



## BYLAW NO. 498

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### A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO QUADRA ISLAND

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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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 498, being Quadra Island Zoning Bylaw 1990, Amendment No. 142.

**READ A FIRST TIME ON THE 28<sup>TH</sup> DAY OF JUNE, 2023**


**READ A SECOND TIME ON THE 28<sup>TH</sup> DAY OF JUNE, 2023**

**PUBLIC HEARING HELD ON THE 13<sup>TH</sup> DAY OF SEPTEMBER, 2023**

**READ A THIRD TIME ON THE 11<sup>TH</sup> DAY OF OCTOBER, 2023**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 11<sup>TH</sup> DAY OF OCTOBER, 2023**

  
\_\_\_\_\_  
Chair

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

**SCHEDULE 'A'**

**SECTION ONE TEXT AMENDMENT**

1) Part 4 'LAND USE REGULATIONS', Section 4.1 'Zone Designations' is amended by inserting the following new zone after Residential One (R-1):

R-2 Residential Two 1500 square metres

2) Part 4 'LAND USE REGULATIONS', Section 4.6 'Regulations for each zone' is amended by inserting the following new zone after Residential One (R-1):

11.4D Residential Two (R-2)

**11.4D RESIDENTIAL TWO (R-2)**

**11.4D.1 PERMITTED USES**

- a) Single family *dwelling*;
- b) Accessory *buildings* and *structures*.

**11.4D.2 LOT AREA**

The minimum lot area in the Residential Two (R-2) zone shall be 1500 square metres (0.37 acres).

**11.4D.3 SETBACKS**

Except where otherwise specified in this bylaw:

- 1) **Front yard** shall be a minimum of 4.5 metres (14.8 feet) from a front *lot* line;
- 2) **Rear yard** shall be a minimum of 4.5 metres (14.8 feet) from a rear *lot* line;
- 3) **Side yard** shall be a minimum of 1.75 metres (5.74 feet) from a side *lot* line.

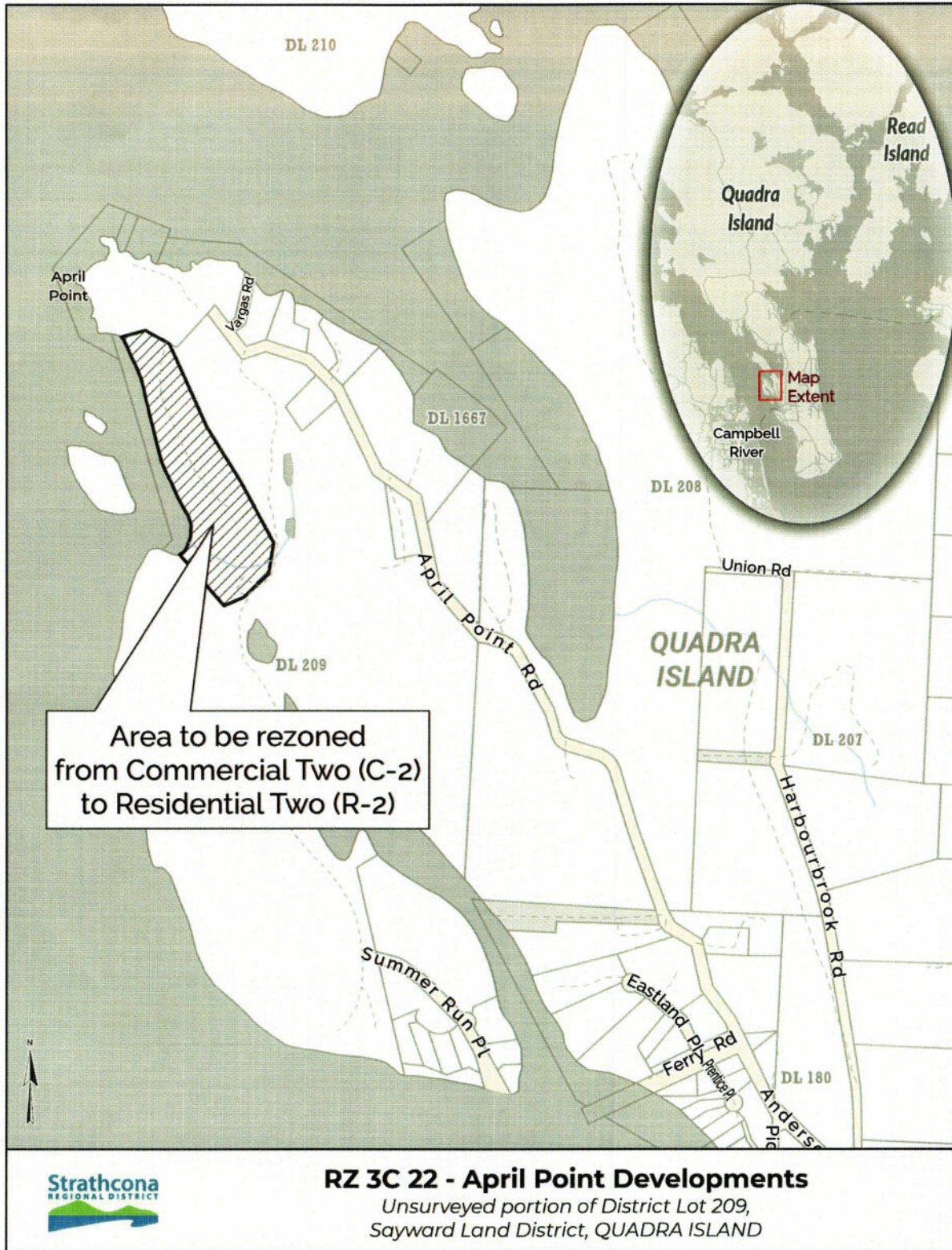
**11.4D.4 LOT COVERAGE**

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

END - R-2

**SECTION TWO MAP AMENDMENT**

Land legally described as a portion of District Lot 209, Quadra Island, Sayward District, Exc. Plan 778R as shown on 'Schedule A-1' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended from 'Commercial Two' (C-2) to Residential Two (R-2), as shown on the attached Appendix '1'.



**Appendix '1'**

Part of Schedule 'A' to Bylaw No. 498 being Quadra Island Zoning Bylaw 1990, Amendment No. 142.

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