



Bylaw No. 1213

Quadra Island Zoning Bylaw, 1990

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247-SRD	Text/Map	Amendment #113	June 30, 2016	To create 2 site specific zones for the upland and foreshore. Rezone from RU-3 to C-2E and AC-2 to MC-2B – Toba Holdings Ltd.
248-SRD	Map	Amendment #114	November 9, 2016	To rezone the upland from RU-3 to RU-1 and the foreshore AC-2 to AC-1 Port Neville (Hansen)
265-SRD	Text/Map	Amendment #115	April 27, 2017	To create Village Centre Residential One zone and to rezone property from R-1 to VCR-1-Oswald (0834678 BC Ltd.)
272-SRD	Text/Map	Amendment #117	June 7, 2017	To rezone a portion of foreshore from AC-1 to MP-1 to facilitate the use of the foreshore for marine monitoring and research purposes. (Tula Foundation)

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298-SRD	Map	Amendment #120	July 18, 2018	To rezone from Rural One (RU-1) to Country Residential Two (CR-2) and Rural One (RU-1) to Rural Two (RU-2) (Mallis)
304-SRD	Text/Map	Amendment #121	July 18, 2018	To include a new subsection 9.5(c) for subdivision requirements separated by a registered highway and to rezone from Rural One (RU-1) to Rural Two (RU-2) and Country Residential Two(CR-2) (Swanson)
306-SRD	Text/Map	Amendment #122	July 18, 2018	To create and apply a new Park Residential One (PR-1) zone to facilitate the development of a 17-lot strata subdivision (Quadra Links)
317-SRD	Text/Map	Amendment #123	November 22, 2018	To facilitate commercial storage use on the property located at 1313 Cramer Road, Heriot Bay, QI (Snowdon)

340-SRD	Text/Map Schedule A-33	Amendment #125	February 28, 2019	To rezone a 1.0 hectare portion of foreshore from Access Two (AC-2) to Access One (AC-1) to facilitate the use of the foreshore on East Thurlow Island for private moorage and replacement of an existing dock (Moss)
351-SRD	Text/Map Schedule A-34	Amendment #126	June 27, 2019	To rezone DL 1821 and 2526 from RU-3 to C-2D and a 2.57 hectare portion of foreshore from from AC-2 to MC-1 and AC-1 to facilitate an expansion of the Fisherman’s Landing Resort and bring existing docks into compliance with zoning bylaw
352-SRD	Text	Amendment # 127	October 7, 2020	To clarify the interpretation and regulation of lawful cannabis production and retail sales operations on 687 Industrial Way
354-SRD	Map Schedule A-36	Amendment #129	January 15, 2020	To realign zoning boundaries for two Crown Land tenures located in Denham Bay
355-SRD	Map Schedule A-35	Amendment #130	October 9, 2019	To rezone from AC-2 to AC-1 (Moss-Herro)
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384-SRD	Schedule A – Map 1	Amendment #132	October 7, 2020	To rezone from C-1, M-1, A-1 to MC-1 (BC Ferries)
385-SRD	Text and Map A-37	Amendment #133	December 8, 2021	Creation of new zone (RU-5) and to rezone from RU-3 and AC-2 to RU-5 RU-4, and AC-1 (Wilson)
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433-SRD	Text	Amendment #136	DEFEATED January 11, 2023	Update Recreation Commercial One (RC-1)
458-SRD	Schedule A-1 Map Amendment	Amendment #138	May 25, 2022	To rezone from RU-2 to CR-2
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REGIONAL DISTRICT OF COMOX-STRATHCONA

BYLAW NO. 1213

**A Bylaw Dividing That Portion Of Electoral Area ‘J’,
Being Quadra Island, Into Zones And Making Regulations Thereto
Pursuant To The Provisions Of Part 29, Division 4 Of The Municipal Act**

The Board of the Regional District of Comox-Strathcona in open meeting assembled, enacts as follows:

PART 1 TITLE

1.1 This bylaw may be cited for all purposes as the “Quadra Island Zoning Bylaw, 1990”

PART 2 PURPOSE

2.1 This bylaw regulates within zones:
a) The use of *land, buildings* and *structures*;
b) The density of the use of *land, buildings* and *structures*;
c) The siting, size and dimensions of *buildings* and *structures*;
d) The area, shape, and dimensions of all *parcels* of *land* that may be created by *subdivision* under the Land Title Act or the Condominium Act or by foreshore tenure granted by the Ministry of Crown Lands.

PART 3 APPLICATION AND INTERPRETATION

1382

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3.1.1 *This bylaw shall be applicable to all of Electoral Area ‘J’ of the Regional District of Comox-Strathcona excluding the area within the Electoral Area ‘J’ Rural Land Use Planning Area as designated by the Minister of Municipal Affairs on August 1, 1990, (also known as the Desolation Sound Rural Land Use Bylaw) and is zoned*

- a. *for the portion known as Quadra Island, including the small peripheral islands and the surrounding foreshore and surface of water, as identified in Schedule “A” and Schedules ‘A-1’ to ‘A-10’ available separately consolidated into Maps 1 to 4, and*
- b. *for any remaining areas in Electoral Area ‘J’, Rural Three (RU-3) in the case of upland areas and Access Two (AC-2) in the case of foreshore areas and the surface of the water except where zoned as identified in the remainder of Schedule ‘A’ beginning with Schedule ‘A-11’ and continuing sequentially and summarized in the Key Map attached to and forming part of this bylaw.”*

Legal Description Unsurveyed Crown foreshore or land
Covered by water being part of the bed **Zoning:** ‘Access One’ (AC-1)

Of Turn Bay adjacent to Lot 941, Range 1,
Coast District (As in Crown land file no.
1413013, Permission No. 114069; see
Schedule A-28.)

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- 3.1.2 Subject to the provisions of the Municipal Act respecting non-conforming uses, **land** shall not be used, **buildings** and **structures** constructed, altered, located or used, contrary to this bylaw.
- 3.1.3 Any forestry management activity relating to the production and harvesting of timber on any **land** that is classified as tree farm pursuant to the Assessment Act or any **land** within a license area under the Forest Act shall not be restricted by any terms or conditions of this bylaw so long as the **land** continues only to be used for that purpose.
- 3.1.4 Where **land** is classified as “Agricultural Land Reserve” pursuant to the Agricultural Land Commission Act, the provisions of those regulations shall take precedence over this bylaw.

PART 4 DEFINITIONS

4.1 In this bylaw, unless the context otherwise requires:

‘ACCESSORY TO’ means customarily incidental to the permitted use of *land, buildings* or *structures* located on the same *lot*.

‘AGRICULTURAL USE’

SRD #352

means a use providing for the growing, rearing, producing and harvesting of agricultural products in upland areas and includes the processing and sales on an individual farm of the primary agricultural products harvested, reared or produced on that farm. Agricultural use excludes cannabis production and cannabis retail where these are not an ALCA protected use.

‘ALCA PROTECTED USE’

SRD #352

means a use, which may be farm use or non-farm use, defined and regulated by the *Agricultural Land Commission Act (BC)* and ALR Regulations that may not be prohibited by local government when it takes place on ALR.

‘APPROVAL’

means *approval* in writing from the authority having jurisdiction

‘AQUACULTURE’

means the controlled rearing, cultivation and harvesting of finfish, molluscs, crustaceans, marine plants or any other marine organism in a specific location and specifically excludes *seafood processing* and/or aquatic hatcheries.

‘AQUACULTURE, ACTIVE’

means an *aquaculture* activity on the sea or foreshore where any or all of the following are used:

- active feeding including the introduction of natural or man-made feeds;
- the administration and introduction of toxicants, hormones, antibiotics or pigments;
- the use of generators; or,
- the use of netpens or floats for pens.

‘AQUACULTURE, PASSIVE’

means the controlled rearing, cultivation and harvesting of molluscs, crustaceans or marine plants in a specific location on the sea or foreshore where there is no administration of feed or chemical products.

‘AQUATIC SHELLFISH HATCHERY’

#2296

means the use of buildings and structures, and any supporting site area (aquatic and/or upland), for the controlled spawning and rearing of molluscs and may include the cultivation of the hatchery product only.

‘BEACH HATCHERY’

#2296

means the use of an aquatic site area, in close proximity to and in support of an aquatic shellfish hatchery operation, utilizing limited structures for the controlled spawning, rearing and/or cultivation of molluscs.

‘BOARDING USE’

means a use where the *building* or *buildings* on a *lot* contain one or more sleeping units contained within a *dwelling* unit and which are used by persons other than members of the *family* sharing the *dwelling* unit.

‘BUILDING’

means a *structure* located on the ground, which is designated, erected or intended for the support, enclosure or protection of persons or property.

‘BUSINESS SERVICES’

means establishments primarily engaged in rendering services to other business establishments and/or the *public* and/or the retail sale of specialty products associated with other permitted uses in the zone including but not restricted to computer sales, business equipment sales, photo finishing, and farm and garden nursery products sales.

SRD #352

‘CANNABIS’

means the same as in the *Cannabis Act (Canada)*.

SRD #352

‘CANNABIS PRODUCT’

means the same as in the Cannabis Regulations (Canada).

SRD #352

‘CANNABIS PRODUCTION’

means the lawful production of cannabis as licensed under the Cannabis Regulations (Canada).

‘CANNABIS RETAIL’

SRD #352

means the lawful retail sale of cannabis and/or cannabis products for consumption off premise and for the purposes of this bylaw, does not include lawful cannabis sale for medical purposes.

‘COMMERCIAL’

SRD #352

means any activity in which goods or services are exchanged for monetary gain and excludes cannabis production. Commercial use may include cannabis retail when explicitly permitted in this bylaw or where it is an ALCA protected use.

‘COMMERCIAL GREENHOUSE’

SRD #352

means a building for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse but are sold directly from such lot at wholesale or retail. A commercial greenhouse excludes cannabis production or cannabis retail where these are not an ALCA protected use.

‘COMMUNICATION TOWER’

#2708

means a structure designed and constructed specifically to support antennas intended for transmitting or receiving wireless communication signals. A communications tower includes monopole and lattice structures.

‘CONFERENCE FACILITY’

SRD #194

means a venue designed for conferences usually consisting of a large hall for plenary lectures as well as a number of lecture rooms and other meeting and support facilities. It may occupy all or part of a building.

‘DATA PROCESSING CENTRE’

SRD #194

means a facility in which a series of operations are carried out on data in order to present, interpret, or obtain information.

‘DEVELOPMENT’

SRD #85

means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the Local Government Act:

- (a) removal, alteration, disruption or destruction of vegetation;
- (b) disturbance of soils;
- (c) construction or erection of buildings and structures;
- (d) creation of non-structural impervious or semi-impervious surfaces;
- (e) flood protection works;
- (f) construction of roads, trails, docks, wharves and bridges;
- (g) provision and maintenance of sewer and water services;
- (h) development of drainage systems;
- (i) development of utility corridors;
- (j) subdivision as defined in section 872 of the Local Government Act.

‘DUPLEX’

SRD 465

means any building divided into 2 dwelling units which are either placed one above the other, or side by side, sharing a common wall and under one roof.

‘DWELLING’

means one or more habitable rooms used for residential use when such room or rooms together contain only one set of cooking facilities, and includes a modular home and *mobile home*.

‘ENVIRONMENTAL MONITORING MARINE SENSORS’

means autonomous sensors placed on the sea floor or suspended in the water column that measure and record one or more marine environmental characteristics.

SRD 272

‘FAMILY’

means one or more persons related by blood, marriage, adoption or foster parenthood, sharing a single *dwelling* unit, or not more than five unrelated persons sharing a single *dwelling* unit.

‘FIRE HALL’

SRD 386

means a building or structure of 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.

‘FISH HATCHERY’

means a use providing for the incubation, hatching and rearing of fish.

‘FLOATING RESEARCH PLATFORMS’

means platforms used to support experimental apparatus including tanks, cages, nets and sensors based on a floating platform or suspended beneath the platform for the study as environmental parameters and living organisms.

SRD 272

‘FLOOR AREA’

means the total *floor area* of all floors, measured to the extreme outer limits of the *buildings*.

‘GARDEN COTTAGE’

SRD 465

means a fully detached individual home, but with a common garden, parking area and meeting room, if provided.

‘GOLF COURSE’

#2476

means a tract of land for playing golf, with accessory uses such as driving ranges, clubhouses, offices, restaurants, meeting rooms, lounges, pro shops and other accessory uses necessary for the maintenance of the golf course.

‘HOME OCCUPATIONS AND INDUSTRIES’

means an occupation, profession, or craft which is clearly incidental to the use of a *dwelling* unit for residential purposes, or to the residential use of a *lot*, and does not change the essential residential character of the *lot*.

‘INFILL’

SRD 265

means densification of an existing developed parcel with additional principal buildings and structures.

‘LAND’

includes all upland, foreshore and surface of water

‘LIGHT INDUSTRIAL USE’

SRD #352

means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing or repairing of goods, materials or things, and the selling of heavy industrial equipment, includes the operation of truck terminals, and petroleum storage depots in upland areas sufficient for local consumption. Light industrial use may include cannabis production when explicitly permitted in this bylaw or where it is an ALCA protected use.

‘LIVE-WORK STUDIO’

SRD 265

means a residential dwelling unit that includes working space accessible from the living area, such as office-based businesses and services, artist’s studios and craft activities.

‘LOT’

means an area of *land* designated as a separate and distinct *parcel* on a legally recorded *subdivision* plan or description, filed in the Land Title Office and can include a legally recorded lease or license of occupation as issued by the Ministry of Crown Lands.

‘LOG HANDLING’

SRD #46

means the activities of log dumping, booming, barging, storage, sorting and scaling.

‘LOT COVERAGE’

means the total horizontal area within the outermost walls of the *buildings* on a *lot*, expressed as a percentage of the *lot* area.

‘MARINA’

#2865

means a facility for berthing, fueling, launching, mooring, securing, servicing and storing boats, float planes and marine vessels, and allows as an accessory use the sale of fuel directly for boats, vessels and seaplanes. Includes associated uses such as administrative offices, public facilities for washrooms, showering and laundry, and retail sales of groceries and goods required by the boating public.

‘MEDICAL HEALTH OFFICER’

means the *Medical Health Officer* appointed under the Health Act who has jurisdiction over the area in which a *subdivision* is located.

SRD 265

‘MINI-LOT SINGLE FAMILY DWELLING’

means a fully-detached individual home situated on its own lot of 500 square metres or less.

‘MOTEL’

means a *building* on the lands used and operated commercially for gain to provide temporary transient residential accommodation to the traveling public and excludes the use or occupation of residential accommodation as a permanent, seasonal, or secondary residence.

‘MOBILE HOME’

means a single *family dwelling* unit suitable for year-round occupancy, specially designed to be moved along the highway from time to time, and which arrives at the site where it is to be occupied complete and ready for occupancy except for placing on foundation supports, connection of utilities and some incidental assembly.

‘NATURAL BOUNDARY’

means the visible highwater mark of any lake, river, stream or other body of water where the presence and actions of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

‘NURSERY’

SRD #352

means an area used only for the display and sale of wholesale and retail nursery stock, fertilizers, insecticides, herbicides, seeds, and small garden hand tools and excludes cannabis production and cannabis retail where these are not an ALCA protected use.

‘PARCEL’

see *lot*.

‘PRINCIPAL BUILDING’

means the main *building* or *structure* on a *parcel* of *land* which reflects the primary use of that *land*.

‘PRINCIPAL USE’

means the main purpose of which *land*, *building*, or *structures* are ordinarily used.

‘PRIVATE’

means a use, *structure*, or facility that is available to a particular person or organization and is not available to the general *public* for *public* or commercial use.

‘PUBLIC’ means a use, *structure*, or facility that is available for the use and benefit of all people but is not offered for commercial gain.

‘PUBLIC USE’ means a use providing for *public* parks, *public* playgrounds, streets, *public* schools, *public* day-care centres, recognized religious institutions, medical health facilities, and shall include government and government funded institutions.

‘PUMPED SEA WATER SYSTEMS’ means systems for the pumping of sea water to land-based laboratory equipment utilized to monitor ocean environmental parameters, prior to the water being returned to the sea. SRD 272

‘QUALIFIED ENVIRONMENTAL PROFESSIONAL’ means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:
SRD #85
(a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association,
(b) the individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
(c) the individual is acting within that individual’s area of expertise.

‘RECREATIONAL SHELLFISH GATHERING AND HARVESTING’(#1391) means the digging of clams and the harvesting of oysters and other shellfish for private and personal use of a non-commercial.

‘REGIONAL DISTRICT’ means the Regional District of Comox-Strathcona incorporated pursuant to Part 24 of the Municipal Act and shall also include the Regional Board as the governing and executive body.

SRD #194

‘RESEARCH LABORATORY’ means a laboratory for conducting research or investigations into science and excludes research licensed by the Cannabis Regulations where it is not an ALCA protected use.

SRD #352

‘RESORT’ means a use providing rental accommodation for tourists in separate units.

SRD #352

‘RETAIL STORE’ means a building, or part thereof, in which retail takes place.

‘RETAIL’ means the sale of goods to the public in relatively small quantities for use or consumption rather than for resale. Retail excludes gasoline service stations, the sale of fuel, cannabis production and cannabis retail where these are not an ALCA protected use.
SRD #352

‘RIPARIAN AREA’ means a Streamside Protection and Enhancement Area (SPEA). SRD #85

‘RIPARIAN ASSESSMENT AREA:’

SRD #85

means:

- (a) for a stream, the 30.0 metre strip on both sides of the stream, measured from the high water mark,
- (b) for a ravine less than 60.0 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30.0 metres beyond the top of the ravine bank, and
- (c) for a ravine 60.0 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10.0 metres beyond the top of the ravine bank.

‘RIPARIAN RIGHTS’

means an upland owner’s unrestricted access to and from the water frontage, as well as the public’s right to access to the foreshore.

SRD 272

‘ROAD ALLOWANCE’

means all highways, roads, streets, squares, thoroughfares and any other *public* way, but not lanes or walkways.

‘SCREENING’

means a continuous fence, wall, compact evergreen hedge or combination thereof, of sufficient height, supplemented with landscaping planting, that would effectively screen the property which it encloses and is broken only by access drives and walks.

‘SEAFOOD PROCESSING’

means the bleeding or gutting of finfish, the shucking of molluscs or crustaceans, the freezing, salting, smoking or packaging of aquatic organisms, and/or the mechanical or chemical transformation of any aquatic organism after it is harvested.

‘SITE AREA’

means the area of *land* and/or water within the boundaries of a *lot* or the total horizontal area within the exterior *lot* lines of all the *lots* to be covered by a common use. In the case of *aquaculture site areas*, any combination of *lots* under common tenure that are located within one (1) kilometre radial distance of each other shall be considered a *site area*. In the case of strata *lots*, *site area* shall mean the area of the parent *lot* prior to the creation of strata *lots*.

‘STREAM’

SRD #85

includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

‘STREAMSIDE PROTECTION AND ENHANCEMENT AREA (SPEA)’

SRD #85

means an area:

- (a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
- (b) the size of which is determined according to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

‘STRUCTURE’ means any construction or erection fixed to, supported by, or sunk into *land*, or water but excludes concrete and asphalt paving or similar surfacing of a *lot* and excludes fences or any transitory item such as motor vehicles or boats.

