



## BYLAW NO. 306

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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 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 306, being Quadra Island Zoning Bylaw 1990, Amendment No. 122.

READ A FIRST TIME ON THE                      22<sup>ND</sup> DAY OF                      MARCH, 2018

READ A SECOND TIME ON THE                      24<sup>TH</sup> DAY OF                      MAY, 2018

PUBLIC HEARING HELD ON THE                      19<sup>TH</sup> DAY OF                      JUNE, 2018

READ A THIRD TIME ON THE                      18<sup>TH</sup> DAY OF                      JULY, 2018

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 18<sup>TH</sup> DAY OF JULY, 2018

  
Chair

  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE TEXT AMENDMENT**

1) Part 8 'ZONING DESIGNATIONS', Section 8.1.1 is amended by inserting the following new zone after Residential One:

Park Residential One                      Residential, in park setting                      PR – 1

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

Park Residential One                      (PR-1)                      6500 square metres

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

11.4B                      Park Residential One (PR-1)

<b>11.4B</b>	<b>PARK RESIDENTIAL ONE (PR-1)</b>
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**11.4B.1                      PRINCIPAL USES**

- a) Single family dwelling;
- b) Accessory buildings and structures;
- c) Park;
- d) Utility use.

**11.4B.2                      CONDITIONS OF USE**

- a) One (1) principal building may be located on a lot, subject to all other requirements of the bylaw.
- b) A minimum of 15 percent of land zoned Park Residential One (PR-1) is to be dedicated as Park.
- c) All residential buildings must be connected to a community sewer and water system approved by the appropriate government agency.
- d) Statutory Rights-of-Way, a minimum of 5 metres wide, for a multi-use public trail system in the name of the Strathcona Regional District is to be provided.

**11.4B.3                      LOT AREA**

The minimum lot area in the Park Residential (PR-1) zone shall be 6500 square metres (1.6 acres).

**11.4B 4                      DENSITY**

The average density of all residential lots in the Park Residential (PR-1) zone shall be a minimum of 1 hectare (2.47 acres) per lot.

**11.4B.5 SETBACKS**

Except where specified otherwise in this bylaw, the minimum setbacks for all 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.

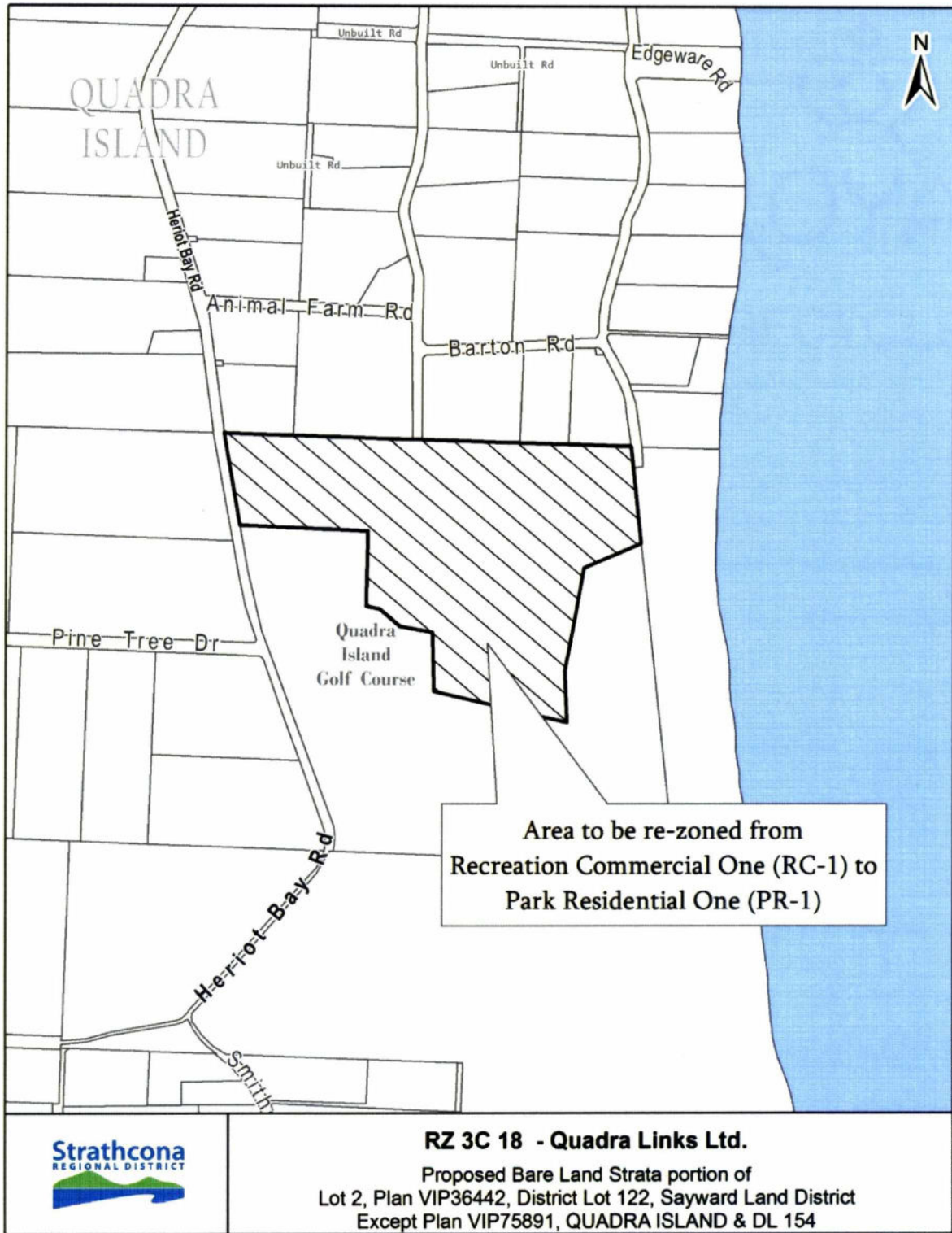
**11.4B.6 LOT COVERAGE**

- 1) The maximum lot coverage for all buildings and structures shall not exceed 20 percent (20%).

END – PR-1

**SECTION TWO MAP AMENDMENT**

Land legally described as Part Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, except Part in Plan VIP75891, as shown on 'Schedule A-1' of Bylaw No. 1213, being the 'Quadra Island Zoning Bylaw, 1990', is hereby amended from 'Recreation Commercial One' (RC-1) to Park Residential One (PR-1), as shown on the attached Appendix '1'.



**Appendix '1'**

Part of Schedule 'A' of Bylaw No. 306, being Quadra Island Zoning Bylaw 1990, Amendment No. 122.

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