



BYLAW NO. 539

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA 'D'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area 'D' 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 1404 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. 1404, being Campbell River Area Zoning Bylaw 1991, 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. 539, being Campbell River Area Zoning Bylaw 1991, Amendment No. 70.

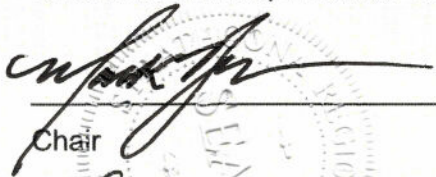
READ A FIRST TIME ON THE 24TH DAY OF APRIL, 2024

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

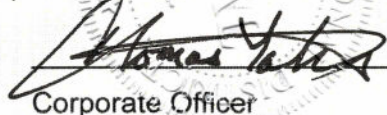
PUBLIC HEARING HELD ON THE 22ND DAY OF MAY, 2024

READ A THIRD TIME ON 26TH DAY OF JUNE, 2024

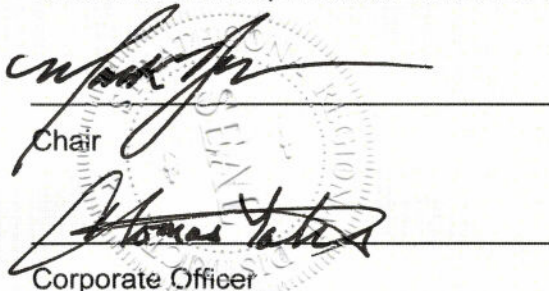
RECONSIDERED, FINALLY PASSED AND ADOPTED ON 26TH DAY OF JUNE, 2024



Chair



Corporate Officer

A circular seal is partially visible in the background, containing the text "STRATHCONA REGIONAL DISTRICT" around the perimeter.

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENTS

- 1) Part 2 'INTERPRETATION' is amended by inserting the following definition:

'Secondary Suite' means a complete living unit with its own kitchen, sleeping area, and washroom facilities contained within another dwelling. The two dwelling units (the primary residence and the secondary suite) and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.

- 2) PART 2 'INTERPRETATION' is amended by replacing the 'Single Family Dwelling' definition with the following:

'Single Family Dwelling' means a self-contained building used for the exclusive residential accommodation of only one family or household where such room or rooms contain or provide for living, sleeping, sanitary and only one set of cooking facilities.

- 3) Part 4 'LAND USE REGULATIONS', Section 4.6.2(iii)(b)(1) is hereby repealed and replaced with the following:

1) On any lot size: One single family dwelling plus one secondary suite, **or** one duplex.