‘SPECIAL PURPOSE RESIDENTIAL’ means a type reserved for special purposes, for example, a congregate care facility with a common entrance and one or more large common rooms.

‘SRD 265’ means the division of *land* into two or more *parcels*, whether by plan or by metes and bounds description or otherwise, except that the words “subdivision plan” shall also be deemed to include a plan consolidating two or more *parcels* into a single plan.

‘SUBDIVISION APPROVING AUTHORITY’ means the agency or officer appointed as such under the Land Titles Act.

‘TOWNHOUSE’ means a residential dwelling unit which is connected by one or more walls to a series of similar units, usually sharing the same street frontage.

‘SRD 265’
TOURIST COMMERCIAL STORAGE means the use of property for storage of materials and equipment (including vehicles) specifically related to a tourist commercial use taking place off the property and can include office space, equipment storage, a staff lounge/lunch area and an area for the care and maintenance of kayaks, canoes and associated equipment.

‘UNDERWATER OBSERVATION AND MONITORING EQUIPMENT’ means underwater scientific platforms resting on the seafloor housing sensors and equipment that monitor and record physical, chemical and biological properties of ocean water.

SRD 272

‘UTILITY USE’ means the use of land for the establishment of utility facilities and associated appurtenances for the provision of water, sewer, electrical, natural gas, communication, fire protection, and transportation; where such use is established by a local, provincial or federal government, an improvement district, a Crown corporation or by a company regulated by a government commission. This definition of “utility use” specifically excludes reservoirs, dams, sewage treatment plants, sewage lagoons, water treatment plants, power generating plants, including grid connected wind turbines (wind farms), power distribution stations, fire halls, other safety facilities and telecommunication towers.

‘WAREHOUSE’ or ‘WAREHOUSING’ means a building, or part thereof, used for the receiving and storage of commercial, industrial, household or private goods and freight, and includes the storage of goods by a distributor or supplier who markets goods for retail sale at other locations. Warehouse excludes cannabis

SRD #352

production and cannabis retail where these are not an ALCA protected use.

‘WATERCOURSE’

is any natural or man-made depression with well defined banks and a bed zero point size (0.6) metres (1.97 feet) or more below the surrounding **land** serving to give direction to a current of water at least six months of the year or having a drainage area of 2.0 square kilometre (0.77 square miles) or more, or as required by a designated official of the Ministry of Environment of the Province of British Columbia.

‘WETLAND’

SRD #85

includes land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

‘WHOLESALE’

SRD #352

means the selling of goods to

- retailers;
- industrial, commercial, institutional, or professional business users;
- or
- other wholesalers.

Wholesale includes acting as agents or brokers and buying goods for, or selling goods to, such individuals or companies and includes the maintenance and repair of such goods that are sold. Wholesale excludes cannabis production and cannabis retail where these are not an ALCA protected use.

SRD #352

‘WHOLESALE ESTABLISHMENT’

means a building or part thereof in which *wholesale* occurs.

‘YARD, Front’

means the area extending across the full width of a **parcel** from the front line of a **parcel** to the front wall of the main **building** situated on the **parcel**.

‘YARD, Rear’

means the area extending across the full width of a **parcel** from the rear wall of the main **building** situated on the **parcel** to the rear line of the **parcel**.

‘YARD, Side’

means the area extending from the front wall of the main **building** situated on a **parcel** to the rear wall of the main **building** and lying between the side line of the **parcel** and the side wall of the main **building**.

PART 5 BASIC PROVISIONS

5.1 Non-Conforming Uses, Buildings And Structures

- 5.1.1 A lawful use of *land, buildings* or *structures* existing at the time of enactment of this bylaw, although the use does not conform to this bylaw, may continue as a non-conforming use, but if the non-conforming use is discontinued for a continuous period of six (6) months, any subsequent use of the *land, building* or *structure* becomes subject to the bylaw. Seasonal uses or uses for agricultural purposes shall not be discontinued as a result of normal seasonal or agricultural practices.
- 5.1.2 A *building* or *structure* that is lawfully under construction at the time of the enactment of this bylaw shall, for the purpose of this bylaw, be deemed to be a *building* or *structure* existing at the time.
- 5.1.3 A non-conforming use of part of a *building* or *structure* may continue and the whole of that *building* or *structure* may be used for that non-conforming use. Non-conforming use of *land* may not be continued on a scale or to an extent or degree greater than that at the time of adoption of this bylaw.
- 5.1.4 A structural alteration or addition, except one that is required by an enactment or permitted by a Board of Variance shall not be made in or to a *building* or *structure* while the non-conforming use is continued in all or any part of it.
- 5.1.5 Where a *building* or *structure*, the use of which does not conform to the provisions of this bylaw, is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the Building Inspector, it shall not be repaired or reconstructed except for a conforming use in accordance with this bylaw.
- 5.1.6 Where the siting, size or dimensions of a *building* or *structure* or off-street parking or loading spaces or the number of off-street parking or loading spaces do not meet the requirements of this bylaw, they may be repaired, extended or altered, but only to the extent that the repair, extension or alteration would, when completed, involve no further contravention of this bylaw beyond the contravention that existed at the time that the repair, extension or alteration was commenced.

- 5.1.7 A change of owners, tenants or occupants of any *land*, or of any *land*, or of a *building* or *structure*, does not, by reason only of the change, affect the use of the *land* or *building* or *structure*.

#1463

5.2 Conflicting Use Or Siting

- 5.2.1 No *parcel* or area of *land* shall be alienated, and no use shall be initiated, and no *building* or *structure* shall be sited in a manner which thereby renders non-conforming any existing use or *building* or *structure* on that *parcel*.
- 5.2.2 Any *parcel* existing at the effective date of this bylaw which fails to meet the minimum *lot* size of this bylaw may be used for any permitted use in the zone in which it is located, subject to all other regulations applicable to that zone and subject to the satisfaction of the *Medical Health Officer*.
- 5.2.3 Where the use of *land* or the siting of existing *buildings* and *structure* on the *land* ceases, as a result of expropriation of *land*, to conform to this bylaw, the remainder of the property is deemed to conform, unless compensation was paid to the owner or occupant of the *land* in an amount that is directly attributable to the loss, if any, suffered by him as a result of the non-conformity.

#1646

5.3 Administration

- 5.3.1 The Director of Planning, Chief Building Inspector, Senior Planner, Planner II, Planner I, Planning Assistant, Planning Technician, Secretary, Deputy Secretary, and Administration Officer are hereby appointed by the Regional Board pursuant to Section 299(1) of the Municipal Act to administer this Bylaw.

5.4 Violation

- 5.4.1 It shall be unlawful for any person to cause, suffer, or permit any *building* or *structure* to be constructed, reconstructed, altered, moved, extended or used, or *land* to be occupied or used in contravention of this bylaw or otherwise to contravene or fail to comply with this bylaw except as provided for pursuant to the Municipal Act.
- 5.4.2 It shall be unlawful for any person to prevent or obstruct any official appointed under Part 5, Section 5.3.1 of this bylaw from the carrying out of his duties under this bylaw.

5.5 Penalty

- 5.5.1 Any person who violates the provisions of this bylaw is liable on summary conviction to a penalty not exceeding One Thousand Dollars (\$1000.00) or imprisonment for a period not exceeding thirty (30) days.
- 5.5.2 Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
- 5.5.3 Upon conviction, the Provincial Court Judge may direct that no prosecution under Subsection (2) be made, with respect to the continuance of the violation, for such period of time as he directs.

5.6 Appeal - Board Of Variance

- 5.6.1 The Board of Variance established by the *Regional District* of Comox-Strathcona shall hear and determine any appeal pursuant to the Municipal Act.

5.7 Severability

- 5.7.1 If any provision of this bylaw is found invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

5.8 Repeal Of Previous Bylaws

- 5.8.1 The following bylaws are hereby repealed upon adoption of this bylaw:
- a) **Bylaw No. 895** being the “**Quadra Island Zoning Bylaw, 1986**” and all amendments thereto.

5.9 Adoption

READ A FIRST AND SECOND TIME THIS 26th DAY OF March 1990.

PUBLIC HEARING HELD THIS 11th DAY OF April 1990.

READ A THIRD TIME THIS 28th DAY OF May 1990.

RECONSIDERED,
FINALLY PASSED AND ADOPTED THIS 28th DAY OF May
1990.

"K. Hudson"

Chairman

"W. B. d'Easum"

Secretary

I HEREBY CERTIFY the foregoing to be a true and correct copy of Bylaw No. 1213 being the "Quadra Island Zoning Bylaw, 1990", as adopted by the Board of the Regional District of Comox-Strathcona on the 28th day of May, 1990.

"W. B. d'Easum"

Secretary

PART 6 AMENDMENT

This Part repealed by Bylaw No. 1931
“Bylaw Amendment, Permit Procedures and Fees Bylaw, 1997”

PART 7 PERMITS

This Part repealed by Bylaw No. 1931
“Bylaw Amendment, Permit Procedures and Fees Bylaw, 1997”

PART 8 ZONING DESIGNATIONS

8.1.1 For the purpose of this bylaw, the portion of Electoral Area ‘J’ of the *Regional District* of Comox-Strathcona, as defined in Part 3 of this bylaw, is hereby classified and divided into the following zones:

	RURAL ONE	Rural Agriculture	RU-1
	RURAL TWO	Residential/Agricultural	RU-2
	RURAL THREE	Residential/Agricultural/Silviculture	RU-3
	RURAL FOUR	Residential/Agricultural/Silviculture (2 dwellings)	RU-4
#3021			
SRD 385	RURAL FIVE	Residential/Agricultural/Silvaculture	RU-5
SRD 265	COUNTRY RESIDENTIAL TWO	Larger Lot Residential	CR-2
	RESIDENTIAL ONE	Residential	R-1
SRD 465	PARK RESIDENTIAL ONE	Residential, in park setting	PR-1
	VILLAGE PERIPHERAL RESIDENTIAL ONE	Village Peripheral Residential	VPR-1
SRD 306	VILLAGE CENTRE RESIDENTIAL ONE	Village Centre Residential	VCR-1
	COMMERCIAL ONE	General Commercial	C-1
	COMMERCIAL TWO	Tourist Commercial	C-2
#2198	COMMERCIAL TWO A	Island Resort Commercial	C-2A
#3013	COMMERCIAL TWO B	Rural Resort Commercial	C-2B
#3022	COMMERCIAL TWO C	Rural Resort Commercial	C-2C
	COMMERCIAL TWO D	Rural Resort Commercial	C-2D
SRD 317	COMMERCIAL TWO E	Tourist Commercial	C-2E
	COMMERCIAL THREE	Business Commercial	C-3
SRD 386	COMMERCIAL FOUR	Fire Hall	C-4
	INDUSTRIAL ONE	Industrial	I-1
#2587	INDUSTRIAL TWO	Industrial	I-2
SRD #46	INDUSTRIAL THREE	Industrial	I-3
	INSTITUTIONAL	Public or Private Institutional	P-1
SRD #194	INSTITUTIONAL TWO	Educational/Research Institution	P-2
	AQUACULTURE ONE	Beach Culture	AQ-1
	AQUACULTURE TWO	Passive Culture	AQ-2
	AQUACULTURE THREE	Active Culture	AQ-3
	AQUATIC SHELLFISH HATCHERY ONE	Shellfish Hatchery	ASH-1
	BEACH HATCHERY ONE	Beach Hatchery	BH-1
	ACCESS ONE	Private Access	AC-1
	ACCESS TWO	Public Access	AC-2
	ACCESS THREE	Logging Access	AC-3
	AQUA PROCESSING ONE	Seafood Processing	AP-1
	HERITAGE ONE	Heritage Sites	HE-1
	INDIAN RESERVE ONE	Indian Reserves	IR-1
	MARINE RESERVE ONE	Park Reserve	MR-1
	MARINE COMMERCIAL ONE	Retail Sales	MC-1
#2198	MARINE COMMERCIAL TWO	Tourist Marine	MC-2
	MARINE COMMERCIAL TWO A	Tourist Marine	MC-2A
	MARINE INDUSTRIAL	Industrial	MI-1
#2587	MARINE INDUSTRIAL TWO	Industrial	MI-2
SRD 272	MARINE INSTITUTIONAL ONE	Marine Research	MP-1
	PUBLIC ASSEMBLY ONE	Public Assembly	PA-1
#2296	COMMUNITY LAND STEWARDSHIP ONE	Residential	CLS-1
#2221	COMMUNICATION TOWER ONE	Communication Tower	CT-1

RECREATION COMMERCIAL ONE	Golf Courses	RC-1
TIDAL POWER GENERATION ONE	Tidal Power Generation	TPG-1

- 8.1.2 The boundaries of each zone listed in Subsection 8.1.1 are shown on the “Zoning Maps” being Schedule “A” and “A-1” to “A-10”.
- 8.1.3 Where the zone boundary is designated as following a *road allowance* or *stream*, the centre line of such *road allowance* or *stream* shall be the zone boundary unless referenced to *lot* lines, electoral area boundaries, or shown otherwise on the attached Schedule “A” and Schedules “A-1” to “A-10”.
- 8.1.4 Where a parcel of land has two or more zone designations, each zoning designation shall be considered as if it were a separate *parcel* for the purpose of determining *principal uses*.
- 8.1.5 Where a zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the zoning maps being Schedule “A” and Schedules “A-1” to “A-10”.

PART 9 SUBDIVISION REQUIREMENTS

9.1 Minimum Lot Size And Frontage

#1391

9.1.1 The minimum *lot* size shall be in accordance with the following table:

#1475

	Rural One	(RU-1)	4 hectares	
	Rural Two	(RU-2)	2 hectares	
	Rural Three	(RU-3)	100 hectares	
#3021	Rural Four	(RU-4)	50 hectares	
SRD 385	Rural Five	(RU-5)	4 hectares	
	Country Residential Two	(CR-2)	1 hectare	
SRD 265	Residential One	(R-1)	4000 square metres	
	Park Residential One	(PR-1)	6500 square metres	
SRD 465	Village Peripheral Residential One	(VPR-1)	1000 square metres	
SRD 306	Village Centre Residential One	(VCR-1)	250 square metres	
	Commercial One	(C-1)	2000 square metres	
	Commercial Two	(C-2)	4000 square metres	
#2198	Commercial Two A	(C-2A)	Area of the island	
	Commercial Two B	(C-2B)	4 hectares	
#3013	Commercial Two C	(C-2C)	4 hectares	
	Commercial Two D	(C-2D)	4 hectares	
#3022	Commercial Two E	(C-2E)	4000 square meters	
SRD 317	Commercial Three	(C-3)	2000 square metres	
SRD 386	Commercial Four	(C-4)	2000 square metres	#1365
	Industrial One	(I-1)	4000 square metres	
	Industrial Two	(I-2)	5 hectares	
	Industrial Three	(I-3)	1 hectare	
SRD #46	Institutional	(P-1)	4000 square metres	
	Institutional Two	(P-2)	4.0 hectares	
SRD #194	Aquaculture One	(AQ-1)	No minimum lot size	
	Aquaculture Two	(AQ-2)	No minimum lot size	
	Aquaculture Three	(AQ-3)	No minimum lot size	
	Aquatic Shellfish Hatchery One	(ASH-1)	No minimum lot size	
	Beach Hatchery One	(BH-1)	No minimum lot size	
	Access One	(AC-1)	No minimum lot size	
	Access Two	(AC-2)	No minimum lot size	
	Access Three	(AC-3)	No minimum lot size	
#2198	Aqua Processing One	(AP-1)	No minimum lot size	
	Heritage One	(HE-1)	No minimum lot size	
	Indian Reserve One	(IR-1)	No minimum lot size	
	Marine Reserve One	(MR-1)	No minimum lot size	
	Marine Commercial One	(MC-1)	No minimum lot size	
	Marine Commercial Two	(MC-2)	No minimum lot size	
	Marine Commercial Two A	(MC-2A)	No minimum lot size	
	Marine Industrial One	(MI-1)	No minimum lot size	
#2587	Marine Industrial Two	(MI-2)	No minimum lot size	
	Marine Institutional One	(MP-1)	No minimum lot size	
SRD 272	Public Assembly One	(PA-1)	No minimum lot size	
	Community Land Stewardship One	(CLS-1)	60 hectares	
	Communication Tower One	(CT-1)	No minimum lot size	

Recreation Commercial One (RC-1) Minimum 30.0 hectares

NOTE:

- (i) Lands designated as “Silviculture in the “Quadra Island Official Settlement Plan Bylaw, 1985” shall have a minimum lot size of 16 hectares regardless of zoning.
- (ii) A second or subsequent dwelling, where permitted by this bylaw, does not carry with it the privileges of ownership in fee simple and permission for a second or subsequent dwelling is not to be construed in any way as a justification for future subdivision.

9.1.2 The minimum frontage being that portion of the *lot* that fronts on the highway, shall be the greater of:

- (i) 1/10 (10%) of the perimeter of the *lot* or
- (ii) a frontage to depth ratio of one to three on rectangular *lots* and an average width to average depth ratio of one to three on irregular shaped *lots*.
- (iii) lots with water (sea or lake) access shall be considered as having double frontage and shall meet both the 10% frontage requirement and 1 to 3 ratio requirement for the portion of the lot fronting on the water as well as for the portion of the lot fronting on the highway.
- (iv) panhandle lots will not be entertained unless the panhandle is a minimum of 20.0 metres (65.6 feet) in width and dedicated as a highway or of sufficient width to allow future subdivision of the panhandle into lots fronting on a highway running lengthways through the panhandle.
- (v) the frontage requirements for a lot also apply to a strata lot developed under the Condominium Act.

#2022

9.1.3 Lot area requirements may be reduced by a maximum of 5% per lot, provided that at the decreased size, all other applicable requirements of this bylaw can be satisfied.

9.2 No *land* within this area described in Part 3 shall be subdivided unless and until the *subdivision* has first received the *approval* of the *Approving Officer*.

9.3 The *Approving Officer* shall refuse to approve any *subdivision* of *land* if the proposed *subdivision*:

- a) is not suited to the configuration of the *land* being subdivided;
- b) is not suited to the use for which it is intended;
- c) makes impracticable the future *subdivision* of the *land* within the proposed *subdivision*, or of any adjacent *land*;
- d) if the anticipated development of the *subdivision* would injuriously affect the established amenities of adjoining or adjacent properties, or would be against the public interest;

#1391

- e) has road allowance dedications that have access onto water (lake or sea) that are not physically suited to such public use;
- f) has not been approved in principle by the *Regional District*. (#1391)

9.4 The Approving Officer may require

- a) the submission of a sketch plan showing that the *parcels* into which the *land* is proposed to be subdivided can conveniently be subdivided into further small *parcels*;
- b) the submission of plans, including the appropriate contour plans, and data on the measures necessary to remedy wet conditions, surface water discharge, or liability to flood;
- c) the submission of engineering and planning studies bearing the seal of a Professional Engineer and/or Planner.

