

BYLAW NO. 540

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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

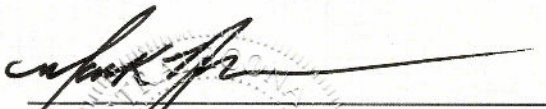
2. This bylaw may be cited for all purposes as Bylaw No. 540, being Campbell River Area Zoning Bylaw 1991, Amendment No. 71.

READ A FIRST TIME ON THE 28TH DAY OF FEBRUARY, 2024

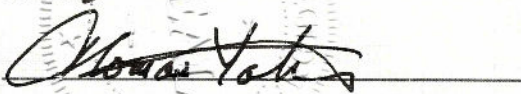
READ A SECOND TIME ON THE 28TH DAY OF FEBRUARY, 2024

READ A THIRD TIME ON THE 28TH DAY OF FEBRUARY, 2024

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 28TH DAY OF FEBRUARY, 2024



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-1A Residential One A 1000 m²

- 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):

4.6.1A Residential One A (R-1A)

4.6.1A

**RESIDENTIAL ONE A
(R-1A)**

i) PERMITTED PRINCIPAL USES

- a) On any lot:

- 1) Residential use;
- 2) Park use.

ii) PERMITTED ACCESSORY USES

- a) On any lot:

- 1) Home occupation use;
- 2) Bed and Breakfast;
- 3) Agricultural use excluding the keeping of livestock;
- 4) Accessory buildings.

iii) CONDITIONS OF USE

- a) **Residential use is limited to:**

One single family dwelling plus one secondary suite.

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2150 square feet), whichever is greater.

v) SITING OF BUILDINGS AND STRUCTURES

- a) **Except where otherwise specified in this bylaw, no building or structure shall be located within:**

- 1) 7.5 metres (24.6 feet) of that portion of a **front lot line** that abuts a public road right-of-way;

- 2) 3.5 metres (11.48 feet) of a **side lot line** or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet).
- 3) 7.5 metres (24.6 feet) of a **rear lot line**.
- 4) 3.5 metres (11.48 feet) of an **accessory building**.

b) Other specifications include:

- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
- 1) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).
- 2) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 3) For any exceptions to siting, refer to Section 4.5.6(a).
- 4) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

vi) LOT COVERAGE

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

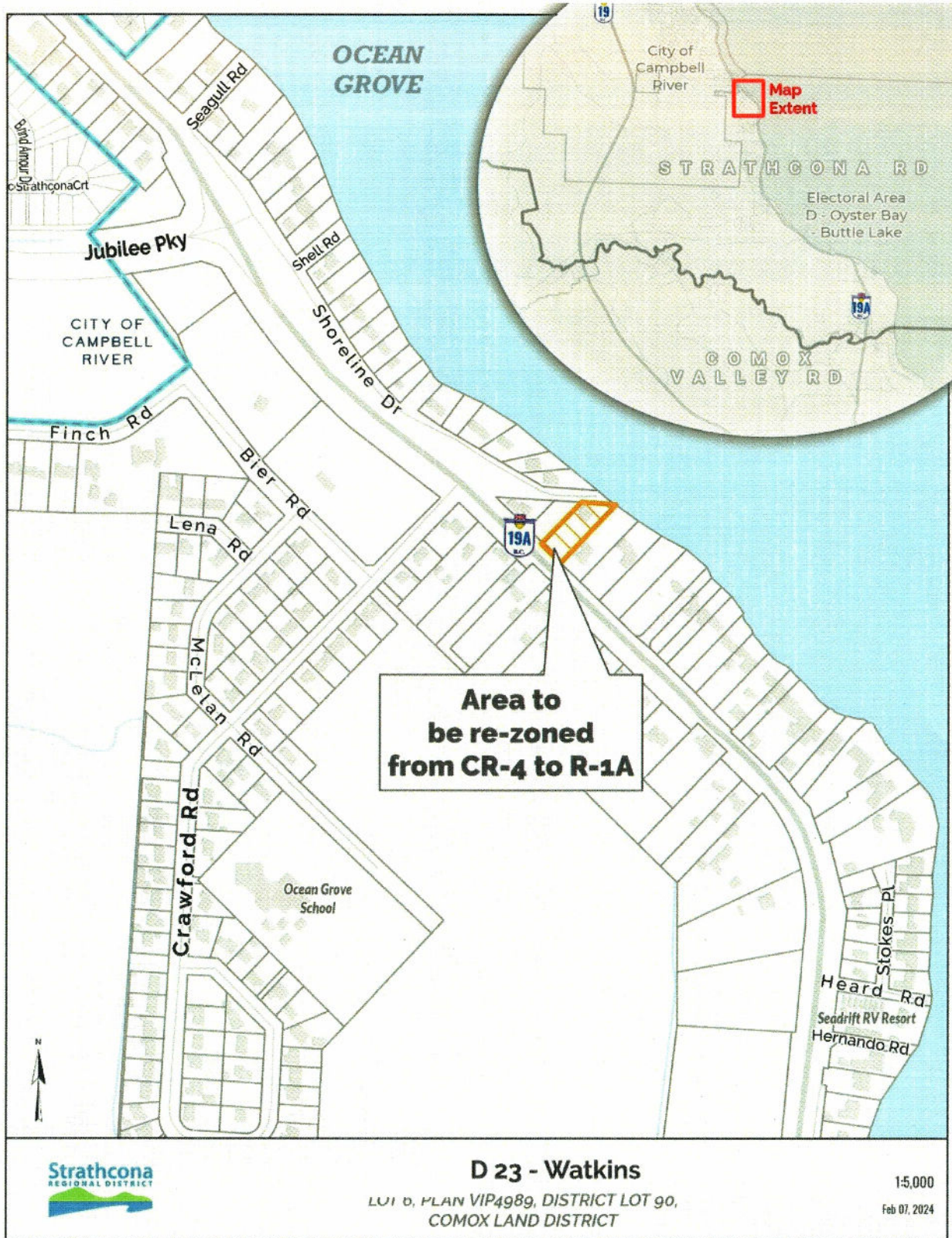
vii) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 1000 square metres (0.25 acres)
- b) **Minimum lot frontage:** 10% of the perimeter of the lot

END - R-1A

SECTION TWO MAP AMENDMENT

1. Land legally described as Lot 6, District Lot 90, Comox District, Plan 4989 as shown on the attached Appendix '1', is rezoned from Country Residential Four (CR-4) to Residential One A (R-1A):



Appendix '1'

Part of Schedule 'A' to Bylaw No. 540, being Campbell River Area Zoning Bylaw 1991, Amendment No. 71.

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