



BYLAW NO. 510

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

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 510, being Quadra Island Zoning Bylaw 1990, Amendment No. 142.

READ A FIRST TIME ON THE 24TH DAY OF JANUARY, 2024

READ A SECOND TIME ON THE 24TH DAY OF JULY, 2024

READ A THIRD TIME ON THE 25TH DAY OF SEPTEMBER, 2024

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 25TH DAY OF SEPTEMBER, 2024



Chair



Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

PART 4 DEFINITIONS is hereby 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 11 ZONES is hereby amended by removing Section 11.1.5 in its entirety and replacing with the following:

11.1.5 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 is prohibited on any upland or foreshore area, except where expressly permitted within a zone.
- c) Heavy industry, including the manufacturing of petroleum products, pulp and paper, or the wrecking or storage of derelict automobiles, or the use of land as a junkyard, are prohibited except as otherwise provided in an Industrial Zone.
- d) Cannabis production except where explicitly permitted elsewhere in this bylaw or where permitted as an ALCA protected use.
- e) Cannabis retail except where explicitly permitted elsewhere in this bylaw or where permitted as an ALCA protect use.