9.5 No minimum lot size shall apply

#2485

- a) where the *lot* is intended for a non-sewage generating use such as unattended utility or navigational *structures*, *public assembly* or *utility uses*, parks, or where a restrictive covenant is registered satisfactory to the *Approving Officer* which prohibits the construction of *buildings* and *structures* and/or the use of a *parcel*; (#1391)
- b) where *lot* lines are relocated to facilitate an existing development or improve a pattern, provided:

#1391

- 1) no additional lots are created;
- 2) the lots are contiguous;
- 3) the lot line change is minor in nature and would involve a change in area of no more than 10% of the smaller lot involved prior to subdivision;
- 4) notwithstanding (3) above changes in area greater than 10% of the smaller lot may be acceptable where one of the parcels is landlocked or has water access only.

SRD
#304

- c) No minimum lot size shall apply where a portion of the parcel is physically separated from the remainder of that parcel by a registered highway right-of-way. Notwithstanding this Section, any such lots created must be a minimum 1 hectare (2.47 acres) in lot area, or be connected to a community sanitary sewage system.

9.5 (c), (d), (e), and (f) repealed (#1391)

9.6

Notwithstanding the requirements of Part 9, Section 9.5(e), it shall be necessary for a Restrictive Covenant to be registered in the name of the Crown against the title of *land* at the time of registration of a strata *subdivision* plan restricting further *subdivision* of any *lot* created within the original *parcel* to the aggregate average *lot* size permitted in the original *parcel*.

9.7 Notwithstanding the provisions of this bylaw, the *Approving Officer* may approve the *subdivision* of a *parcel* subject to the requirements of Section 996 of the Municipal Act provided that:

- a) applications under Section 996(4) of the Municipal Act have a minimum parent parcel size that is at least twice (two times) the minimum lot size required in any zoning category;
- b) each of the two lots created meets all of the other requirements for subdivision contained in this bylaw; and
- c) the density of dwelling units permitted on the parent parcel is shared between the two new lots by restrictive covenant under Section 215 of the Land Title Act so that no increase in density is created by the subdivision.

9.8 Fee For Application

9.8.1 In addition to any fees required pursuant to Section 83 of the Land Title Act, an application fee as prescribed in Bylaw No. 1931 being the “Bylaw Amendment, Permit Procedure and Fee Bylaw, 1997”, being shall be paid to the *Regional District* for each *subdivision* application prior to final approval by the *Approving Officer*.

PART 10 LAND USE REQUIREMENTS

10.1 Home Occupations And Industries

10.1.1 ‘HOME OCCUPATIONS AND INDUSTRIES’ means an occupation, profession, or craft which is clearly incidental to the use of a *dwelling* unit for residential purposes, or to the residential use of a *lot*, and does not change the essential residential character of the *lot*. Cannabis production and cannabis retail are prohibited as a home occupation.

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10.1.2 *Home Occupations* shall be in conformity with the following regulations:

- a) they are conducted in a single *family dwelling* or a *building* customarily *accessory to* a single *family dwelling*;
- b) the residential character of the *building* containing the home occupation shall be maintained except that one name plate or sign not more than 1.0 square metre (10.76 square feet) in area, may be placed on the property;
- c) no more than two (2) persons outside the immediate *family* residing on the premises may be employed or otherwise engaged in or assisting the home occupation;
- d) no equipment or process shall be used in such home occupation which creates excess noise, vibration, glare, fumes, odours or electrical interference or nuisance by any other means detectable to the normal senses off the *lot*. No material or products that are flammable or explosive under ordinary temperatures shall be permitted;
- e) all uses shall be housed within a completely enclosed *building*;
- f) all articles sold through a home occupation must be produced or manufactured on site with an exception allowing for the incidental selling of goods not manufactured on site but directly related to other activity on the site.

10.1.3 *Home Industries* shall be in conformity with the following regulations:

- a) they are conducted from a single *family dwelling* or a *building* customarily *accessory to* a single *family dwelling*;
- b) the residential character of the *building* containing the home industry shall be maintained except that one name plate or sign not more than 1 square metre (10.76 square feet) in area, may be placed on the property;
- c) no more than two (2) persons outside the immediate *family* residing on the premises may be employed or otherwise engaged in or assisting the home industry;
- d) no equipment or process shall be used in such home industry which creates excess noise, vibration, glare, fumes, odours or electrical interference or nuisance by any other means detectable to the normal senses off the *lot*. No material or products that are flammable or explosive under ordinary temperatures shall be permitted;

- e) outdoor uses and storage will be permitted provided they are shielded from public view by either **screening** or natural vegetation and all other requirements of this bylaw are met;
- f) all articles sold through a home industry must be produced or manufactured on site with an exception allowing for the incidental selling of goods not manufactured on site but directly related to other activity on the site;
- g) minimum **parcel** size for a home industry will be any **parcel** greater than 4000.0 square metres (0.99 acres);
- h) notwithstanding Sub-section (g) above, on a **lot** 4.0 hectares (9.88 acres) or larger, a home sawmill or shakemill will be permitted in which not more than five (5) persons not resident on the **lot** are employed at any time, subject to a 30.0 metre (98.4 feet) setback from all property lines.

10.2 Size, Shape And Siting Of Buildings And Structures

10.2.1 In all zones except as otherwise provided

- a) no **building** shall be located on **land** subject to erosion or flooding or **land** that may be affected by a **land** slide;
- b) no houseboat, float camp or other **building, structure** or vessel used or intended to be used for temporary or permanent residence shall be located on any lake or **stream**;
- c) no **building** used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.0 feet) from the highwater mark of any lake or **stream**;
- d) no **building** or **structure** other than accessory **buildings** shall be located in any required **yard** in which case the accessory **building** shall not be located in any required **front yard** and if located in a required side or **rear yard** it must be a minimum of 1.0 metre (3.28 feet) from the property boundary;
- e) any **public use** or **utility use building** exceeding 10.0 metres (32.8 feet) in height shall not be sited within 12.0 metres (39.4 feet) of any property line;
- f) the height of **buildings** in any zone shall not exceed 10.0 metres (32.8 feet).

#2485

10.3 Development Adjacent to Streams

SRD #85

Riparian Area Regulation (RAR) Requirements

In accordance with the provincial RAR, where development, as defined by RAR, is proposed to take place within 30.0 metres of a stream connected to fish habitat, an assessment report, prepared by a qualified environmental professional (QEP) in accordance with the Riparian Areas Regulation (RAR) is required. The QEP report must be prepared by the QEP who has carried out the assessment and that:

- i. certifies that the qualified environmental professional is qualified to carry out the assessment,
- ii. certifies that the assessment methods have been followed, and
- iii. provides the professional opinion of the qualified environmental professional that:
 - (a) if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area, or
 - (b) if the streamside protection and enhancement areas identified in the report are protected from the development, and the measures indentified in the report as necessary to protect the integrity of those areas form the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area.

SRD #85

10.4 Siting of Buildings and Structures Adjacent to Steams

- 10.4.1 Where the siting of buildings and structures is proposed adjacent to streams and where the Riparian Areas Regulation (RAR) applies, the siting of buildings and structures adjacent to streams shall be determined by the Qualifed Environmental Professional’s Rirparian Area Assessment Report that is filed with and acknowledged by MOE. However, notwithstanding the QEP’s assessment report, this bylaw further requires that no building or structure shall be sited closer that 7.5 metres of a stream.
- 10.4.2 Where RAR is not applicable and where the definition of stream pursuant to RAR does not apply, no building or structure shall be sited within 7.5 metres of a water feature.
- 10.4.3 Notwithstanding the above, the regional district floodplain management bylaw also specifies floodplain setback requirements that may further regulate siting of buildings and structures adjacent to streams.

10.5 Siting Of Buildings Adjacent To Lakes And Watercourses

- 10.5.1 *(Repealed by Bylaw No. 1836 being the “Floodplain Management Bylaw, 1997” adopted September 29, 1997)*
- 10.5.2 *(Repealed by Bylaw No. 1836 being the “Floodplain Management Bylaw, 1997” adopted September 29, 1997)*

10.6 Siting Of Buildings Adjacent To Roads

- 10.6.1 No part of any **building** or **structure** shall be located within 7.5 metres (24.6 feet) of a local **public** road right-of-way that abuts a **front** or **rear lot** line.
- 10.6.2 Where a side **lot** line abuts a **public** road right-of-way, the minimum **yard** setback shall be as follows:

- a) where the width of the *lot* is 31.0 metres (101.7 feet) or less at the minimum *front yard* setback, the minimum *side yard* abutting the road shall be 4.5 metres (14.76 feet);
- b) where the width of the *lot* is greater than 31.0 metres (101.7 feet) at the minimum *front yard* setback, the minimum *side yard* abutting the road shall be the same as the minimum *front yard* setback.

10.7 Siting Exceptions

10.7.1 Notwithstanding any other siting provisions of this bylaw, the following *structures* or portions thereof shall be regulated as follows:

- a) Free-standing *structures* when not specifically regulated in this or other bylaws, floodlights, warning devices, chimneys, observation and water towers, radio and television antennae, masts and aerials, silos, utility wires, poles and guys, and flag poles, shall not be subject to siting and height regulations;
- b) Only the following signs and notices are permitted in the Commercial and Industrial zones subject to the conditions below:
 - i) one fascia sign for each street frontage or water frontage of the site, limited to a maximum of 0.1 square metres (1.08 square feet) for each 0.3 square metres (3.23 square feet) of *building* exposure to the respective street or waterfront;
 - ii) one free standing sign advertising the business premises occupying the site, limited to 1.5 square metres (16.15 square feet).
 - iii) no animated, flashing neon, or rotating signs shall be permitted;
 - iv) all other signs, other than temporary notices, are strictly prohibited, except when otherwise authorized by the Ministry of Transportation and Highways.

10.8 Health Requirements

10.6.1 In addition to the provisions of this bylaw, the construction of all habitable *buildings* and sewage and waste disposal systems shall be subject to regulations passed pursuant to the Health Act, and other applicable regulations.

10.9 Off-Street Parking

10.7.1	<u>BUILDING CLASS OR TYPE</u>	<u>REQUIRED NUMBER OF SPACES</u>
a)	single <i>family</i> , duplex <i>dwelling</i> s and <i>dwelling</i> s associated with Commercial use	2 for each <i>dwelling</i> unit
b)	senior citizens housing	1 for each 5 units

c)	motels, hotels and autocourts	1 per sleeping unit
d)	retail stores and personal service establishments	1 per 13.5 m ² (145.3 ft ²) of gross floor area
e)	restaurants, coffee shops, beer parlours, cocktail lounges and similar establishments	1 per 3 seats of maximum seating capacity
f)	banks and offices	1 per 15 m ² (161.46 ft ²) of gross floor area
g)	public assembly places including churches, libraries, community centres, funeral parlours, museums, meeting halls and arenas	1 for each 4 seats of maximum seating capacity or 1 for each 37 m ² (398.28 ft ²) of floor area, whichever is greater
h)	schools	1 per employee and 1 per 10 students of a senior secondary school
i)	billiard or pool hall	1 per table
j)	laundromat	1 per 2 washing machines
k)	manufacturing and industrial buildings warehouses, storage yards, servicing and repair establishments	1 per 2 employees counted as a total of 2 shifts, plus 1 per 45 m ² (484.4 ft ²) retail or display floor area
l)	lodges	1 per 27 m ² (290.63 ft ²) of gross floor area
m)	mobile home parks	2 per mobile home .

10.9.2 **Buildings** conforming as to use but non-conforming as to required off-street parking spaces may be occupied, but shall not be extended unless the required off-street parking is provided for the entire **building**.

10.9.3 No parking shall be permitted within 1.5 metres (4.92 feet) of any property lines.

10.9.4 Every required off-street parking space shall be of a minimum area of 16 square metres (172.23 square feet) and shall have at all times, convenient vehicular access to a **public** thoroughfare.

10.9.5 Unless specified elsewhere in this bylaw, the parking of commercial and/or industrial vehicles on a property is limited to one licensed vehicle with one trailer and one piece of equipment unless otherwise specified in this bylaw.

#1391

10.10 Cannabis Production

The following requirements apply to cannabis production:

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- a) A building or structure for cannabis production must be built and maintained to contain odour, dust, noise, light and glare within the facility as to avoid adverse effects that impair the use, safety or livability of adjacent properties.
- b) The total floor area of a building or structure for cannabis production must be 1,000 square metres or less.

PART 11 ZONES

11.1 General Provisions

#2022

11.1.1 Any lots within a zone which are below the minimum lot area and frontage for subdivision may be used for the permitted uses within the particular zone, subject to compliance with other provisions identified in this bylaw.

11.1.2 Notwithstanding the above, in any zone where density or conditions of use provisions cite a minimum lot area requirement, the lot area requirement may be reduced by a maximum of 5%.”

11.1.3 Uses Permitted In All Upland Zones

i) On any upland *lot*, the use of *land, buildings* and *structures*:

- a) for *public* parks and recreation; #2485
- b) for *public use* or a *utility use*;
- c) for a use *accessory to* a “Permitted Use”;
- d) for *boarding use* for the accommodation of not more than five (5) boarders or lodgers where the *building* or *structure* is a one *family* residential *building*;
- e) for *agricultural use* for domestic purposes;
- f) home occupations.

ii) On an upland *lot* with an area of greater than 4000 square metres (0.99 acres), the use of *land, buildings* or *structures*:

- a) for a home industry where the *building* or *structure* is one single *family* residential *building* or a *building* or *structure accessory to* a one *family* residential *building*.

iii) On an upland *lot* with an area of 4.0 hectares (9.88 acres), or larger, the use of *land, buildings* and *structures*:

- a) for a home sawmill or shakemill in which not more than five (5) persons not resident on the *lot* are employed at any time, subject to a 30-metre (98.4 feet) setback from all property lines and subject to storage yards being shielded from *public* view by either *screening* or natural vegetation;
- b) gravel removal subject to 30.0 metres (98.4 feet) setback from all property lines;

c) *agricultural use.*

11.1.4 Uses Permitted in All Foreshore and Land Covered by Water Zones

#2894

On any foreshore or land covered by water, the use of land, buildings and structures:

- i) for public parks and recreation;
- ii) for a use accessory to a “Permitted Use”.

11.1.5 Uses Prohibited In All Zones

The use of *land, buildings* and *structures* is not permitted for:

- a) heavy industry including the manufacturing of petroleum products, pulp and paper nor for the wrecking or storage of derelict automobiles or as a junkyard except in the “Industrial” zone as otherwise provided in this bylaw;
- b) multiple housing, with the exception of *public* senior citizen multiple housing;
- c) *private* airports;
- 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 protected use.

SRD #352

SRD #352

11.1.6 Rezoning will be required for the establishment of either one of or both cannabis production and cannabis retail where not permitted as an ALCA protected use.

11.2

RURAL ONE (RU-1)

11.2.1 PERMITTED USES

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Single *family dwelling*;
- d) Accessory *buildings* and *structures*;
- e) Silviculture.

11.2.2 CONDITIONS OF USE

- a) More than one (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of the bylaw are complied with.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 80.0 square metres (861.1 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres). #2887
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum area of 4.0 hectares (9.88 acres) with one additional single *family residential building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

11.2.3 LOT AREA

- a) The minimum *lot* area in the Rural One (RU-1) shall be 4.0 hectares (9.88 acres).
- b) *Repealed* #1391

11.2.4 SETBACKS

- a) Except where otherwise specified in this bylaw:
 - 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
 - 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
 - 3) *Side yard* shall be a minimum of 3.0 metres (9.84 feet) from a side *lot* line.
- b) No *building* used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or *stream*.

11.2.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 15%.

End - RU-1

11.3

RURAL TWO (RU-2)

11.3.1 PERMITTED USES

- a) Single *family dwelling*;
- b) Nurseries and commercial greenhouses;
- c) Accessory *buildings* and *structures*.

11.3.2 CONDITIONS OF USE

- a) More than one (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of this bylaw are complied with.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 80 square metres (861.1 square feet) shall be permitted only when the *lot* has a minimum area of 4000.0 square metres (0.99 acres). #2887
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum of 4.0 hectares (9.88 acres) with one additional single *family residential building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

11.3.3 LOT AREA

- a) The minimum *lot* area in the Rural Two (RU-2) zone shall be 2.0 hectares (4.94 acres).
- b) *Repealed (#1391)*

11.3.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 3.0 metres (9.84 feet) from a side *lot* line.

11.3.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 15%.

END - RU-2

11.3A

RURAL TWO A (RU-2A)

SRD
16

11.3.1 **PERMITTED USES**

- a) Single *family dwelling*;
- b) Accessory *buildings* and *structures*.

11.3.2 **CONDITIONS OF USE**

- a) One (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of this bylaw are complied with.

11.3.3 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 3.0 metres (9.84 feet) from a side *lot* line.

11.3.4 **LOT COVERAGE**

The maximum coverage of all *buildings* and *structures* on a *lot* shall be 15%.

11.3.5 **LOT AREA**

- a) The maximum *lot* area in the Rural Two A (RU-2A) zone shall be 2.0 hectares (4.94 acres).

END – RU-2A

11.3A

RURAL THREE (RU-3)

11.3A.1 **PERMITTED USES**

- a) Silviculture;
- b) Single *family dwelling*;
- c) Accessory *buildings* and *structures*.

#1382

11.3A.2 **CONDITIONS OF USE**

- a) In addition to one single *family dwelling*, *lots* larger than 2.0 hectares (4.97 acres) shall be permitted one (1) guest dwelling to a maximum floor area of 80 square metres (861.1square feet).

#2887

11.3A.3 **LOT AREA**

- a) The minimum *lot area* in the Rural Three (RU-3) zone shall be 100.0 hectares (247.09 acres).
- b) Subdivisions under Section 996(4) of the *Municipal Act* shall only be considered where the parent *parcel* is at least twice (two times) the minimum *lot* size of 100.0 hectares (247.09 acres).

11.3A.4 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 3 metres (9.84 feet) from a side *lot* line.

11.3A.5 **LOT COVERAGE**

The maximum coverage of all *buildings* and *structures* on a lot shall be 1%.

END – RU-3

11.3A(i)

RURAL FOUR (RU-4)

#3021

11.3A(i).1 **PERMITTED USES**

- a) Silviculture;
- b) Single *family dwelling*;
- c) Accessory *buildings* and *structures*.

11.3A(i).2 **CONDITIONS OF USE**

- a) In addition to one single *family dwelling, lots* larger than 2.0 hectares (4.97 acres) shall be permitted one (1) guest dwelling to a maximum floor area of 80 square metres (861.1square feet).
- b) Two single family dwellings shall be permitted plus one (1) guest dwelling to a maximum floor area of 60.0 square metres (645.85 square feet) on any lot larger than 50 hectares (123.6 acres).

11.3A(i).3 **LOT AREA**

- a) The minimum *lot area* in the Rural Four (RU-4) zone shall be 50.0 hectares (123.6 acres).
- b) Subdivisions under section 946 of the *Local Government Act* shall only be considered where the parent *parcel* is at least twice (two times) the minimum *lot* size of 50.0 hectares (123.6 acres).

11.3A(i).4 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 3 metres (9.84 feet) from a side *lot* line.

11.3A(i).5 **LOT COVERAGE**

The maximum coverage of all *buildings* and *structures* on a lot shall be 1%.

END – RU-4

11.3A(ii)**RURAL FIVE (RU-5)**

11.2.1

PERMITTED USES

- a) **Residential use;**
- b) **Agricultural use;**
- d) **Silviculture use;**
- e) Accessory **buildings** and **structures**.

