



## BYLAW NO. 386

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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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 386, being Quadra Island Zoning Bylaw 1990, Amendment No. 134.

**READ A FIRST TIME ON THE 19<sup>TH</sup> DAY OF AUGUST, 2020**

**READ A SECOND TIME ON THE 19<sup>TH</sup> DAY OF AUGUST, 2020**

**PUBLIC HEARING HELD ON THE 9<sup>TH</sup> DAY OF SEPTEMBER, 2020**

**READ A THIRD TIME ON THE 7<sup>TH</sup> DAY OF OCTOBER, 2020**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 7<sup>TH</sup> DAY OF OCTOBER, 2020**

\_\_\_\_\_  
Chair

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

**SCHEDULE 'A'**

**SECTION ONE TEXT AMENDMENT**

- 1) Part 4 'DEFINITIONS', Section 4.1 is amended by inserting the following definitions:

***'Fire Hall'***

means a building or structure or part thereof containing offices, vehicles and equipment intended for the prevention or extinguishing of fires, including ancillary rooms and activity areas for the firefighters, and may include search and rescue facilities.

- 2) Part 8 'ZONING DESIGNATIONS', Section 8.1.1 is amended by inserting the following new zone after Commercial Three:

Commercial Four	Fire Hall	C – 4
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- 3) Part 9 'SUBDIVISION REQUIREMENTS', Section 9.1 1 is amended by inserting the following new zone after Commercial Three:

Commercial Four	(C-4)	2000 square metres
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- 4) Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.7A	Commercial Four (C-4)
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**11.7A**

**COMMERCIAL FOUR (C-4)**

**11.7A.1 PERMITTED USES**

- a) Fire hall;
- b) Accessory buildings and structures.

**11.7A.2 LOT AREA**

The minimum lot area for the Commercial Four (C-4) zone shall be 2000 square metres.

**11.7A.3 SETBACKS**

Except where otherwise specified in this bylaw:

- a) Front yard shall be a minimum of 7.5 metres from a front lot line;
- b) Rear yard shall be a minimum of 7.5 metres from a rear lot line;
- c) Side yard shall be required only where the adjacent property is zoned Residential, and shall be a minimum of 4.5 metres from a side lot line.

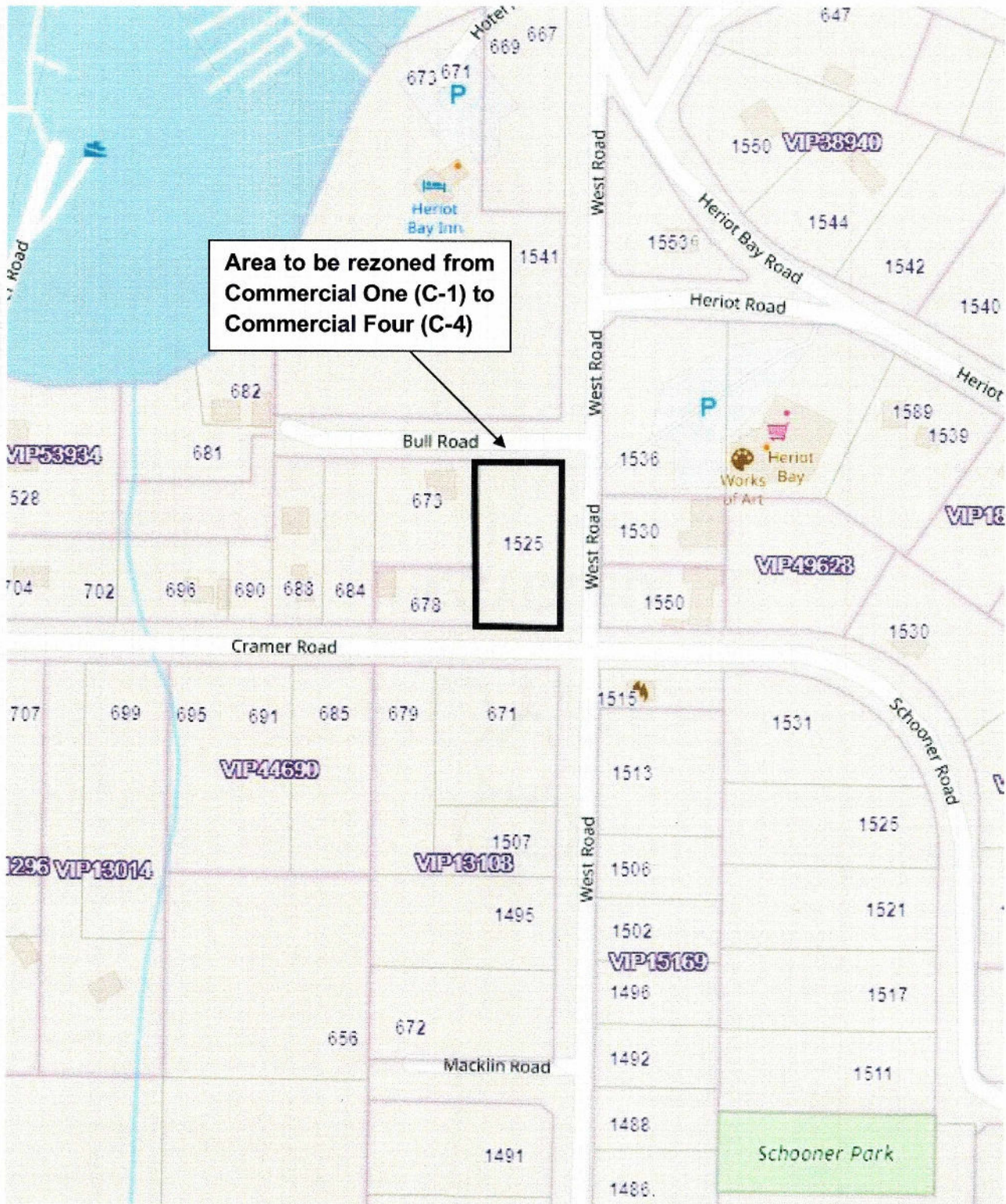
**11.7A.4 LOT COVERAGE**

The maximum permitted coverage of all uses, buildings, and structures shall not exceed fifty (50) percent of the site area.

*END • C-4*

**MAP AMENDMENT**

- 1) Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended by rezoning land legally described as Lot 17, District Lot 216, Quadra Island, Sayward District, Plan 1109 as shown on Schedule "A-1" of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, from 'Commercial One' (C-1) to 'Commercial Four' (C-4) and as identified on Appendix "1", attached to and forming part of this bylaw.



**Appendix "1"**

Part of Schedule "A" to Bylaw No. 386, being Quadra Island Zoning Bylaw 1990, Amendment No. 134. Amends "Map 2" of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990.