



BYLAW NO. 265

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 265, being Quadra Island Zoning Bylaw 1990, Amendment No. 115.

READ A FIRST TIME ON THE 23RD DAY OF MARCH, 2017

READ A SECOND TIME ON THE 23RD DAY OF MARCH, 2017

PUBLIC HEARING HELD ON THE 12TH DAY OF APRIL, 2017

READ A THIRD TIME ON THE 27TH DAY OF APRIL, 2017

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 27TH DAY OF APRIL, 2017


Chair


Corporate Officer

11.4A.2 CONDITIONS OF USE

- a) Residential use is limited to one dwelling unit per lot;
- b) An individual yard and garden is to be provided for each single family dwelling;
- c) Landscaping adjacent to buildings is required to provide privacy and shade;
- d) A statutory right-of-way agreement is required with Strathcona Regional District, on the title of Lot 1, District Lot 134, Sayward District, Plan 20714 and an associated right-of-way plan (covering approximately 750m²) that would allow the right-of-way to be used as a 5-metre wide public trail, starting at the northern boundary of the 15-metre wide Streamside Protection and Enhancement Area associated with Pidcock Creek and thence running along the south and east boundaries of the property until it reaches Cooper Road at the property's north boundary.

11.4A.3 LOT AREA

The minimum lot area in the Village Centre Residential One (VCR-1) zone shall be 250 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 2.4 metres from a *side* lot line.

11.4A.5 LOT COVERAGE

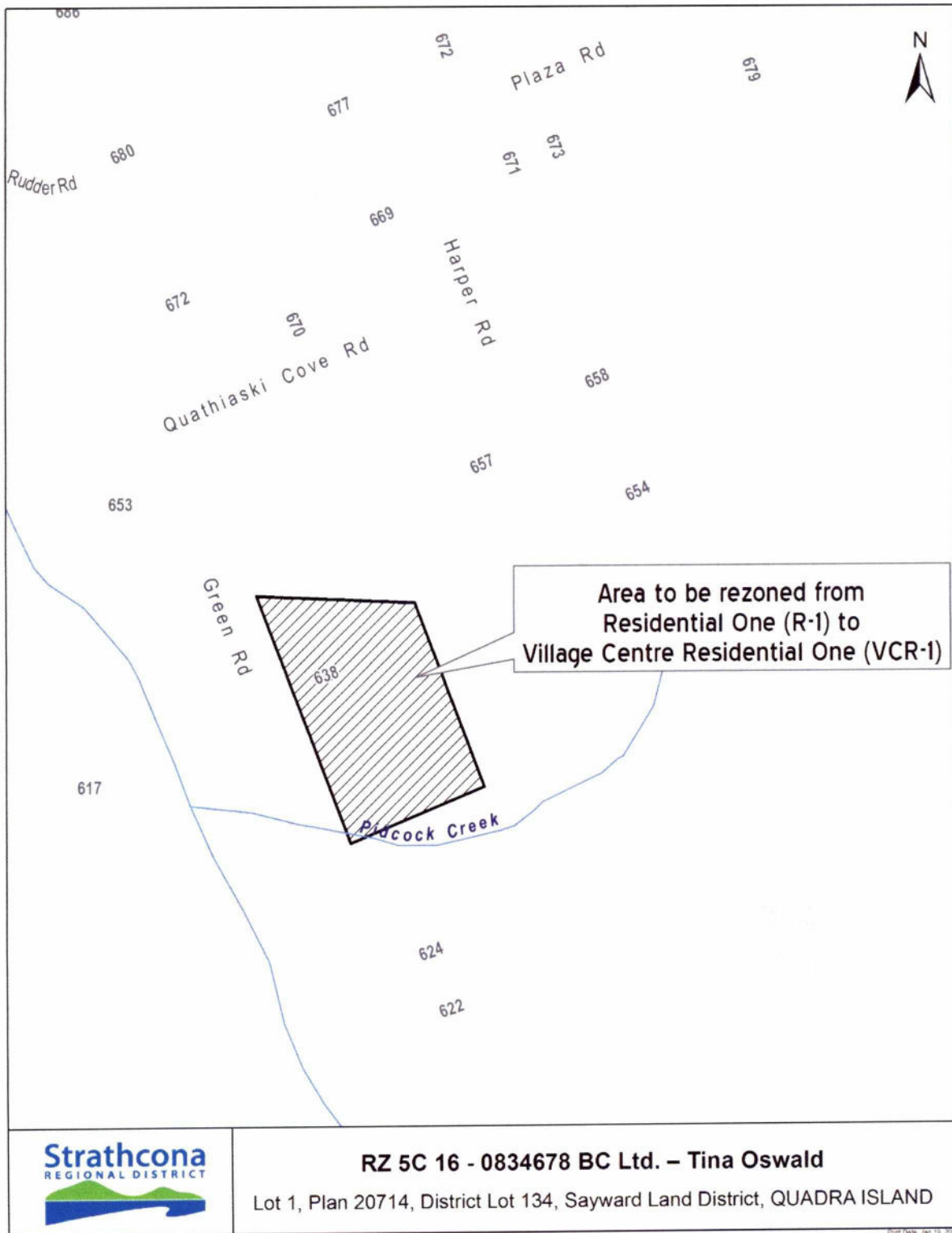
The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 50%.

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 public amenities are provided on at least 20 percent of the site area, the recommended base density of 15 units per hectare may be increased to 20 units per hectare and lot coverage increased proportionally.
- b) Where three or more of the parameters are met, the density bonusing allowance may be increased from 20 units per hectare to allow for a maximum of 25 units per hectare and lot coverage increased proportionally.

SECTION TWO MAP AMENDMENT

1. Land described as Lot 1, District Lot 134, Sayward District, Plan 20714 as shown on the attached Appendix '1', is rezoned from Residential One (R-1) to Village Centre Residential One (VCR-1).



RZ 5C 16 - 0834678 BC Ltd. – Tina Oswald

Lot 1, Plan 20714, District Lot 134, Sayward Land District, QUADRA ISLAND

Print Date: Jan 19, 2017

Appendix '1'

Part of Schedule 'A' of Bylaw No. 265, being Quadra Island Zoning Bylaw 1990, Amendment No. 115.

Amends 'Map 1' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990.