11.2.2

CONDITIONS OF USE

- a) Only one (1) **single family dwelling** shall be permitted on a **lot**.
- b) One (1) guest **dwelling** per **lot** subject to a maximum **floor area** of 80.0 square metres (861.1 square feet) shall be permitted only where the **lot** has a minimum area of 2.0 hectares (4.94 acres).

11.2.3

LOT AREA

- a) The minimum **lot** area in the Rural Five (RU-5) zone shall be 4.0 hectares (9.88 acres).

11.2.4

SETBACKS

- a) Except where otherwise specified in this bylaw:
 - 1) **Front yard** shall be a minimum of 7.5 metres (24.6 feet) from a front **lot** line;
 - 2) **Rear yard** shall be a minimum of 7.5 metres (24.6 feet) from a rear **lot** line;
 - 3) **Side yard** shall be a minimum of 3.0 metres (9.84 feet) from a side **lot** line.
- b) No **building** used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or **stream**.

11.2.5

LOT COVERAGE

The maximum **coverage** of all **buildings** and **structures** on a **lot** shall be 15%.

End - RU-5

11.3B

COUNTRY RESIDENTIAL TWO (CR-2)

11.3B.1 **PERMITTED USES**

#1365

- a) Single *family dwelling*;
- b) Accessory *buildings* and *structures*.

11.3B.2 **LOT AREA**

- a) The minimum *lot* area in the Country Residential Two (CR-2) zone shall be 1 hectare (2.47 acres).
- b) Pursuant to Section 996(4) of *Municipal Act*, the minimum size for a parcel to be subdivided under Section 996 of the *Municipal Act* shall be 2.0 hectares (4.94 acres).

11.3B.3 **SETBACKS**

Except where otherwise specified area in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet).
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 3 metres (9.84 feet) from a *side lot line*.

11.3B.4 **LOT COVERAGE**

The maximum coverage of all *buildings* and *structures* on a lot shall be 15%.

END - CR-2

11.4

RESIDENTIAL ONE (R-1)

11.4.1 **PERMITTED USES**

- a) Single *family dwelling*;
- b) Accessory *buildings* and *structures*;
- c) One guest *dwelling* per *lot*, where the *lot* area is 4000.0 square metres (0.99 acres) or more and subject to a maximum building *floor area* of 80 square metres (861.1 square feet).

#2887

11.4.2 **LOT AREA**

The minimum *lot* area in the Residential One (R-1) zone shall be 4000 square metres (0.99 acres).

11.4.3 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 1.75 metres (5.74 feet) from a side *lot* line.

11.4.4 **LOT COVERAGE**

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 35%.

11.4.5 **BONUS DENSITY**

#1880

Despite Section 11.4.1 a) and c) above, residential density up to a maximum of eight (8) dwelling units per 0.40 hectares (0.99 acres) is permitted, for property described as Lot 7, District Lot 8, Sayward Land District, VIP64983, Quadra Island, subject to the conditions set out in Section 11.4.6 below.

#1880

11.4.6 **CONDITIONS FOR BONUS DENSITY**

The conditions and terms, as outlined in the attached housing agreement labeled as Schedule ‘A’ of this bylaw, must be met before the bonus density under Section 11.4.5 above will be permitted.

END – R-1

11.4A VILLAGE CENTRE RESIDENTIAL ONE (VCR-1)

11.4A.1 **PERMITTED USES**

SRD 265

- a) Mini-lot Single Family Dwelling;
- b) Townhouse;
- c) Live-Work Studio
- d) Infill – Single Family Dwelling
- e) Special Purpose Residential

11.4A.2 **CONDITIONS OF USE**

- a) Residential use is limited to one dwelling unit per lot;
- b) An individual yard and garden is to be provided for each single family dwelling;
- c) Landscaping adjacent to buildings is required to provide privacy and shade;
- d) A statutory right-of-way agreement is required with Strathcona Regional District, on the title of Lot 1, District Lot 134, Sayward District, Plan 20714 and an associated right-of-way (covering approximately 750 m²) that would be used as a 5-metre wide public trail, starting at the northern boundary of the 15-metre wide Streamside Protection and Enhancement Area associated with Pidcock Creek and thence running along the south and east boundaries of the property until it reaches Cooper Road at the property’s north boundary.

11.4A.3 **LOT AREA**

The minimum *lot* area in the Village Centre Residential One (VCR-1) zone shall be 250 square metres.

11.4A.4 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) **Front yard** shall be a minimum of 4.5 metres from a front *lot* line;
- 2) **Rear yard** shall be a minimum of 4.5 metres from a rear *lot* line;
- 3) **Side yard** shall be a minimum of 2.4 metres from a side *lot* line.

11.4A.5 **LOT COVERAGE**

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 50%.

11.4A.6 **BONUS DENSITY**

- a) Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other public amenities are provided on a least 20 percent of the site area, the recommended base density of 15 units per hectare may be increased to 20 units per hectare and lot coverage increased proportionally.

- b) Where three or more of the parameters are met, the density bonusing allowances may be increased from 20 units per hectare to allow for a maximum of 25 units per hectare and lot coverage increased proportionally.

END VCR-1

11.4B

PARK RESIDENTIAL ONE (PR-1)

11.4B.1

PRINCIPAL USES

SRD 306

- a) Single family dwelling;
- b) Accesory buildings and structures;
- c) Park;
- e) Utility use.

11.4B.2

CONDITIONS OF USE

- a) One (1) principal building may be located on a lot, subject to all other requirements of the bylaw.
- b) A minimum of 15 percent of land zoned Park Residential One (PR-1) is to be dedicated as Park.
- c) All residential buildings must be connected to a community sewer and water system approved by the appropriate government agency.
- d) Statutory Rights-of-Way, a minimum of 5 metres wide, for a multi-use public trail system in the name of the Strathcona Regional District is to be provided.

11.4B.3

LOT AREA

The minimum lot area in the Park Residential (PR-1) zone shall be 6500 square metres (1.6 acres).

11.4B.4

DENSITY

The average density of all residential lots in the Park Residential (PR-1) zone shall be a minimum of 1 hectare (2.47 acres) per lot.

11.4B.5

SETBACKS

Except where otherwise specified in this bylaw, the minimum setbacks for all buildings and structures shall be:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;
- 3) Side yard shall be a minimum of 7.5 metres (24.6 feet) from a side lot line.

11.4B.6

LOT COVERAGE

The maximum lot coverage for all buildings and structures shall not exceed 20 percent (20%).

11.4C VILLAGE PERIPHERAL RESIDENTIAL ONE (VPR-1)

11.4C.1 PERMITTED USES

- a) Single family residential;
- b) Mini-lot Single Family;
- c) Garden Cottage;
- e) Duplex;
- f) Live-Work Studio

11.4C.2 CONDITIONS OF USE

- a) Single Family Residential use is limited to one dwelling unit per lot;
- b) Every residential unit must have its own individual entrance
- b) An individual yard and garden is to be provided for each single family dwelling;
- c) Landscaping adjacent to buildings are required to provide privacy and shade.

11.4C.3 LOT AREA

The minimum lot area in the Village Peripheral Residential One (VPR-1) zone shall be 1000 square metres.

11.4A.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) Front yard shall be a minimum of 4.5 metres from a front lot line;
- 2) Rear yard shall be a minimum of 4.5 metres from a rear lot line;
- 3) Side yard shall be a minimum of 1.75 metres from a side lot line.

11.4A.5 LOT COVERAGE

The maximum lot coverage of all buildings and structures on a lot shall be 40%

11.4A.6 BONUS DENSITY

- a) Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other amenities are provided on at least 20 percent of the site area, the recommended base density of 10 units per hectare may be increased to 15 units per hectare, provided the increased density is in the form of 5 secondary suites per hectare.

- b) Where three or more of the parameters are met, the density bonusing allowance may be increased from 15 units per hectare to allow for a minimum of 20 units per hectare to allow for a further 5 additional units per hectare. The overall maximum density with the application of this additional bonusing is not to exceed 20 units per hectare with the requirement for a minimum of five of these units per hectare being built as secondary suites.

END PR-1

11.5

COMMERCIAL ONE (C-1)

11.5.1 PERMITTED USES

- a) Restaurants, pubs, coffee shops;
- b) Business and professional offices;
- c) Retail stores;
- d) Bake shop;
- e) Barbershops, beauty salons and similar uses;
- f) Tailors, dressmakers, shoe repair and handicrafts;
- g) Dry-cleaning, laundromats;
- h) Theatres, bowling halls, and entertainment;
- i) Service stations, tire shops and similar uses;
- j) Building supply and retail centres; #1651
- k) Door, sash, cabinets, and similar cabinet making uses and sales;
- l) Single family residential use accessory to the principal commercial use;
- m) Accessory buildings and structures;
- n) Parking lot.

11.5.2 CONDITIONS OF USE

#1651

- a) All permitted uses listed in Section 11.5.1(k), shall be contained entirely within an enclosed building to a maximum floor area of 200.0 square metres (2,152.85 square feet).
- b) More than one (1) commercial building may be located on a lot, subject to all other requirements of this zone and bylaw.

11.5.3 LOT AREA

The minimum lot area in the Commercial One (C-1) zone shall be 2000.0 square metres (0.494 acres).

11.5.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;
- 3) Side yard shall be required only where the adjacent property is zoned Residential, and shall be a minimum of 4.5 metres (14.76 feet) from the side lot line. Notwithstanding the above, where a separate residential dwelling

is placed on a lot, the side yard minimum shall be 1.75 metres (5.74 feet) from the side lot line for that building only.

11.5.4 **LOT COVERAGE**

The maximum coverage of all buildings and structures on a lot shall be 50%.

END - C-1

11.6**COMMERCIAL TWO (C-2)****11.6.1 PERMITTED USES**

- a) Single *family* residential use *accessory to* the Principal commercial use;
- b) Motels, *resorts* and accessory uses;
- c) Hotels and accessory uses;
- d) Service stations;
- e) Campgrounds and tourist trailer sites subject to:
 - i) A maximum density of 25 sites per 1.0 hectare (2.47 acres);
 - ii) A 10.0 metre (32.8 feet) landscaped buffer strip along all property lines.

11.6.2 CONDITIONS OF USE

More than one (1) commercial *building* may be located on a *lot*, subject to all other requirements of this zone, and bylaw.

11.6.3 LOT AREA

The minimum *lot* area for the Commercial Two (C-2) zone shall be 4000.0 square metres (0.99 acres).

11.6.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 4.5 metres (14.76 feet) from a side *lot* line. Notwithstanding the above, where a separate residential *dwelling* is placed on a *lot*, the *side yard* minimum shall be 1.75 metres (5.74 feet) from a side *lot* line for that *building* only.

11.6.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 35%.

END - C-2

11.6A

COMMERCIAL TWO A (C—2A)

11.6A.1 **PERMITTED USES**

#1475

The following and no other uses are permitted:

- a) *Resorts;*
- b) *Accessory uses and structures.*

11.6A.2 **CONDITIONS OF USE**

- a) More than one (1) commercial **building** may be located on a **lot**, subject to all other requirements of the bylaw.
- b) **Accessory** residential use is restricted to one single **family dwelling**.
- c) Facilities for overnight accommodation for both guests and staff shall not exceed in combined total, a maximum average of 5 persons per hectare (2 persons per acre) of **lot** size.

11.6A.3 **LOT AREA**

The minimum **lot** area for the Commercial Two A (C-2A) zone shall be the area of the individual island to which the zoning applies.

11.6A.4 **SETBACKS**

Setbacks shall be in accordance with Section 10.3.1(a) of this bylaw.

11.6A.5 **LOT COVERAGE**

The maximum coverage of all **buildings** and **structures** on a **lot** shall be 5%.

END - C-2A

11.6B

COMMERCIAL TWO B (C-2B)

11.6B.1 PERMITTED USES AND NO OTHERS

#2198

- a) Resorts;
- b) Accessory buildings and structures.

11.6B.2 CONDITIONS OF USE

- a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
- b) Accessory residential use is restricted to one (1) single family dwelling.
- c) Facilities for overnight accommodation for guests and staff related to resort use shall not exceed in combined total a capacity of 35 persons.

11.6B.3 LOT AREA

#2314

The minimum lot area for the Commercial Two B (C-2B) zone shall be 4.0 ha (9.88 acres), except for Crown Land holdings, where the lot area shall be in accordance with the lease, or license of occupation, as approved by the Regional District and issued by the jurisdiction having authority.”

11.6B.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) Front yard shall be a minimum of 15.0 metres (49.2 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 15.0 metres (49.2 feet) from a rear lot line;
- 3) Side yard shall be a minimum of 15.0 metres (49.2 feet) from a side lot line.

11.6B.5 LOT COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 5%.

END - C-2B

11.6C

COMMERCIAL TWO C (C-2C)

11.6C.1 PERMITTED USES

#3013

- a) Resort use;
- b) Accessory buildings and structures.

11.6C.2 PERMITTED ACCESSORY USES

- a) Retail use.

11.6C.3 CONDITIONS OF USE

- a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
- b) Accessory residential use is restricted to one (1) single family dwelling.
- c) Resort use units shall not exceed a maximum of 4 accommodation units.
- d) Resort use units shall not exceed 60 square metres (645.85 square feet) in floor area per individual unit.
- e) Any retail use must be in conjunction with resort use.

11.6C.4 LOT AREA

The minimum lot area for the Commercial Two C (C-2C) zone shall be 4.0 ha (9.88 acres), except for Crown Land holdings, where the lot area shall be in accordance with the lease, or license of occupation, as approved by the regional district and issued by the jurisdiction having authority.

11.6C.5 SETBACKS

Except where otherwise specified in this bylaw:

- 1) Front yard shall be a minimum of 15.0 metres (49.2 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 15.0 metres (49.2 feet) from a rear lot line;
- 3) Side yard shall be a minimum of 15.0 metres (49.2 feet) from a side lot line.

11.6C.6 LOT COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 15%.

END – C-2C

11.6D COMMERCIAL TWO D (C-2D)

11.6D.1 PERMITTED USES AND NO OTHERS:

#3022

- a) Resorts;
- b) Accessory buildings and structures;
- c) Restaurants.

11.6D.2 CONDITIONS OF USE

- a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
- b) Accessory residential use is restricted to one (1) single family dwelling.
- c) DELETED

SRD 351

11.6D.3 LOT AREA

The minimum lot area for the Commercial Two D (C-2D) zone shall be 1 ha (2.47 acres).

11.6B.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;
- 3) Side yard shall be a minimum of 7.5 metres (24.6 feet) from a side lot line.

11.6B.5 LOT COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 15%.

END • C-2D



11.6E

COMMERCIAL TWO E (C-2E)

11.6E.1 **PERMITTED USES AND NO OTHERS:**

**SRD
247**

- a) Resorts;
- b) Accessory buildings and structures;

11.6E.2 **CONDITIONS OF USE**

- a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
- b) Accessory residential use is restricted to one (1) single family dwelling.
- c) Facilities for overnight accommodation for guests and staff related to resort use shall not exceed in combined total a capacity of 35 persons.

11.6E.3 **LOT AREA**

The minimum lot area for the Commercial Two E (C-2E) zone shall be 1 ha (2.47 acres).

11.6E.4 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;
- 3) Side yard shall be a minimum of 7.5 metres (24.6 feet) from a side lot line.

11.6E.5 **LOT COVERAGE**

The maximum coverage of all buildings and structures on a lot shall be 15%.

END • C-2E

11.6E	COMMERCIAL TWO E (C-2E)
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11.6E.1 **PERMITTED USES:**

SRD 317

- a) Tourist Commerical Storage;
- b) Accessory buildings and structures;
- c) Residential use is restricted to one (1) single family dwelling.

11.6E.2 **CONDITIONS OF USE**

More than one (1) storage building may be located on a lot, subject to all other requirements of the bylaw.

11.6E.3 **LOT AREA**

The minimum lot area for the Commercial Two E (C-2E) zone shall be 4000 square metres (0.99 acres).

11.6E.4 **SETBACKS**

Except where otherwise specified in this bylaw, the minimum setbacks for all buildings and structures shall be:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;
- 3) Side yard shall be required only where the adjacent property is zoned Residential, and shall be a minimum of 4.5 metres (14.8 feet) from a side lot line.

11.6E.5 **LOT COVERAGE**

The maximum coverage of all buildings and structures shall not exceed fifteen percent (15%).

END • C-2E

11.7**COMMERCIAL THREE (C-3)****11.7.1 PERMITTED USES**

- a) Business and professional offices;
- b) Business services;
- c) Farm and garden nurseries and commercial greenhouses;
- d) Single family residential use accessory to the principal commercial use;
- e) Accessory buildings and structures;
- f) Parking lot.

11.7.2 CONDITIONS OF USE

More than one (1) commercial *building* may be located on a *lot*, subject to all other requirements of this zone, and bylaw.

11.7.3 LOT AREA

The minimum *lot* area for the Commercial Three (C-3) zone shall be 2000.0 square metres (0.494 acres).

11.7.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be required only where the adjacent property is zoned Residential, and shall be a minimum of 4.5 metres (14.76 feet) from a side *lot* line. Notwithstanding the above, where a separate residential *dwelling* is placed on a *lot*, the *side yard* minimum shall be 1.75 metres (5.74 feet) from a side *lot* line for that building only.

11.7.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 50%.

END - C-3

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

11.8

INDUSTRIAL ONE (I-1)

11.8.1 PERMITTED USES

- a) Heavy industrial equipment and agricultural equipment sales, service and storage;
- b) Service stations and body shops;
- c) Warehouses and wholesale establishments;
- d) Repair and manufacturing;
- e) Refuse disposal site;
- f) Extraction of sand and gravel;
 - i) a minimum yard of 30.0 metres (98.4 feet) from all property lines is required for uses listed in Section 11.8.1(e) and (f).
- g) Smoking and canning of fish;
- h) Boat **building** and repair, storage;
- i) Fuel storage and sales;
- j) Single **family** residential use **accessory to** the Principal industrial use;
- k) Auto wrecking yards subject to:
 - i) a 1.0 metre (32.8 feet) landscaped buffer zone and fence at least 2.0 metres (6.56 feet) in height along all storage yards;
 - ii) a minimum of 30.0 metres (98.4 feet) setback from any property line of a residential zoned **lot**.
- l) ONLY ON Lot 3, District Lot 207 & 180, Quadra Island, Sayward Land District, Plan VIP 59552:
 - i) cannabis production only indoors.

SRD #352

11.8.2 LOT AREA

The minimum **lot** area in the Industrial One (I-1) zone shall be 4000.0 square metres (0.99 acres).

11.8.3 SETBACKS

Except where specified otherwise in this bylaw:

- 1) **Front yard** shall be a minimum of 7.5 metres (24.6 feet) from a front **lot** line;
- 2) **Rear yard** shall be a minimum of 7.5 metres (24.6 feet) from a rear **lot** line;
- 3) **Side yard** shall be a minimum of 7.5 metres (24.6 feet) from a side **lot** line.

11.8.4 LOT COVERAGE

The maximum *lot coverage* of all *buildings* and *structures* shall be 35%.

