



## BYLAW NO. 509

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

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**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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 509, being Electoral Area 'I' (Cortes Island) Zoning Bylaw 2002, Amendment No. 32.

**READ A FIRST TIME ON THE 24<sup>TH</sup> DAY OF JULY, 2024**

**READ A SECOND TIME ON THE 24<sup>TH</sup> DAY OF JULY, 2024**

**PUBLIC HEARING WAIVED ON THE 24<sup>TH</sup> DAY OF APRIL, 2024**

**READ A THIRD TIME ON THE 25<sup>TH</sup> DAY OF SEPTEMBER, 2024**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 25<sup>TH</sup> DAY OF SEPTEMBER, 2024**

  
\_\_\_\_\_  
Chair

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

**SCHEDULE 'A'**

**SECTION ONE TEXT AMENDMENT**

**PART 200 INTERPRETATION** is amended by inserting the following in the appropriate alphabetical order within the existing list of definitions:

**BULK WATER BOTTLING** means the process of bottling bulk water for distribution, commercial or industrial purposes, sale or financial gain.

**BULK WATER PROCESSING** means the process of altering bulk water for any purpose other than private residential or agricultural use as permitted by the appropriate Provincial agency.

**BULK WATER SALES** means the sale of bulk water for commercial purposes or financial gain, but specifically excludes the receipt of water by parcels of land where supplemental water is required to enable private domestic, agricultural, commercial or industrial consumption as permitted by zoning.

**PART 300 GENERAL REGULATIONS** is hereby amended by repealing **303 Prohibited Uses** and replacing with the following:

**303 Prohibited Uses**

- a) Any use not expressly permitted in this bylaw is prohibited in every zone and where a particular use is expressly permitted in one zone, such use is prohibited in every zone where it is not expressly permitted.
- b) Bulk water sales, bulk water processing and bulk water bottling are prohibited on any upland or foreshore area, except where expressly permitted within a zone.
- c) The following uses are specifically prohibited:
  - i) *[deleted]*
  - ii) *[deleted]*
  - iii) The wrecking or storage of more than three derelict vehicles.