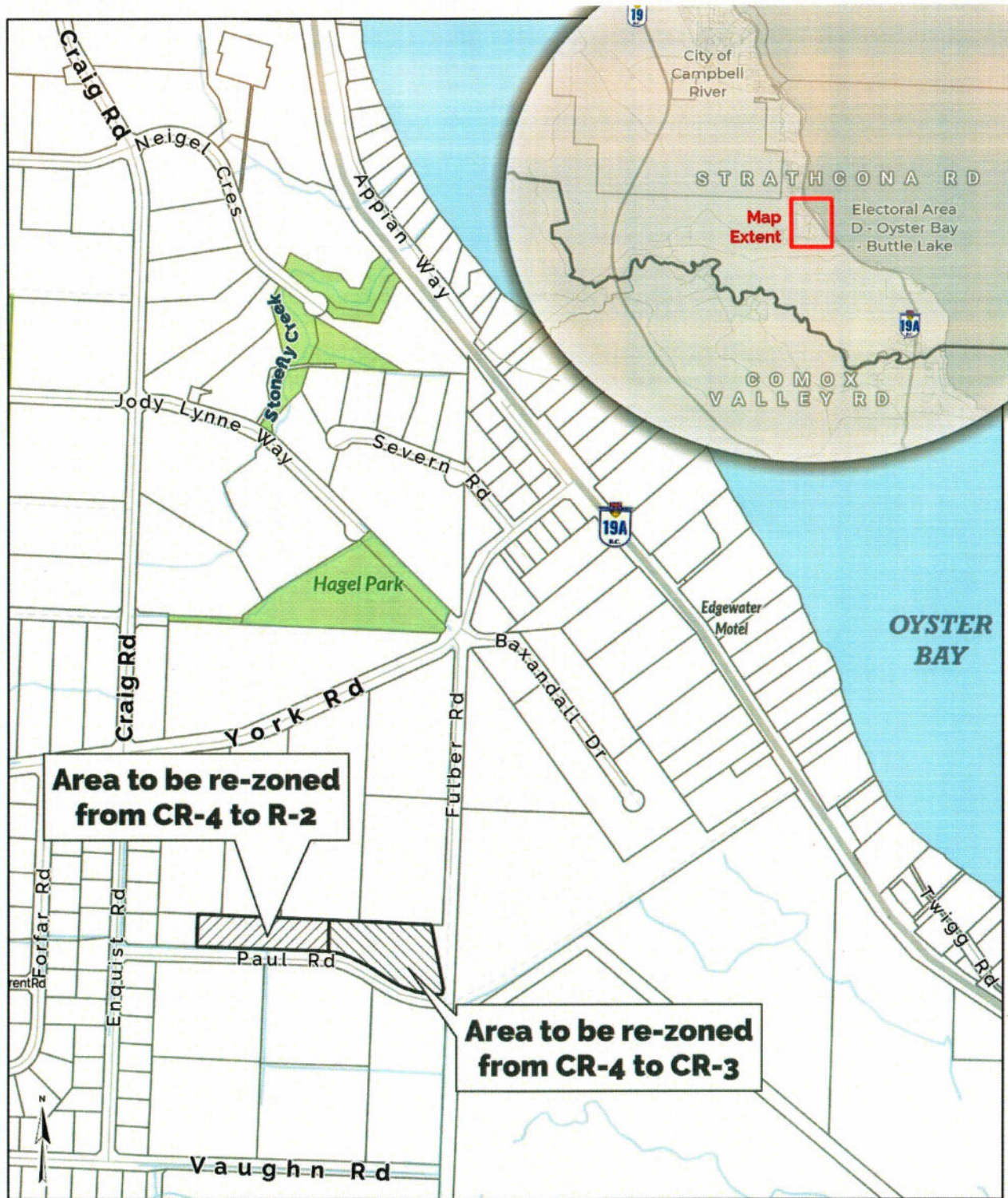
- 4) Part 4 'LAND USE REGULATIONS', Section 4.6.2(vii)(a) is hereby repealed and replaced with the following:

a) Minimum lot area: 2000 square metres (0.49 acres)

SECTION TWO MAP AMENDMENTS

Land legally described as the westerly 8000 square metres of Lot 1, Section 34, Township 4, Comox District, Plan 43648 Exc. Part in Plan VIP56119 as shown on 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended from Country Residential Four (CR-4) to Residential Two A (R-2), as shown on the attached Appendix '1'.

Land legally described as Lot 1, Section 34, Township 4, Comox District, Plan 43648 Exc. Part in Plan VIP56119, excluding the westerly 8000 square metres, as shown on 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended from Country Residential Four (CR-4) to Country Residential Three (CR-3), as shown on the attached Appendix '1'.



**Area to be re-zoned
from CR-4 to R-2**

**Area to be re-zoned
from CR-4 to CR-3**



RZ 1D 24 - Larmand

LOT 1, PLAN VIP43648, SECTION 34, TOWNSHIP 4,
COMOX LAND DISTRICT, EXCEPT PLAN VIP56119

1:6,500

Feb 06, 2024

GIS: U:\proj\EA_D\SubjectProperties\EA_D_SubjProp.aprx

Appendix '1'

Part of Schedule 'A' of Bylaw No. 539, being Campbell River Area Zoning Bylaw 1991, Amendment No. 70.

Amends 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991.