11.8.5

CONDITIONS OF USE

#1401

- a) Unless specified otherwise all required setbacks on boundaries abutting property zoned Residential, Country Residential, or Rural, shall be landscaped with natural vegetation consisting of a dense combination of shrubs, evergreen trees and plants to create a solid screen not less than 1.8 metres (5.9 feet) in height. Where a fence is used it shall be secondary to the vegetation screening, not in excess of 2.0 metres (6.56 feet) in height and not located within the required setback.
- b) Unless specified otherwise the front yard setback shall be landscaped with natural vegetation consisting of a combination of shrubs, plants, flowers, and grasses and other ornamental materials including at the required setback, a 1.8 metres (5.9 feet) high, decorative wood fence that has a screening effect.

END - I-1

11.8A**INDUSTRIAL TWO (I-2)**11.8A.1 **PERMITTED USES**

#2587

- a) Mineral, sand and gravel extraction and processing.

11.8A.2 **PERMITTED ACCESSORY USES**

- a) Fuel storage for processing activities.

11.8A.3 **LOT AREA**

The minimum *lot* area in the Industrial Two (I-2) zone shall be 5 hectares (12.35 acres).

11.8A.4 **SETBACKS**

Except where specified otherwise in this bylaw:

- 1) **Front yard** shall be a minimum of 45 metres (147.6 feet) from the natural boundary of the foreshore;
- 2) **Rear yard** shall be a minimum of 15 metres (49.2 feet) from a rear *lot* line;
- 3) **Side yard** shall be a minimum of 15 metres (49.2 feet) from a side *lot* line.

11.8A.5 **LOT COVERAGE**

The maximum *lot coverage* of all *buildings* and *structures* shall be 10%.

END - I-2

11.8B

INDUSTRIAL THREE (I-3)

11.8B.1 **PERMITTED USES**

SRD #46

- a) Log handling

11.8B.2 **PERMITTED ACCESSORY USES**

- a) Accessory buildings and structures related to the log handling operation;

11.8B.3 **CONDITIONS OF USE**

- a) No parking, storage areas or supply yards shall be located within 3.0 metres to any property line.
- b) A landscaped screen of natural vegetation, or solid wood fencing, shall be provided at the northern property line of Part Fractional NW Quarter DL 215, Plan 1613R, Sayward District.
- c) Signage shall be limited as per 10.5.1 (b) and shall be located on the lot on which the use is carried out.

11.8B.4 **LOT AREA**

The minimum *lot* area in the Industrial Three (I-3) zone shall be 1.0 hectares.

11.8B.5 **SETBACKS**

Except where specified otherwise in this bylaw, the minimum setbacks for buildings and structures shall be:

- 1) Front yard shall be a minimum of 7.5 metres from a front line;
- 2) Rear yard shall be a minimum of 7.5 metres from a rear lot line;
- 3) Side yard shall be a minimum of 7.5 metres from a side lot line.

11.8B.6 **LOT COVERAGE**

The maximum lot coverage of all buildings and structures shall not exceed 25%.

END - I-3

11.9**INSTITUTIONAL ZONE (P-1)****11.9.1 PERMITTED USES**

- a) *Private* hospital, health, or nursing care facilities;
- b) *Private* educational institutions;
- c) Cemetery, memorial gardens;
- d) *Dwelling* unit for caretaker related to institution services;
- e) Accessory *buildings* and *structures*.

11.9.2 CONDITIONS OF USE

More than one (1) institutional *building* may be located on a *lot*, subject to all other requirements of this zone and bylaw.

11.9.3 LOT AREA

The minimum *lot* area in the Institutional Zone (P-1) shall be 4000 square metres (0.99 acres).

11.9.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 4.5 metres (14.76 feet) from a side *lot* line.
- 4) Notwithstanding the above, where a separate residential *dwelling* is placed on a *lot*, the *side yard* minimum shall be 1.75 metres (5.74 feet) from a side *lot* line for that *building* only.

END - P-1

11.9A

INSTITUTIONAL ZONE TWO (P-2)

Private educational institutional use limited to:

11.9A.1 *On Lot 2, DL 217, LD 51, Plan 31540*

SRD #194

i) PERMITTED PRINCIPAL USES

- a) Conference facility;
- b) Research laboratory;
- c) Data processing centre;
- d) Administrative offices.

ii) PERMITTED ACCESSORY USES

- a) Accessory buildings and structures.

11.9A.2 *On Lot 1, DL 217, LD 51, Plan 31540, except Part in Plan 44965*

i) PERMITTED PRINCIPAL USES

- a) Dormitory use.

ii) PERMITTED ACCESSORY USES

- a) Dwelling unit for caretake use;
- b) Accessory buildings and structures.

11.9A.3 *On Lot A, DL 217, LD 51, Plan 44965*

i) PERMITTED PRINCIPAL USES

- a) Data processing centre;
- b) Dormitory use.

ii) PERMITTED ACCESSORY USES

- a) Dwelling unit for caretaker use;
- b) Accessory buildings and structures.

11.9A.4 CONDITIONS OF USE

- a) No more than two principal buildings may be located on a lot, subject to all other requirements of the bylaw.

- b) Conference use shall be limited to a maximum of 40 persons on the property at any given time.
- c) Dormitory use shall be limited to a maximum of 12 persons on the property at any given time.
- d) Research laboratory facilities are to be in compliance with all Federal and Provincial requirements and not become a nuisance to neighbouring properties by way of noise, vibration, glare, fumes, odours or electrical interference.
- e) Off-street parking provision of a minimum 6 stalls per parcel.

11.9A.5 **LOT AREA**

The minimum lot area in the Institutional Two (P-2) zone shall be 4.0 hectares (9.88 acres).

11.9A.6 **SETBACKS**

Except where specified otherwise in this bylaw, the minimum setbacks for buildings and structures shall be:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;
- 3) Side yard shall be a minimum of 7.5 metres (24.6 feet) from a side lot line.

11.9A.7 **LOT COVERAGE**

- 1) The maximum lot coverage for all buildings and structures shall not exceed 10%.

END - P-2

11.10

AQUACULTURE ONE (AQ-1)

11.10.1 **PERMITTED USES**

- a) Passive *aquaculture*, provided that no *structures* are permitted on the site;
- b) Navigational aids;
- c) *Private* boat moorage, *private* wharf or *private* ramp

11.10.1 **LOT AREA**

No minimum *lot* area shall apply.

11.10.1 **SETBACKS**

No yard minimum shall apply.

END - AQ-1

11.11

AQUACULTURE TWO (AQ-2)

11.11.1 **PERMITTED USES**

- a) Passive *Aquaculture*;
- b) Navigational aids;
- c) *Private* boat moorage, *private* wharf or *private* ramp.

11.11.2 **PERMITTED ACCESSORY USES**

- a) Sorting, grading and storage facilities for passive *aquaculture* but no processing is permitted.

11.11.3 **CONDITIONS OF USE**

- a) No *structures* excluding navigational aids or wharves shall extend more than 1.0 metres (3.28 feet) in height above the tidemark at any point in time except that one floating enclosed *structure* not exceeding 1.0 square metres (3.28 feet) in *floor area* and not exceeding 3.5 metres (11.48 feet) in height is permitted as a *structure* for storage, sorting or grading;
- b) No floating or fixed *structures* may prevent access by an upland owner to water or over the surface of water to navigable areas.

11.11.4 **LOT AREA**

No minimum *lot* area shall apply.

11.11.5 **SETBACKS**

No yard minimum shall apply.

END - AQ-2

11.12

AQUACULTURE THREE (AQ-3)

11.12.1 **PERMITTED PRINCIPAL USES**

- a) Active *Aquaculture*;
- b) Navigational aids;
- c) *Private* boat moorage, *private* wharf or *private* ramp.

11.12.2 **PERMITTED ACCESSORY USES**

- a) Sorting, grading and storage facilities for *aquaculture* but no processing is permitted other than the stunning and bleeding of fish grown on that site.

11.12.3 **CONDITIONS OF USE**

- a) No *structures* shall extend more than 8.0 metres (26.2 feet) in height above the tidemark at any point in time;
- b) No floating or fixed *structures* may prevent access by an upland owner to water or over the surface of water to navigable areas.

11.12.4 **LOT AREA**

No minimum *lot* area shall apply.

11.12.5 **SETBACKS**

No yard minimum shall apply.

END - AQ-3

11.12A AQUATIC SHELLFISH HATCHERY ONE (ASH-1)

11.12A.1 PERMITTED USES

- a) Navigational aids;
- b) Aquatic shellfish hatchery;
- c) Passive Aquaculture.

11.12A.2 PERMITTED ACCESSORY USES

- a) Single family residential use accessory to the permitted use of aquatic shellfish hatchery only (11.24.1 b);
- b) Private floats, private docks or private wharves;
- c) Accessory buildings and structures.

11.12A.3 CONDITIONS OF USE

- a) No buildings or structures, where located on the surface of the water, shall extend more than 8.0 metres (26.2 feet) in height above the tidemark at any point in time, nor when located on the upland, shall exceed more than 8.0 metres (26.2 feet) in height as measured from the natural grade;
- b) Residential use shall be limited to one dwelling unit only;
- c) No floating or fixed structures may prevent access by an upland owner to water or over the surface of water to navigable areas.

11.12A.4 LOT AREA

No minimum lot area shall apply.

11.12A.5 SETBACKS

- a) No yard minimum shall apply for the siting of buildings and structures on the surface of the water;
- b) The following requirements shall apply to the siting of buildings and structures on the surface of the land:
 - 1) The siting of buildings and structures from any lot line abutting the sea shall be in accordance with the requirements specified in Bylaw No. 1836, being the “Floodplain Management Bylaw, 1997”;
 - 2) For all other cases, the following siting requirements shall apply:
 - i) A minimum of 7.5 metres (24.6 feet) from a front lot line;

- ii) A minimum of 7.5 metres (24.6 feet) from a rear lot line;
- iii) A minimum of 7.5 metres (24.6 feet) from a side lot line except where the adjacent property is zoned Rural Three (RU-3), in which case the side yard setback may be reduced to 2.0 metres (6.56 feet).

END - ASH-1

11.12B

BEACH HATCHERY ONE (BH-1)

11.12B.1 PERMITTED USES

#2296

- a) Beach hatchery;
- b) Passive aquaculture;
- b) Navigational aids;
- c) Private boat moorage, private wharf or private ramp.

11.12B.2 CONDITIONS OF USE

- a) Structures shall not exceed 1.0 metre (3.28 feet) in height as measured from the ocean floor.

11.12A.3 LOT AREA

No minimum lot area shall apply.

11.12A.4 SETBACKS

No yard minimum shall apply.

END – BH-1

11.13

ACCESS ONE (AC-1)

11.13.1 **PERMITTED USES**

- a) *Private* or *public* boat ramps or *private* or *public* wharves, excluding any such facilities that are offered for commercial gain;
- b) Navigational aids;
- c) *Public* recreation uses including *recreational shellfish gathering and harvesting*).

#1391

11.13.2 **LOT AREA**

No minimum *lot* area shall apply.

11.13.3 **SETBACKS**

No yard minimum shall apply.

END - AC-1

11.14

ACCESS TWO (AC-2)

11.14.1 **PERMITTED USES**

- a) Navigational aids;
- b) *Recreational shellfish gathering and harvesting.*

#1391

11.14.2 **LOT AREA**

No minimum *lot* area shall apply.

11.14.3 **SETBACKS**

No yard minimum shall apply.

END - AC-2

11.15

ACCESS THREE (AC-3)

11.15.1 **PERMITTED USES**

- a) Navigational aids;
- b) Log dumping, booming and storage.

11.15.2 **PERMITTED ACCESSORY USES**

- a) *Private* ramps, *private* floats, or *private* wharves.

11.15.3 **LOT AREA**

No minimum *lot* area shall apply.

11.15.4 **SETBACKS**

No yard minimum shall apply.

END - AC-3

11.16

AQUA PROCESSING ONE (AP-1)

11.16.1 **PERMITTED USES**

- a) Navigational aids;
- b) ***Seafood processing***; #1815
- c) Single family residential use accessory to the principal aquaprocessing use.

11.16.2 **PERMITTED ACCESSORY USES**

- a) ***Private*** floats, ***private*** docks or ***private*** wharves.

11.16.3 **CONDITIONS OF USE**

- a) Any ***buildings*** and ***structures*** located on the foreshore or floating on the surface of water shall have a maximum height of 3.5 metres (11.48 feet);
- b) Any ***buildings*** and ***structures*** located in upland areas shall have a maximum height of 10.0 metres (32.8 feet).

11.16.4 **LOT AREA**

No minimum ***lot*** area shall apply.

11.16.5 **SETBACKS**

All uses in upland locations shall be setback a minimum of 7.5 metres (24.6 feet) from all property lines or boundaries of lease areas except that there shall be no required setback from property or lease lines abutting the sea.

END - AP-1

11.17

HERITAGE ONE (HE-1)

11.17.1 **PERMITTED USES**

- a) Navigational aids;
- b) Heritage sites designated or identified by an authority having jurisdiction.

11.17.2 **CONDITIONS OF USE**

- a) No site within this zone shall be disturbed except in accordance with the requirements of any authority having jurisdiction.

11.17.2 **LOT AREA**

No minimum *lot* area shall apply.

11.17.3 **SETBACKS**

No yard minimum shall apply.

END - HE-1

11.18

INDIAN RESERVE ONE (IR-1)

11.18.1 **PERMITTED USES**

- a) Navigational aids;
- b) **Private** or **public** boat ramps or **private** or **public** wharves, excluding any such facilities that are offered for commercial gain.

11.18.2 **LOT AREA**

No minimum *lot* area shall apply.

11.18.3 **SETBACKS**

No yard minimum shall apply.

END - IR-1

11.19

MARINE RESERVE ONE (MR-1)

11.19.1 **PERMITTED USES**

- a) *Public* parks;
- b) Navigational aids.

11.19.2 **LOT AREA**

No minimum *lot* area shall apply.

11.19.3 **SETBACKS**

No yard minimum shall apply.

END - MR-1

11.20

MARINE COMMERCIAL ONE (MC-1)

11.20.1 **PERMITTED USES**

- a) Navigational aids;
- b) Retail sales;
- c) Ferry terminals.
- d) Public or commercial marina facilities.

#2865

11.20.2 **PERMITTED ACCESSORY USES**

- a) Boat ramps wharves;
- b) **Public** utility installations.

11.20.3 **CONDITIONS OF USE**

All sewage discharge must comply with the requirements of the authority having jurisdiction.

11.20.4 **LOT AREA**

No minimum *lot* area shall apply.

11.20.5 **SETBACKS**

No yard minimum shall apply.

END - MC-1

11.21

MARINE COMMERCIAL TWO (MC-2)

11.21.1 **PERMITTED USES**

2865

- a) Navigational aids;
- b) Boat ramps or wharves, or floats as part of a tourist commercial operation or *private* educational institution.

11.21.2 **CONDITIONS OF USE**

All sewage discharge must comply with the requirements of the authority having jurisdiction.

11.21.3 **LOT AREA**

No minimum *lot* area shall apply.

11.21.4 **SETBACKS**

No yard minimum shall apply.

END - MC-2

11.21A MARINE COMMERCIAL TWO A (MC-2A)

11.21A.1 **PERMITTED USES AND NO OTHERS**

#2198

- a) Navigational aids;
- b) Public or commercial, boat ramps or wharves, or floats as part of a Commercial Two B (C-2B) tourist commercial operation.

11.21A.2 **CONDITIONS OF USE**

All sewage discharge must comply with the requirements of the authority having jurisdiction, with preference given to upland disposal.

11.21A.3 **LOT AREA**

No minimum lot area shall apply.

11.21A.4 **SETBACKS**

No yard minimum shall apply.

END • MC-2A

11.21B MARINE COMMERCIAL TWO B (MC-2B)

11.21B.1 **PERMITTED USES AND NO OTHERS**

SRD
247

- a) Navigational aids;
- b) Public or commercial, boat ramps or wharves, or floats as part of an upland tourist commercial operation.

11.21B.2 **CONDITIONS OF USE**

- a) No residential use is permitted.
- b) No fuel storage or fuel sales are permitted.
- c) No retail sales are permitted.
- d) The operation of generators is limited to dawn to dusk.
- e) Fire suppression is to be provided on site.
- f) All sewage discharge must comply with the requirements of the authority having jurisdiction.

11.21B.3 **LOT AREA**

No minimum lot area shall apply; however, the area shall be in accordance with the site licence of occupation or lease issued by the authority having jurisdiction.

11.21B.4 **SETBACKS**

No yard minimum shall apply.

END • MC-2B

11.22

MARINE INDUSTRIAL ONE (MI-1)

11.22.1 **PERMITTED USES**

- a) Navigational aids;
- b) **Marina** facilities, wharves, piers, or floats as part of an industrial or warehouse operation;
- c) Boat **building** and repair;
- d) Fuel storage and sales.

11.22.2 **CONDITIONS OF USE**

All sewage discharge must comply with the requirements of the authority having jurisdiction.

11.22.3 **LOT AREA**

No minimum **site area** shall apply.

11.22.4 **SETBACKS**

No yard minimum shall apply.

END - MI-1

11.22A

MARINE INDUSTRIAL TWO (MI-2)

11.22A.1 **PERMITTED USES**

#2587

- a) Navigational aids;
- b) Wharves or piers as part of an industrial operation.

11.22A.2 **LOT AREA**

No minimum site area shall apply.

11.22A.3 **SETBACKS**

No yard minimum shall apply.

END - MI-2

11.22B

MARINE INSTITUTIONAL ONE (MP-1)

11.22B.1 **PERMITTED USES**

SRD 272

- a) Navigational aids.
- b) Underwater observation and monitoring equipment.
- c) Environmental monitoring marine sensors.
- d) Pumped seawater systems.
- e) Floating research platforms.
- f) Short-term/temporary moorage for research vessels associated with a permitted use.

11.22B.2 **CONDITIONS OF USE**

- a) No residential use is permitted.
- b) No fuel storage is permitted.
- c) Nomore than two floating rafts are permitted.
- d) No structures shall extend more than 1.5 metres in height above the tidemark at any given time, with the exception of one structure not to exceed 3.0 metres in height above the tidemark and limited to 7.5 square metres in area, excluding navigational aids.
- e) No floating or fixed structures may affect the riparian rights of an upland owner or prevent access to navigable areas.
- f) The use of generators as a power supply is not permitted.
- g) Fire suppression is to be provided.
- h) All sewage discharge must comply with the requirements of the authority having jurisdiction.

11.22B.3 **LOT AREA**

No minimum lot area shall apply; however, the area shall be in accordance with the site licence of occupation or lease issued by the authority having jurisdiction.

11.22B.4 **SETBACKS**

No yard minimum shall apply.

END – MP-1

11.23

PUBLIC ASSEMBLY ONE (PA-1)

11.23.1 **PERMITTED USES**

#1292

- a) **Public** parks and **public** outdoor recreation and associated facilities;
- b) Community centres, auditoriums and other public **buildings**.

11.23.2 **CONDITIONS OF USE**

- a) More than one (1) **public building** may be located on a **lot**, subject to all other requirements of this bylaw.
- b) The minimum separation between **buildings** on the same **lot** shall be 5.0 metres (16.5 feet) or the distance required by the Fire Code, whichever is greater.

11.23.3 **LOT AREA**

There is no minimum **lot** size in the Public Assembly One (PA-1) zone.

11.23.4 **SETBACKS**

Except as otherwise specified in this bylaw the minimum setback from any **building** to any property boundary is 10.0 metres (32.8 feet).

