



## BYLAW NO. 311

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### A BYLAW TO AMEND THE CORTES ISLAND OFFICIAL COMMUNITY PLAN BYLAW

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**WHEREAS** the former Comox-Strathcona Regional District has, by Bylaw No. 139, adopted an official community plan for part of Electoral Area 'B' (Cortes Island) pursuant to Part 14 of the *Local Government Act*;

**AND WHEREAS** a bylaw of the Strathcona Regional District that regulates the use or development of land remains in force until amended or repealed;

**AND WHEREAS** the Regional Board wishes to amend the aforesaid Bylaw No. 139 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. 139 being the 'Cortes Island Official Community Plan Bylaw, 2012' is hereby amended as set out in Schedule 'A' attached to and forming part of this bylaw.

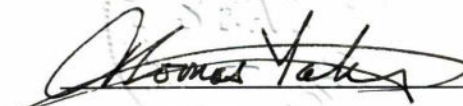
#### Citation

2. This bylaw may be cited for all purposes as Bylaw No. 311, being 'Cortes Island Official Community Plan Bylaw, 2012, Amendment No. 1'.

READ A FIRST TIME ON THE	9 <sup>TH</sup> DAY OF	MAY, 2018
READ A SECOND TIME ON THE	20 <sup>TH</sup> DAY OF	JUNE, 2018
PUBLIC HEARING HELD ON THE	19 <sup>TH</sup> DAY OF	JULY, 2018
READ A THIRD TIME ON THE	15 <sup>TH</sup> DAY OF	AUGUST, 2018

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 15<sup>TH</sup> DAY OF AUGUST, 2018**

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE      TEXT AMENDMENT**

Part 400 'Objectives and Policies' is amended by inserting the following after Section 409.1 Settlement – General:

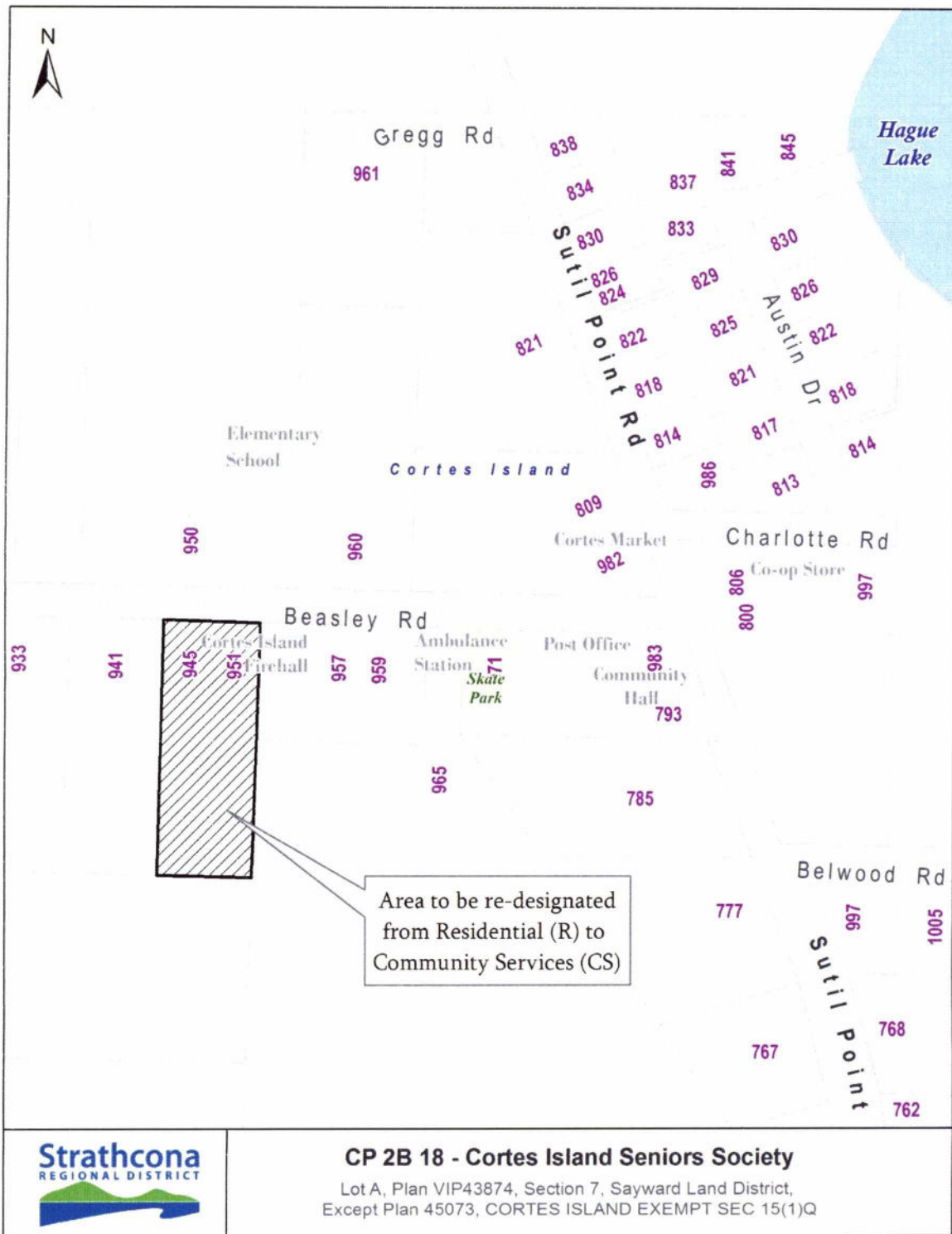
**409.1.1      Community Services**

In addition to the General Settlement policies, the following policies are also applicable respecting the Community Services land use designation:

- a.      The Community Services land use designation is intended to permit moderate density development in community nodes
- b.      The Community Services land use designation is intended to permit a mix of community service uses that provide residential, health, social and recreational services to the Cortes Island Community.
- c.      Lands designated Community Services shall generally be restricted to a minimum parcel size of not less than 1 hectare, except in cases where smaller parcel sizes can be justified to meet Plan and community objectives and the land can be adequately serviced.
- d.      Lands designed Community Services shall generally be up to 10 residential units per lot and may include a mix of residential and services uses on the same parcel.
- e.      Notwithstanding item 409.1.1(d), increased densities may be permitted in limited circumstances where clustering of units at higher densities helps to achieve Plan and community objectives.

**SECTION TWO      MAP AMENDMENT**

The land use designation for lands described as Lot A, Section 7, Cortes Island, Sayward District, Plan VIP43874, except Plan 45073 on 'Schedule A-1' of Bylaw No. 139, being the 'Cortes Island Official Community Plan Bylaw, 2012', are hereby amended from 'Residential' (R) to 'Community Services' (CS), as shown on the attached Appendix '1'.



**Appendix '1'**

Part of Schedule 'A' of Bylaw No.311, being 'Cortes Island Official Community Plan Bylaw, 2012, Amendment No. 1'

Amends 'Schedule A-1' of Bylaw No. 139, being 'Cortes Island Official Community Plan Bylaw, 2012.'