



BYLAW NO. 380

A BYLAW TO AMEND THE CORTES ISLAND ZONING BYLAW

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 2455, adopted zoning regulations for Cortes 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 2455 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. 2455, being Electoral Area "I" (Cortes Island) Zoning Bylaw 2002, 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. 380, being Electoral Area "I" (Cortes Island) Zoning Bylaw 2002, Amendment No. 30.

READ A FIRST TIME ON THE 29TH DAY OF JANUARY , 2020

READ A SECOND TIME ON THE 29TH DAY OF JANUARY, 2020

PUBLIC HEARING HELD ON THE 15TH DAY OF OCTOBER, 2020

READ A THIRD TIME ON THE 4th DAY OF NOVEMBER, 2020

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 4th DAY OF NOVEMBER , 2020

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

- 1) Part 300 'General Regulations', Section 301(2) 'Uses Permitted in all Upland Zones' is amended by inserting the following new zone after Community Services One (CS-1):

607.1 Community Services Two (CS-2)

- 2) Part 600 'Zones' is amended by inserting the following new zone after Community Services One (CS-1):

607.1 Community Services Two (CS-2)

SECTION TWO MAP AMENDMENT

The zoning designation for lands described as a 2.45-hectare portion of the easterly 78 acres of the Frac. NE ¼ of Section 7, Cortes Island, Sayward District, as shown on plan deposited under DD 72008I, except Parcel A (DD 73523I) and except those parts in Plans 7861, 11864, 1300R, 20460, 36874, VIP51538, VIP52055, VIP71344 and VIP77176 on 'Schedule A-1' of Bylaw No. 2455 being the 'Electoral Area "I" (Cortes Island) Zoning Bylaw, 2002', is hereby amended from 'Residential One' (R-1) to 'Community Services Two' (CS-2), as shown on Appendix "1" attached to and forming part of this bylaw.

607.1

COMMUNITY SERVICES TWO (CS-2)

1) PERMITTED PRINCIPAL USE

- a) Seniors and affordable housing.

2) PERMITTED ACCESSORY USES

- a) Accessory buildings and structures.

3) CONDITIONS OF USE

- a) Residential use is limited to 12 dwelling units per hectare to a maximum of 25 dwelling units per lot.
- b) No parking, loading or outdoor storage areas shall be located within 1.5 metres of any property line, except where the abutting lot is zoned Residential One, Rural Residential One or Rural One; in which case the setback requirement shall be increased to 4.5 metres.
- c) All outdoor storage shall be screened from any abutting property.
- d) For every building or structure to be erected or enlarged, off-street parking is to be located on the subject property.

4) SITING AND HEIGHT OF BUILDINGS AND STRUCTURES

- a) Except where otherwise specified, the setbacks and height requirements for buildings and structures within the Community Services Two (CS-2) zone shall be set out in the table below:

Type of Structure	Maximum Height	Required Setback from all Property Lines
Principal & Accessory	10.0 metres	7.5 metres

5) LOT COVERAGE

- a) The maximum lot coverage of all buildings and structures shall not exceed 40% of the total lot area.

6) SUBDIVISION REQUIREMENTS (SEE ALSO PART 500)

Minimum Lot Area:

- a) When connected to community water and/or sewerage system: 8000 square metres.
- b) When serviced by well and approved septic disposal system: 1.0 hectare.

(Note: Prior to construction of a dwelling on a property, or alteration of a dwelling to incorporate a suite, Environmental Health approval shall be obtained.)



RZ 1B 19 - Cortes Island Seniors Society

Appendix "1"

Part of Schedule "A" to Bylaw No. 380, being Electoral Area "I" (Cortes Island) Zoning Bylaw 2002, Amendment No. 30.

Amends "Schedule A-1" of Bylaw No. 2455, being Electoral Area "I" (Cortes Island) Zoning Bylaw 2002.