11.23.5 **LOT COVERAGE**

The maximum **lot** coverage of all **buildings** and **structures** shall be 10%.

END - PA-1

11.24 COMMUNITY LAND STEWARDSHIP ONE (CLS-1)

11.24.1 PERMITTED PRINCIPAL USE

- a) Residential;

#2548

11.24.2 PERMITTED ACCESSORY USES

- a) Home occupation;
- b) Accessory buildings and structures;

11.24.3 CONDITIONS OF USE

- a) Residential use as follows:
 - 1) In the Community Land Stewardship One zone, a maximum of 10 single family dwellings and;
 - 2) A maximum of two guest dwellings, limited in size to 80 square metres (861.1 square feet).

#2887

11.24.4 LOT AREA

The minimum lot area in the Community Land Stewardship One (CLS-1) zone shall be 60 ha (148 acres).

11.24.5 SETBACKS

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 7.5 metres (24.6 feet) from a front lot line;
- b) A minimum of 7.5 metres (24.6 feet) from a rear lot line;
- c) A minimum of 3.0 metres (9.8 feet) from a side lot line.

11.24.6 LOT COVERAGE

The maximum lot coverage of all buildings and structures shall not exceed 5% of the total lot area.

11.24.7 ZONE REQUIREMENTS

On lands zoned Community Land Stewardship a Section 219 Covenant (Land Title Act) precluding future subdivision and protecting natural features of the property shall be registered against the property in favour of the Regional District.

(Note: Prior to construction of a building on a property, or alteration of a building, Environmental Health approval shall be obtained).

END • CLS-1

11.25

COMMUNICATION TOWER ONE (CT-1)

11.25.1 **PERMITTED USES**

2708

- a) Communication Tower.

11.25.2 **PERMITTED ACCESSORY USES**

- a) No accessory buildings are permitted.

11.25.3 **CONDITIONS OF USE**

- a) The maximum height of the communication tower shall not exceed 12 metres (39.5 feet) above natural average grade;
- b) A maximum of one tower is permitted per legal parcel of land;
- c) The tower and equipment must be as unobtrusive as possible using natural materials and/or colours to decrease visual impacts;
- d) The tower must be placed in the most unobtrusive location;
- e) The footprint of the tower and buildings are to be as small as possible; and
- f) No lights be installed unless required by federal regulation.

11.25.4 **SETBACKS**

- a) Any communication tower must be 50 metres (164.0 feet) from any adjacent rural, residential or commercial zoned property line.

11.25.5 **SUBDIVISION**

- a) No minimum lot area shall apply.

END – CT-1

11.26

RECREATION COMMERCIAL ONE (RC-1)

11.26.1 **PERMITTED PRINCIPLE USES**

- a) Golf courses

#2476

11.26.2 **PERMITTED ACCESSORY USES**

On any lot:

- a) Clubhouse, offices and meeting rooms
- b) Residential
- c) Retail sales
- d) Accessory maintenance buildings, structures and uses

11.26.3 **CONDITIONS OF USE**

- a) No parking, loading or storage areas shall be located in any required yards.
- b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- c) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- d) Retail sales limited to those items required for the playing of golf.

11.26.4 **LOT AREA**

The minimum lot area in the Recreation One (RC-1) zone shall be 30.0 hectares (74.13 acres).

11.26.5 **SETBACKS**

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
- b) A minimum of 30.0 metres (98.4 feet) from a rear lot line;
- c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
- d) A minimum of 100.0 metres (328 feet) from the ocean;
- e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.26.6 **LOT COVERAGE**

The maximum coverage of all buildings and structures on a lot shall be 1%.

END – RC-1

11.27

TIDAL POWER GENERATION ONE (TPG-1)

#2977

11.27.1. **PERMITTED PRINCIPAL USES**

- a) Tidal power generation facility;
- b) Navigational aids.

11.27.2. **PERMITTED ACCESSORY USES**

- a) Accessory buildings and structures;
- b) Boat moorage, wharf, ramp or dock;
- c) Staff accommodation.

11.27.3. **CONDITIONS OF USE**

The area used for staff accommodation shall be limited to a maximum floor area of 80.0 square metres (861.1 square feet).

11.27.4. **LOT AREA**

No minimum lot area shall apply.

11.27.5. **SETBACKS**

All buildings and structures shall be sited 7.5 metres (24.6 feet) from any property line.

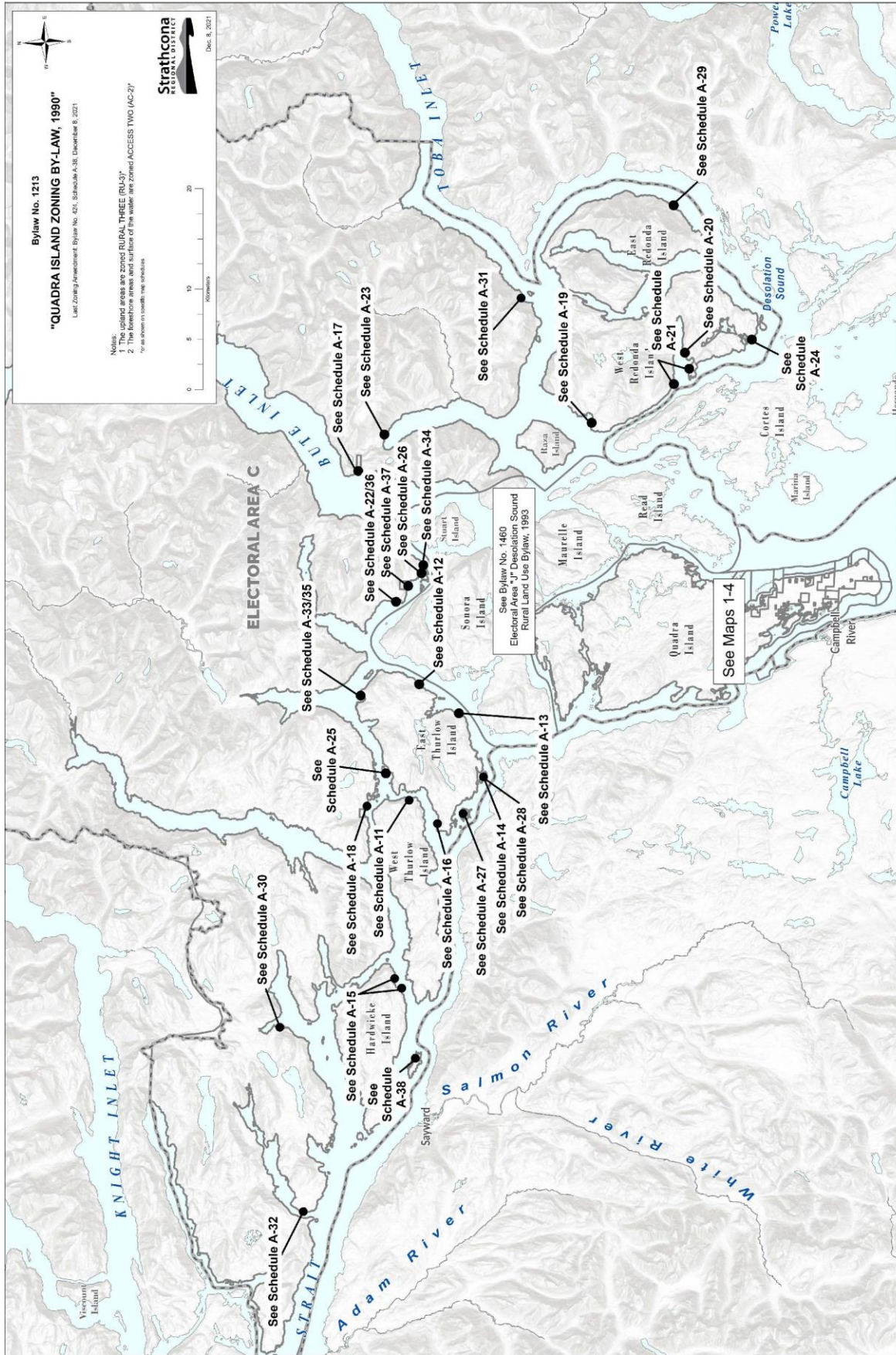
11.27.6. **LOT COVERAGE**

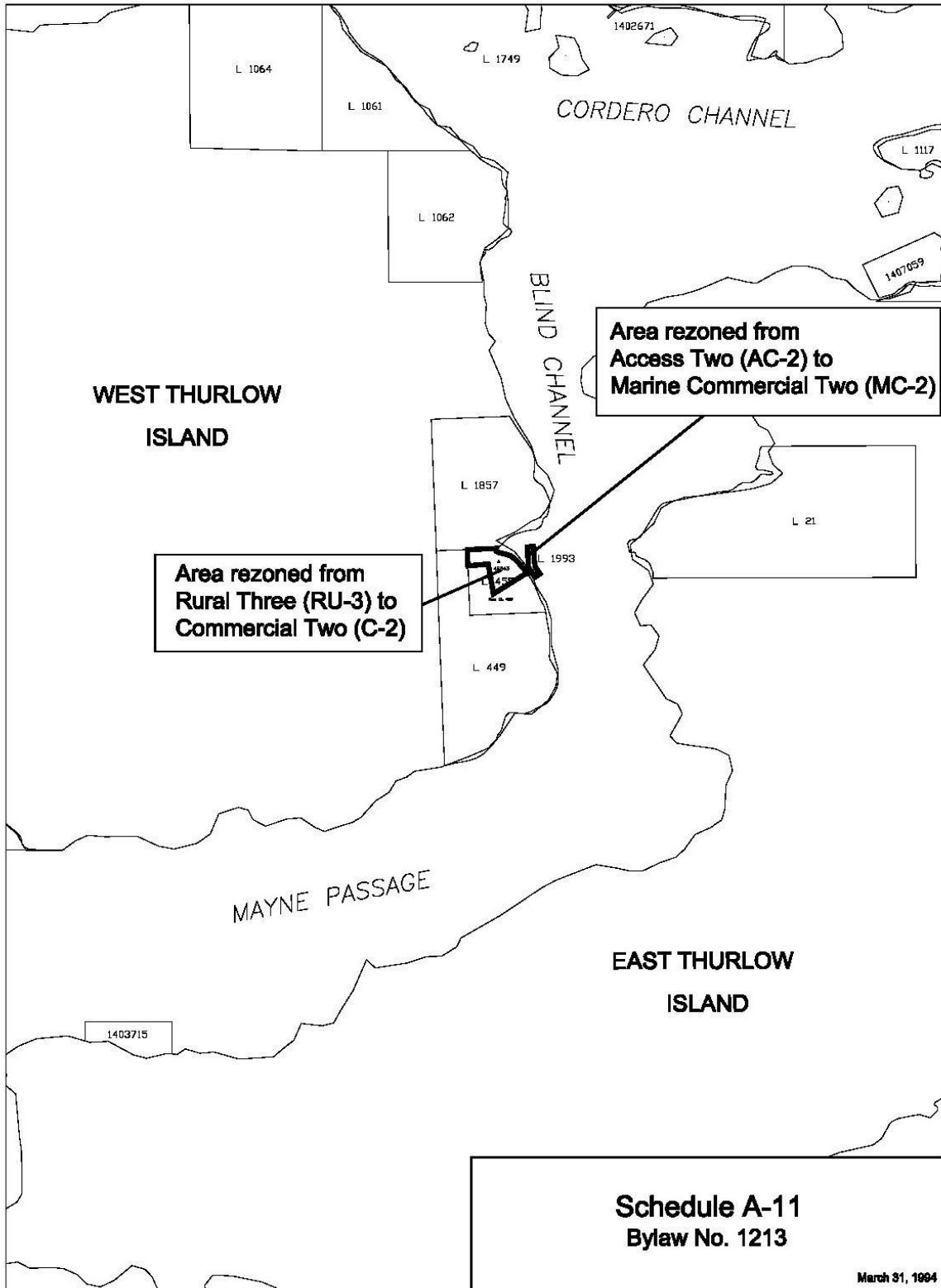
The maximum lot coverage for all buildings and structures on a lot shall be 60%.

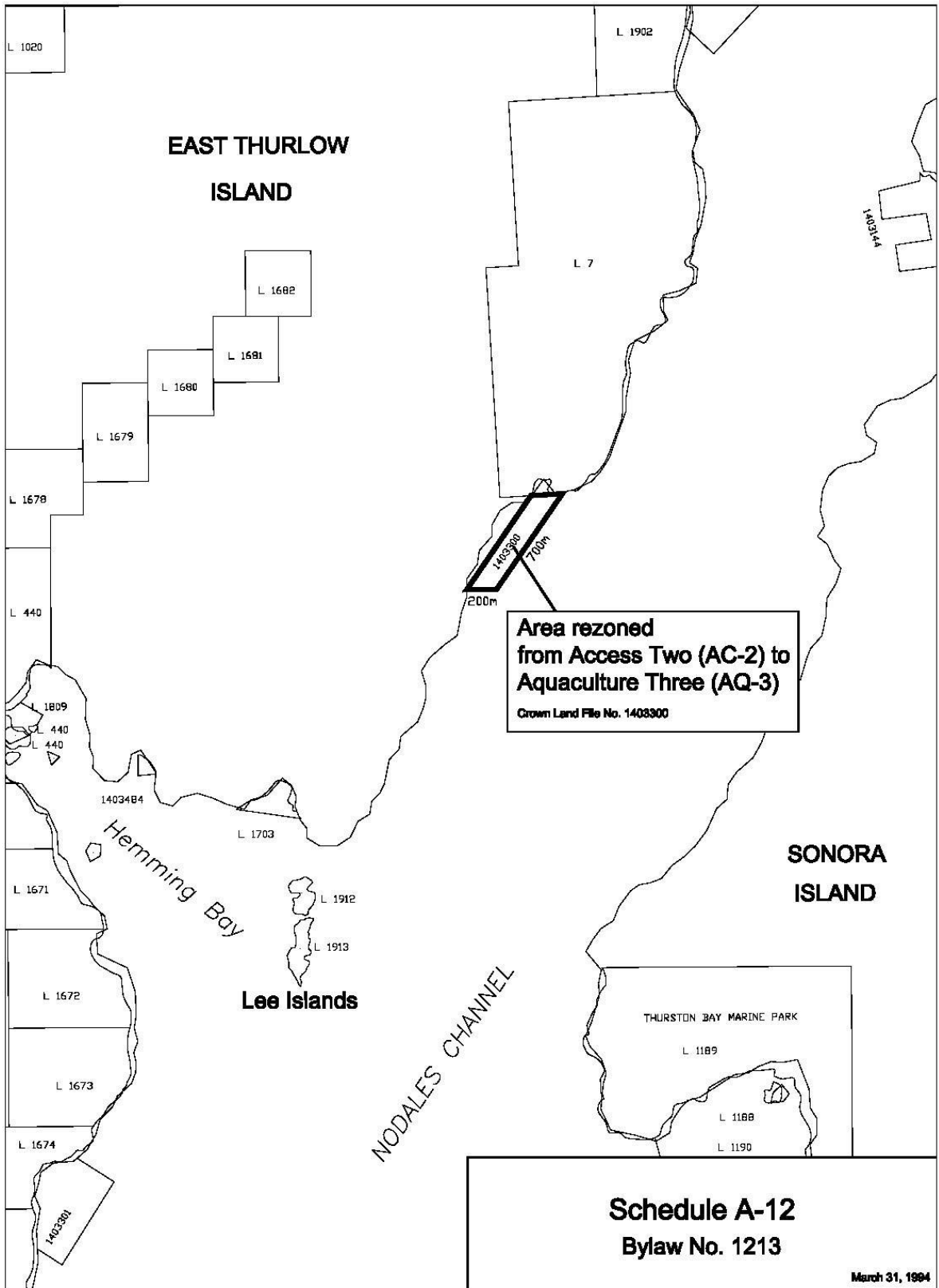
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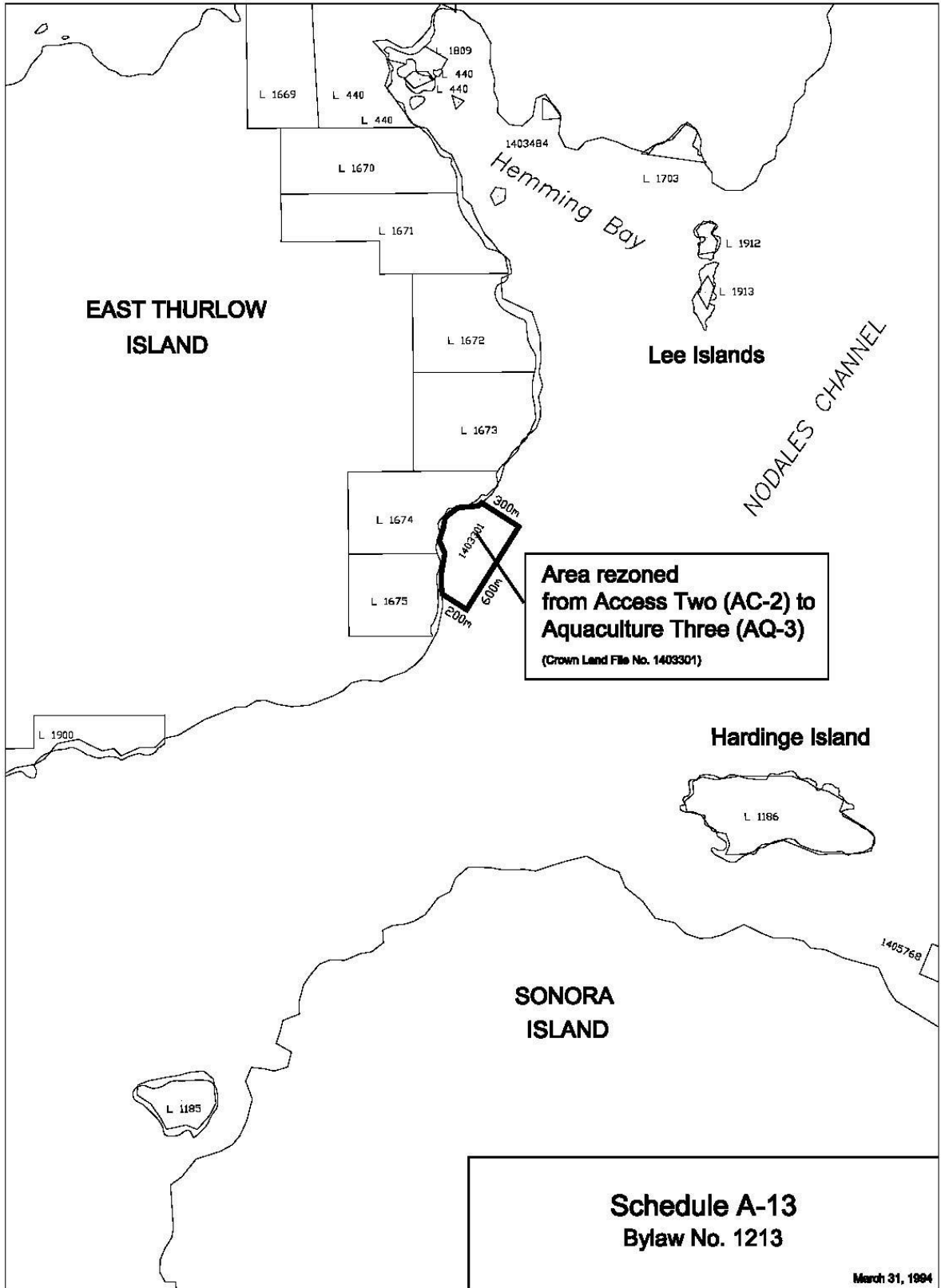
SCHEDULES

