

**STRATHCONA REGIONAL DISTRICT**

**BYLAW NO. 34**

**A BYLAW TO AMEND THE  
ELECTORAL AREA 'G' ZONING BYLAW, 1990**

The board of the Strathcona Regional District in open meeting assembled, enacts the following amendments to the "Electoral Area 'G' Zoning Bylaw, 1990" being Bylaw No. 1155.

**SECTION ONE      TEXT AMENDMENT**

- 1) Bylaw No. 1155, being the "Electoral Area 'G' Zoning Bylaw, 1990," is hereby amended as set out in schedule "A" attached to and forming part of this bylaw.

**SECTION TWO      TITLE**

- 1) This Bylaw No. 34 may be cited as the "Electoral Area 'A' (Gold River Area) Zoning Bylaw, 1990, Amendment No. 4".

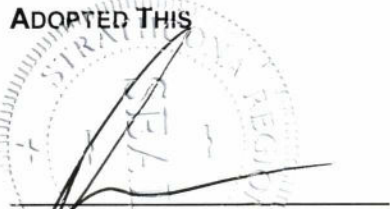
**READ A FIRST AND SECOND TIME THIS      28<sup>TH</sup>      DAY OF      MAY      2009.**

**PUBLIC HEARING HELD THIS      24<sup>TH</sup>      DAY OF      JUNE      2009.**

**READ A THIRD TIME THIS      30<sup>TH</sup>      DAY OF      JULY      2009.**

**APPROVED BY THE MINISTRY OF  
COMMUNITY AND RURAL DEVELOPMENT      20<sup>TH</sup>      DAY OF      OCTOBER      2009.**

**ADOPTED THIS      29<sup>TH</sup>      DAY OF      OCTOBER      2009.**

  
Chair

  
Corporate Officer

**SCHEDULE "A"**

**SECTION ONE      TEXT AMENDMENT**

- 1) Part 5, "Land Use Regulations," section 5.6, "Regulations For Each Zone," is amended by inserting the following new zone:

<b>5.6.4</b>	<b>Industrial Two Zone (I - 2)</b>
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**i)      PERMITTED USES**

The following uses and no other uses are permitted on any lot or within any building or structure in the area designated Industrial Two (I-2):

**a)      Permitted Principal Uses**

**On any lot:**

- 1) Landfill operation for the storage and treatment of ash waste and leachate only and operated with the necessary provincial licences and/or permits;
- 2) Public utility use.

**b)      Permitted Accessory Uses**

**On any lot:**

- 1) Offices in which activities are undertaken in direct relation to a permitted principal use.

