



BYLAW NO. 247

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

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 247, being Quadra Island Zoning Bylaw 1990, Amendment No. 113.

READ A FIRST TIME ON THE 26TH DAY OF MAY, 2016

READ A SECOND TIME ON THE 26TH DAY OF MAY, 2016

PUBLIC HEARING HELD ON THE 21ST DAY OF JUNE, 2016

READ A THIRD TIME ON THE 30TH DAY OF JUNE, 2016

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 30TH DAY OF JUNE, 2016


Chair


Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENTS

1. Amend Table of Contents Part 11 'Zones' by adding a new Commercial Two E (C-2E) and a new Marine Commercial Two B (MC-2B) as follows:
11.6E Commercial Two E (C-2E)
11.21B Marine Commercial Two B (MC-2B)
2. Amend Part 11 'Zones' by adding a new Part 11.6E as follows:

11.6E

COMMERCIAL TWO E (C-2E)

11.6 E.1 PERMITTED USES AND NO OTHERS

- a) Resorts;
- b) Accessory buildings and structures.

11.6 E.2 CONDITIONS OF USE

- a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
- b) Accessory residential use is restricted to one (1) single family dwelling.
- c) Facilities for overnight accommodation for guests and staff related to resort use shall not exceed a combined total capacity of 35 persons.

11.6 E.3 LOT AREA

The minimum lot area for the Commercial Two E (C-2E) zone shall be 1 ha (2.47 acres).

11.6 E.4 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 7.5 metres (24.6 feet) from a side lot line.

11.6 E.5 LOT COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 15%.

END • C-2 E

3. Amend Part 11 'Zones' by adding a new Part 11.21B as follows:

11.21B	MARINE COMMERCIAL TWO B (MC-2B)
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11.21B.1 PERMITTED USES AND NO OTHERS

- a) Navigational aids;
- b) Public or commercial, boat ramps or wharves, or floats as part of an upland tourist commercial operation.

11.21B.2 CONDITIONS OF USE

- a) No residential use is permitted.
- b) No fuel storage or fuel sales are permitted.
- c) No retail sales are permitted.
- d) The operation of generators is limited to dawn to dusk.
- e) Fire suppression is to be provided on site.
- f) All sewage discharge must comply with the requirements of the authority having jurisdiction.

11.21B.3 LOT AREA

No minimum lot area shall apply; however, the area shall be in accordance with the site licence of occupation or lease issued by the authority having jurisdiction.

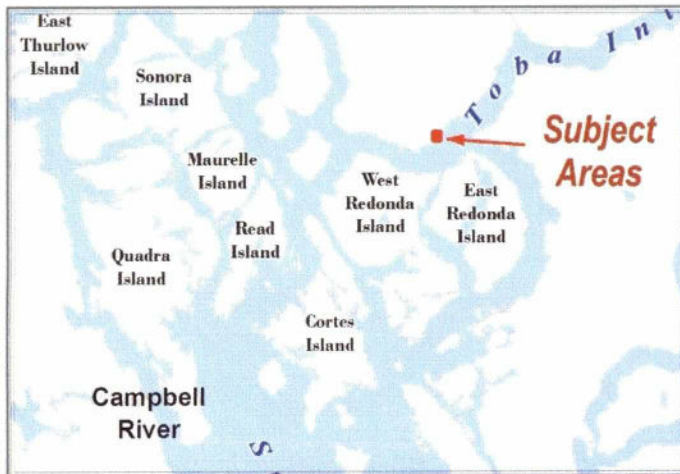
11.21B.4 SETBACKS

No yard minimum shall apply.

END • MC-2B

SECTION TWO MAP AMENDMENTS

1. Land described as District Lots 2521 and 2522, Range 1, Coast District as shown on the attached Appendix '1', are rezoned from Rural Three (RU-3) to Commercial Two E (C-2E).
2. Land described as unsurveyed Crown foreshore or land covered by water being part of the bed of Pryce Channel, Range 1, Coast District, containing approximately 3.0 hectares, as shown on the attached Appendix '1', is rezoned from Access Two (AC-2) to Marine Commercial Two B (MC-2B).



Area to be rezoned from Rural Three (RU-3) to Commercial Two E (C-2E)

Area to be rezoned from Access Two (AC-2) to Marine Commercial Two B (MC-2B)



RZ 2C 16 / 2402478 / 2402479 - Toba Holdings Ltd.

DL 2521 and 2522, Range 1, Coast District, Pryce Channel BC

Photo Date: May 13, 2016

Appendix '1'

Part of Schedule 'A' of Bylaw No.247, being Quadra Island Zoning Bylaw 1990, Amendment No. 113.

Attached as Schedule A-31 of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990.