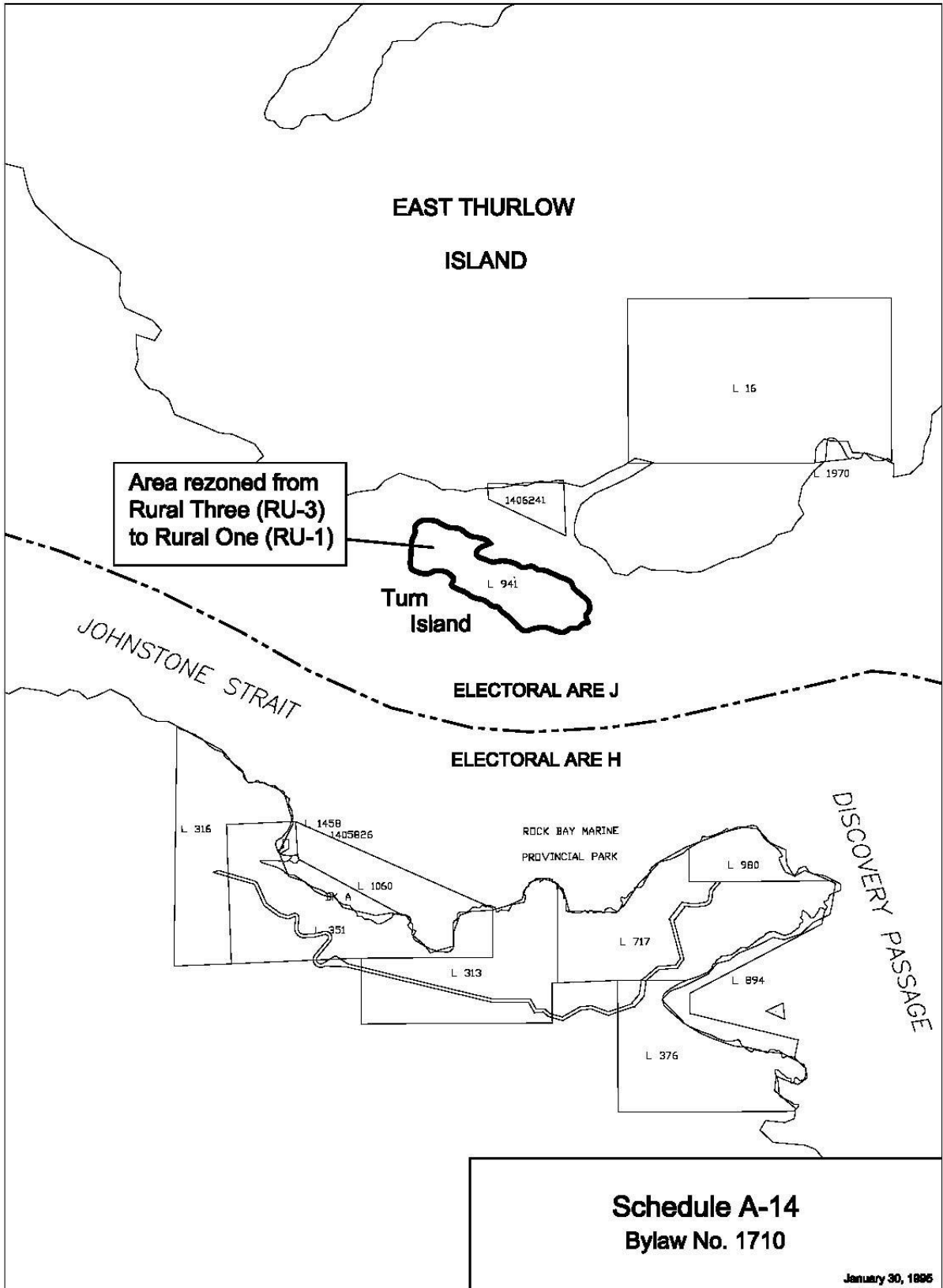
**Note: Map Schedules A-1 to A-10
(Consolidated into Maps 1 to 4)
Sold Separately**

