministry of Forests and Range' found within Sections '3.4.1(a), 3.7(c)(ii), 3.7(c)(v), and 3.7(c)(vii)' shall be replaced with the words 'Ministry of Forests, Lands and Natural Resource Operations'.
11. The words 'Department of Fisheries and Oceans' found within Sections '3.4.1(a), 3.4.1(e), 3.4.1(n), 3.7(c)(ii), 3.9(b)(ii), 3.9(b)(iv), 3.9(b)(vii), and 6.1(14)' shall be replaced with the words 'Fisheries and Oceans Canada'.
12. The words 'The Ministry of Tourism, Sports and the Arts' found within Section '3.4.1(m)' shall be replaced with the words 'Ministry of Forests, Lands and Natural Resource Operations'.
13. Part III, 'Section 3.4 ENVIRONMENTAL MANAGEMENT' is amended by adding the following:

3.4.4 Climate Change

The Strathcona Regional District, being a signatory of the "Climate Action Charter", has committed to the goal of becoming carbon neutral in respect to its operations by 2012, as well as pledging to measure and report on its communities' greenhouse gas emissions profile and work to create compact, more energy efficient communities. The Local Government Act now requires that official community plans include targets for the reduction of GHG's along with policies and actions about achieving the targets.

3.4.4.1 Greenhouse Gas Emission Reduction Policies

The target for GHG emissions reductions for Quadra Island is to reduce GHG emissions to 16% below 2007 levels by 2020 and to 40% by 2050 and the actions that the Strathcona Regional District will undertake to achieve these targets are:

- (a) *Raise awareness of the impact of greenhouse gas emissions through education and the distribution of information which will encourage residents to reduce greenhouse gas emissions through lifestyle choices.*
- (b) *Consider the impact on greenhouse gas emissions when reviewing*

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development applications and undertaking strategic planning programs; such as the consideration of enhanced residential density within the Quathiaski Cove and Heriot Bay Containment Boundary areas, infill developments and energy efficient designs.

- (c) Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or ride-share, and those which incorporate green building features into the siting and construction of buildings to make them more energy efficient.*
- (d) Recognize the importance of natural areas for carbon absorption and develop tools to encourage the retention of trees and vegetation on private land and to direct development to existing developed areas.*
- (e) Support home-based and local community employment opportunities to help reduce the reliance on longer distance commutes.*
- (f) Encourage the retention of land in the Agricultural Land Reserve and support efforts to maintain a sustainable locally produced source of food.*
- (g) Continue to raise awareness about recycling through education programs and continue to support the waste reduction actions in the Solid Waste Management Plan.*

3.4.4.2 Coastal Planning Policies

In looking forward to a sustainable future for Quadra Island, it is important that amendments to official community plan policies and zoning bylaw provisions are done so through the lens of climate change. Key considerations for the Regional District and residents, alike, are the integration of mitigative and adaptive actions in all strategies affecting natural areas and how our community grows, and further that these actions result in appropriate Island-level solutions to reduce the vulnerability of the natural and built environment to the effects of climate change. Of key importance is consideration 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 discussion 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.*
14. Part III, Section 3.5 COMMERCIAL ACTIVITY '(k)' is amended by replacing the words 'temporary commercial use permits' with 'temporary use permits'.
15. Part III, Section 3.6 INDUSTRIAL ACTIVITY '(g)' is amended by replacing the words 'temporary industrial use permits' with 'temporary use permits'.

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16. The words 'Ministry of Employment and Investment, Mineral Resources Division' found within 'Section 3.6(m)' shall be replaced with the words 'Ministry of Energy and Mines'.
17. The words 'Ministry of Agriculture and Lands' found within Section '3.7(c) (ii)' shall be deleted.
18. Part III, Section 3.8 AGRICULTURE 'h' is amended by replacing the words 'Ministry of Agriculture and Lands "Environment Guidelines"' with 'Ministry of Agriculture Farm Practices Reference Guide.'
19. The words 'Ministry of Agriculture and Lands' found within Sections '3.9(b)(i), 3.9(b)(ii), 3.9(b)(iv), and 3.9(b)(vii)' shall be replaced with the words 'Ministry of Forests, Lands and Natural Resource Operations'.
20. The words 'Ministry of Forests' found within Sections '3.10(k) and 6.1(10)' shall be replaced with the words 'Ministry of Forests, Lands and Natural Resource Operations'.
21. Part VI PLAN IMPLEMENTATION '6.1(3)' is amended by replacing the word 'Annual' with 'Periodic'.