**ii)      CONDITIONS OF USE**

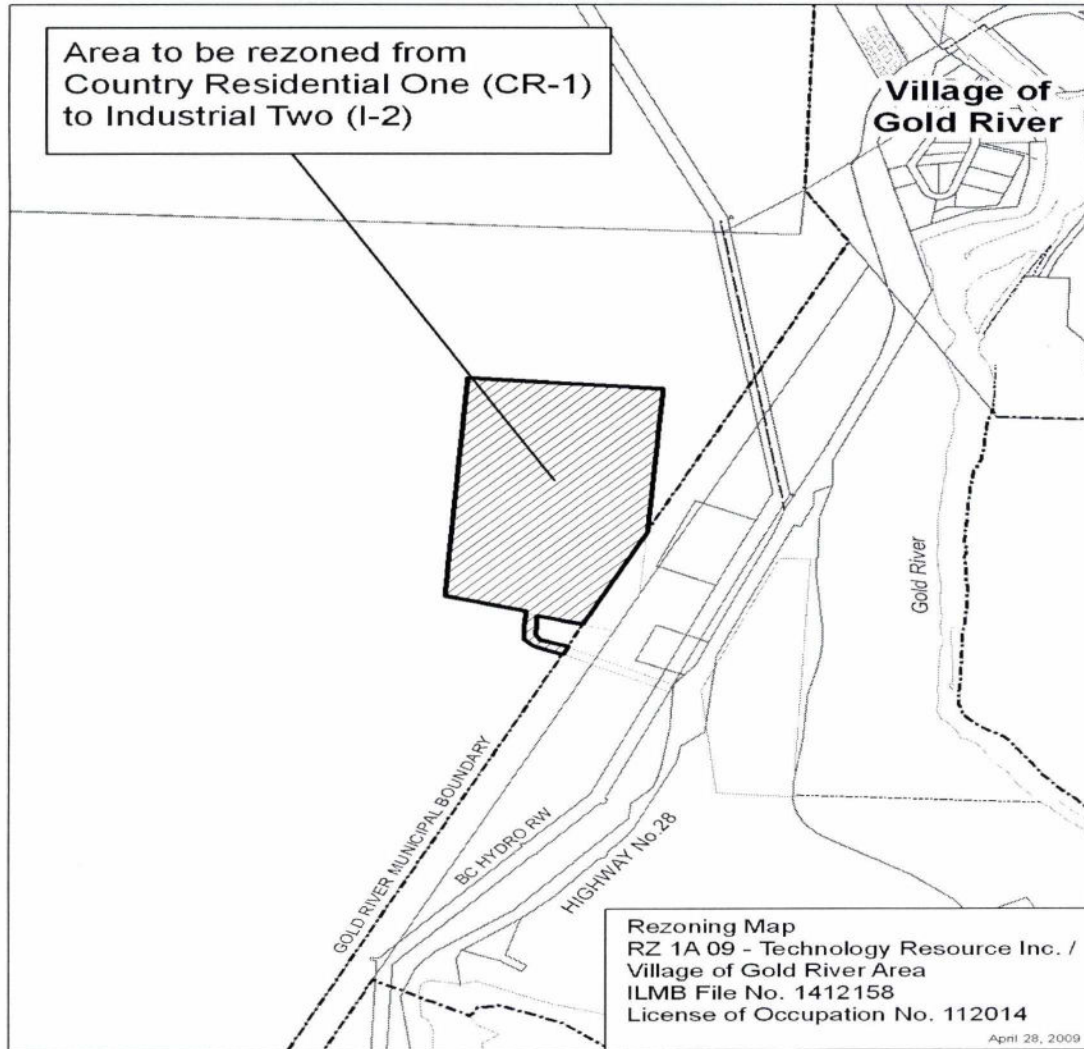
On a lot located in an area designated Industrial Two (I-2), no building or structure shall be constructed, located, or altered and no plan of subdivision approved which contravenes the regulations set out below:

- 1) **Required Siting From Front Lot Lines:**                      7.5 metres (24.6 feet)
- 2) **Minimum Parcel Size:**    15.0 hectares (37.0 acres)

- 2) The table of contents is amended by inserting the new section 5.6.4 and renumbering page numbers accordingly.
- 3) Part A of Bylaw No. 1155 is amended by replacing "Electoral Area 'G'" with "Electoral Area 'A' (Gold River Area)" and all other references to "Electoral Area 'G'" are replaced with "Electoral Area 'A' (Gold River Area)."

**SECTION TWO      ZONING AMENDMENT**

- 1) A portion of the property legally described as all that unsurveyed parcel or tract of Crown land lying in the vicinity of District Lot 126; together with all that unsurveyed Crown foreshore or land covered by water being part of the beds of Unnamed Creeks, all within Nootka District (ILMB File No. 1412158 and Licence of Occupation No. 112014), containing 22.44 hectares more or less, and more particularly shown on Appendix '1' attached to Bylaw No. 34, is rezoned from Country Residential (CR-1) to Industrial Two (I-2).



**Appendix '1'**

Part of Schedule "A" to Bylaw No. 34, being the "Electoral Area 'A' (Gold River Area) Zoning Bylaw, 1990, Amendment No. 4"

Amends "Schedule A – Gold River Area Zoning Map" to Bylaw No. 1155, being the "Electoral Area 'A' (Gold River Area) Zoning Bylaw, 1990".



No. 2009066

## *Statutory Approval*

*Under the provisions of section* 913

*of the* Local Government Act

*I hereby approve Bylaw No.* 34

Strathcona Regional District

*a copy of which is attached hereto.*

*Dated this* 20<sup>th</sup> *day*  
*of* October *,* 2009

**Bill Bennett**  
**Minister of Community and Rural  
Development**