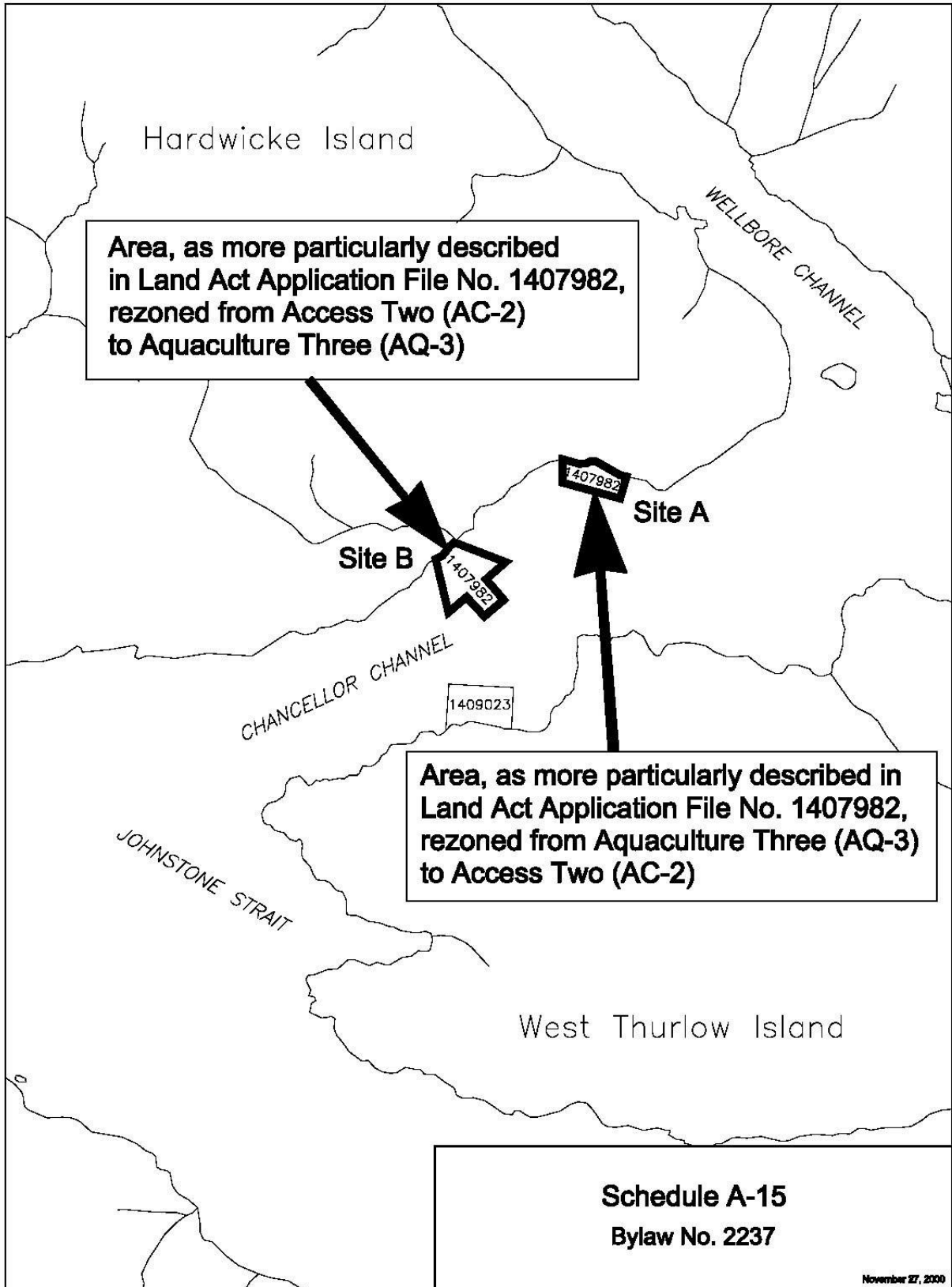


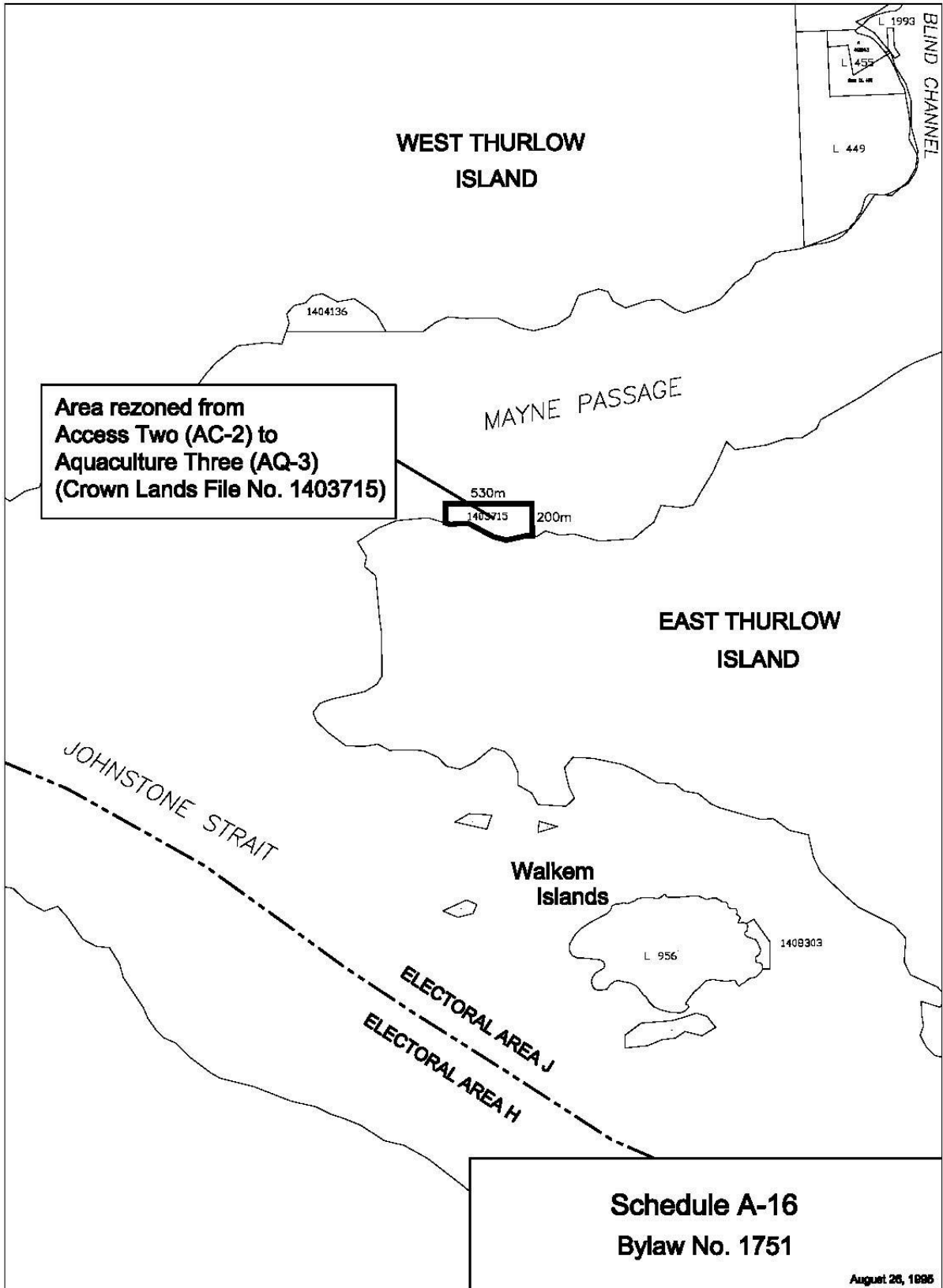


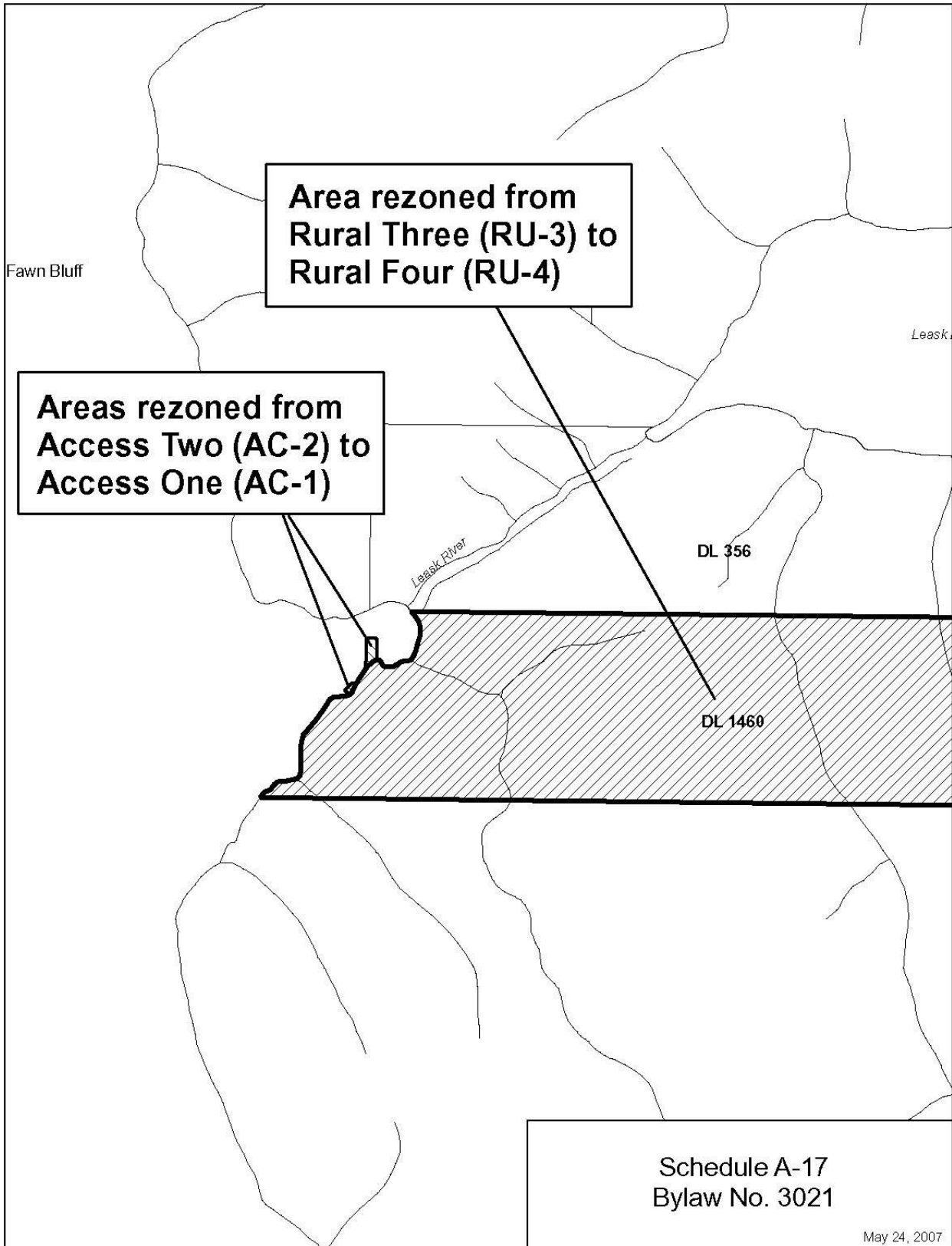


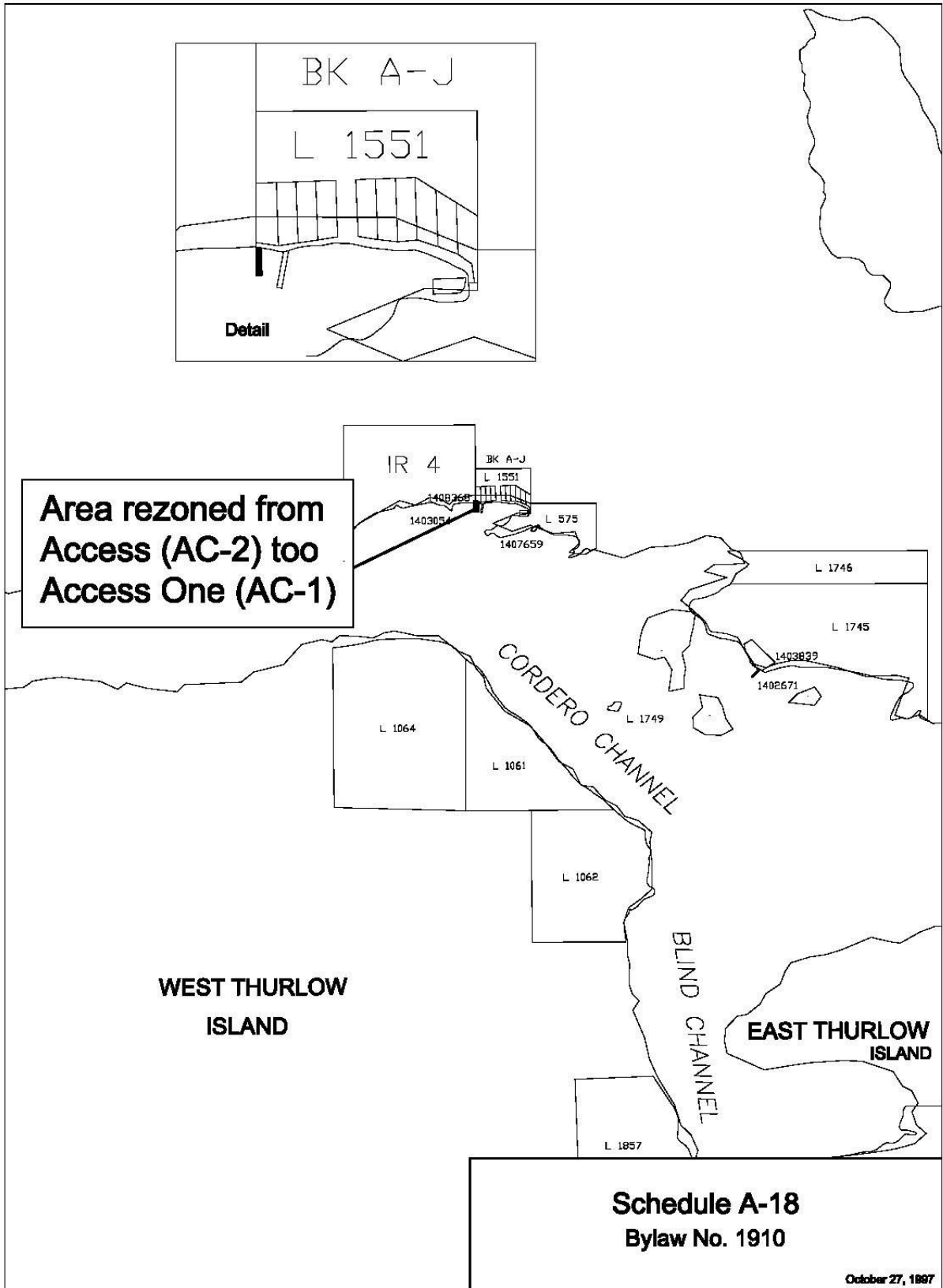


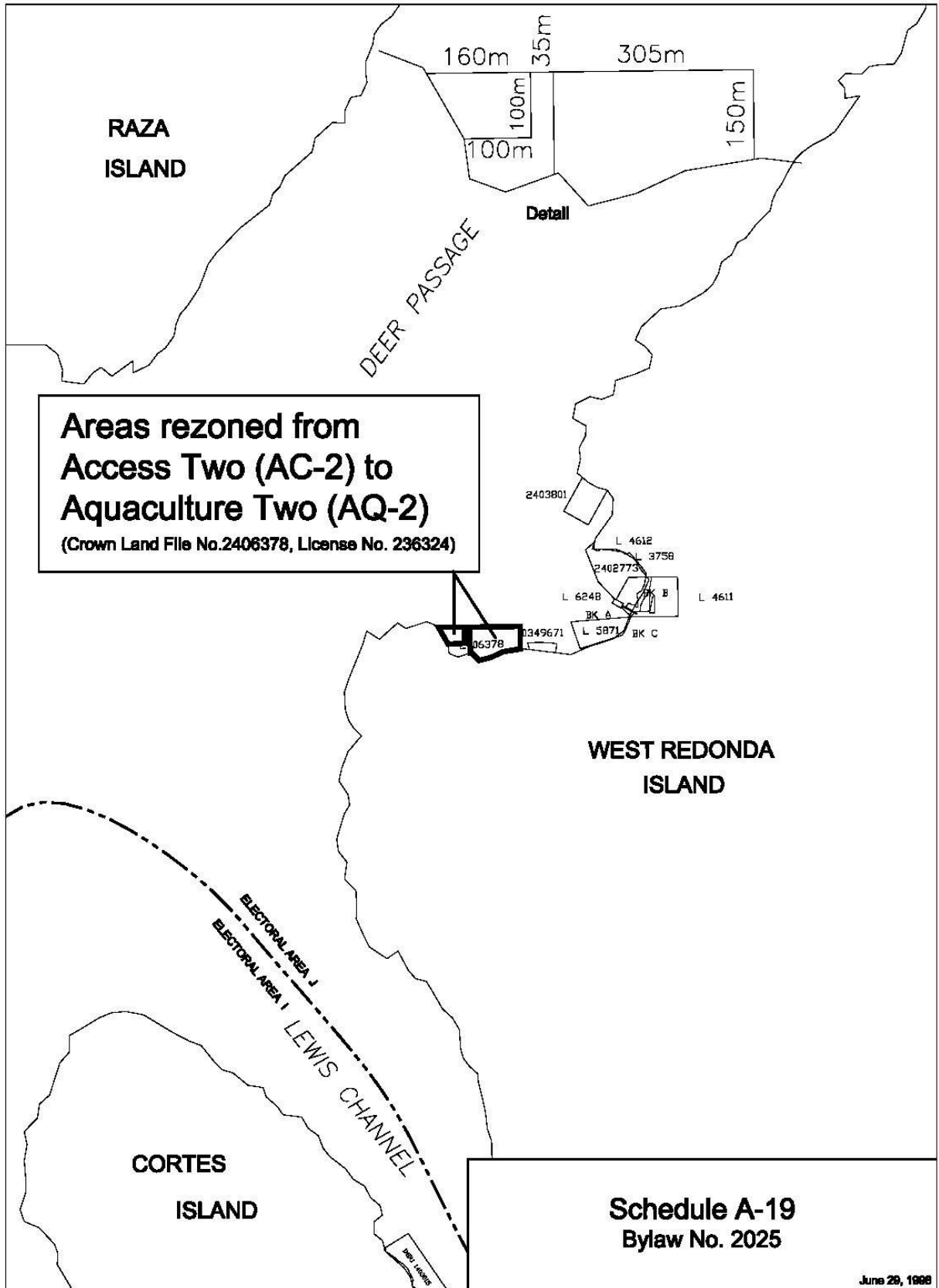


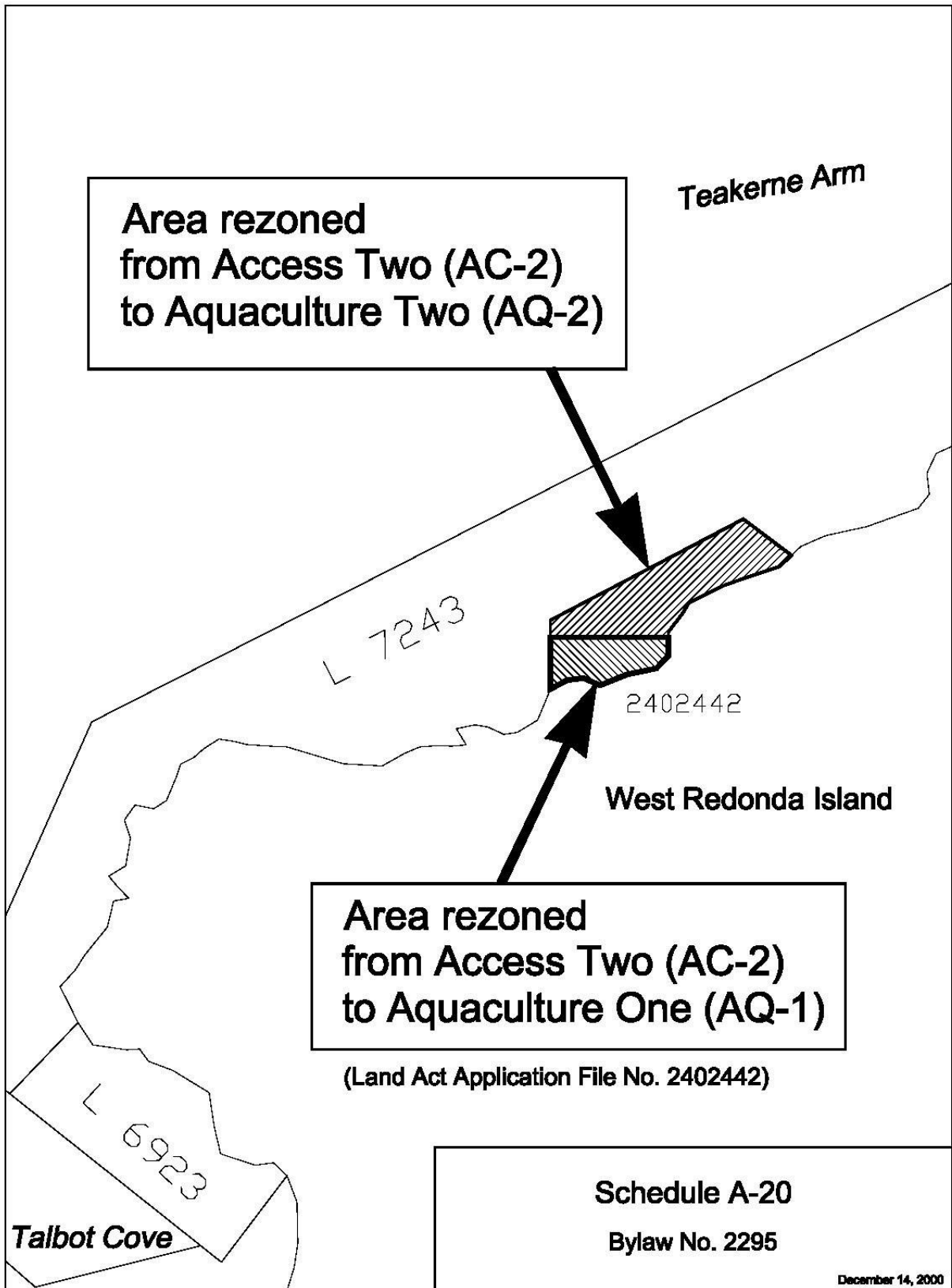


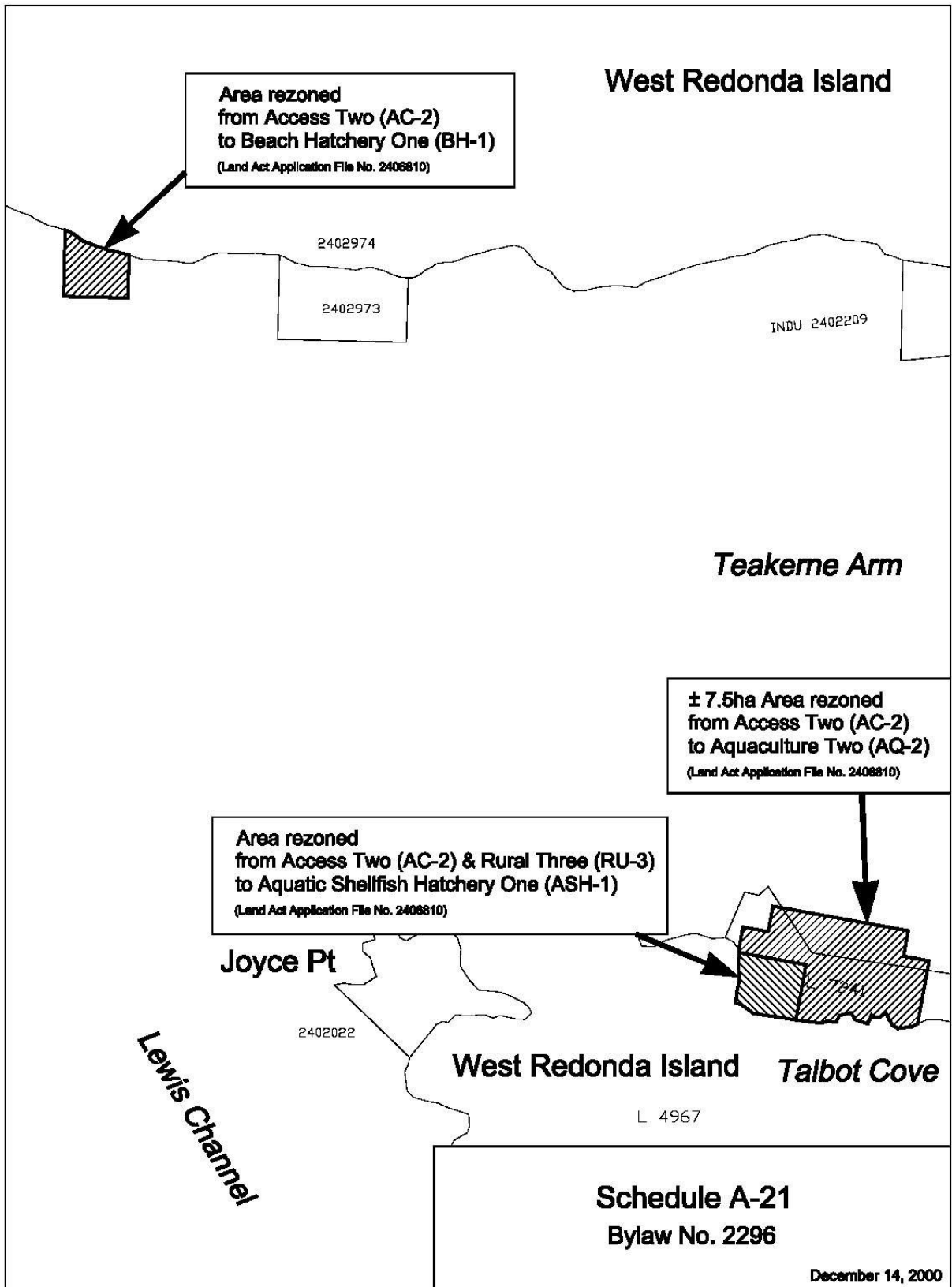


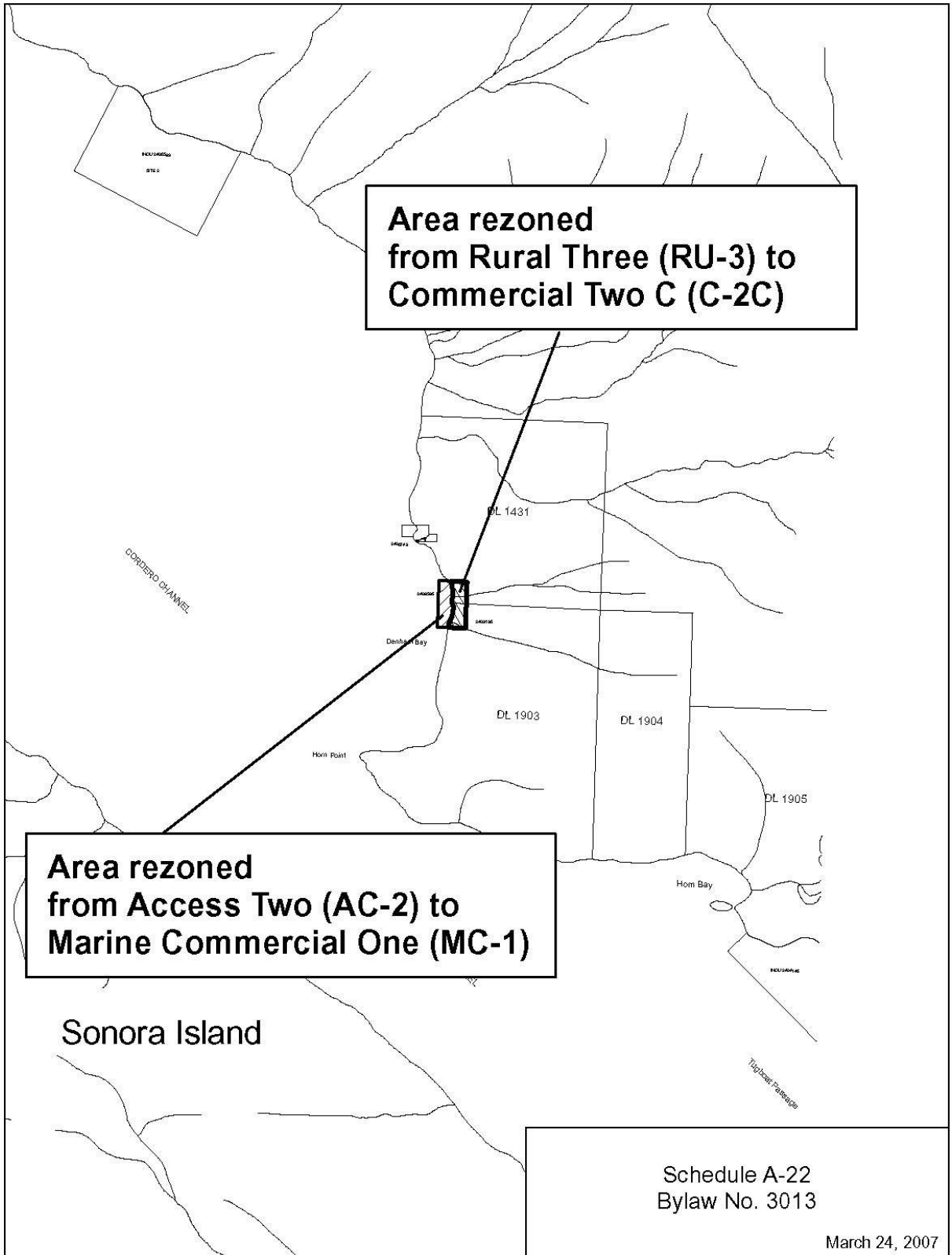


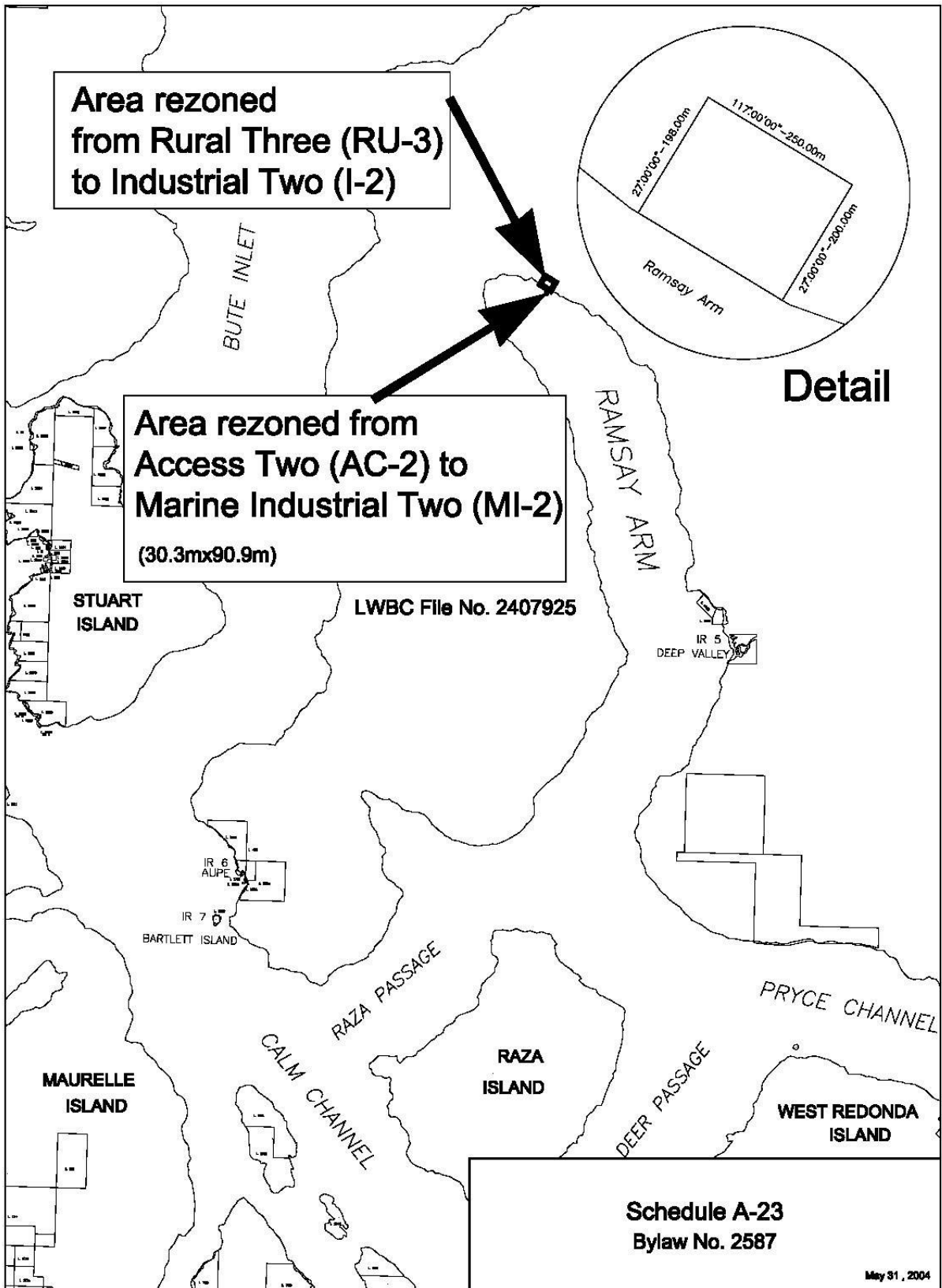


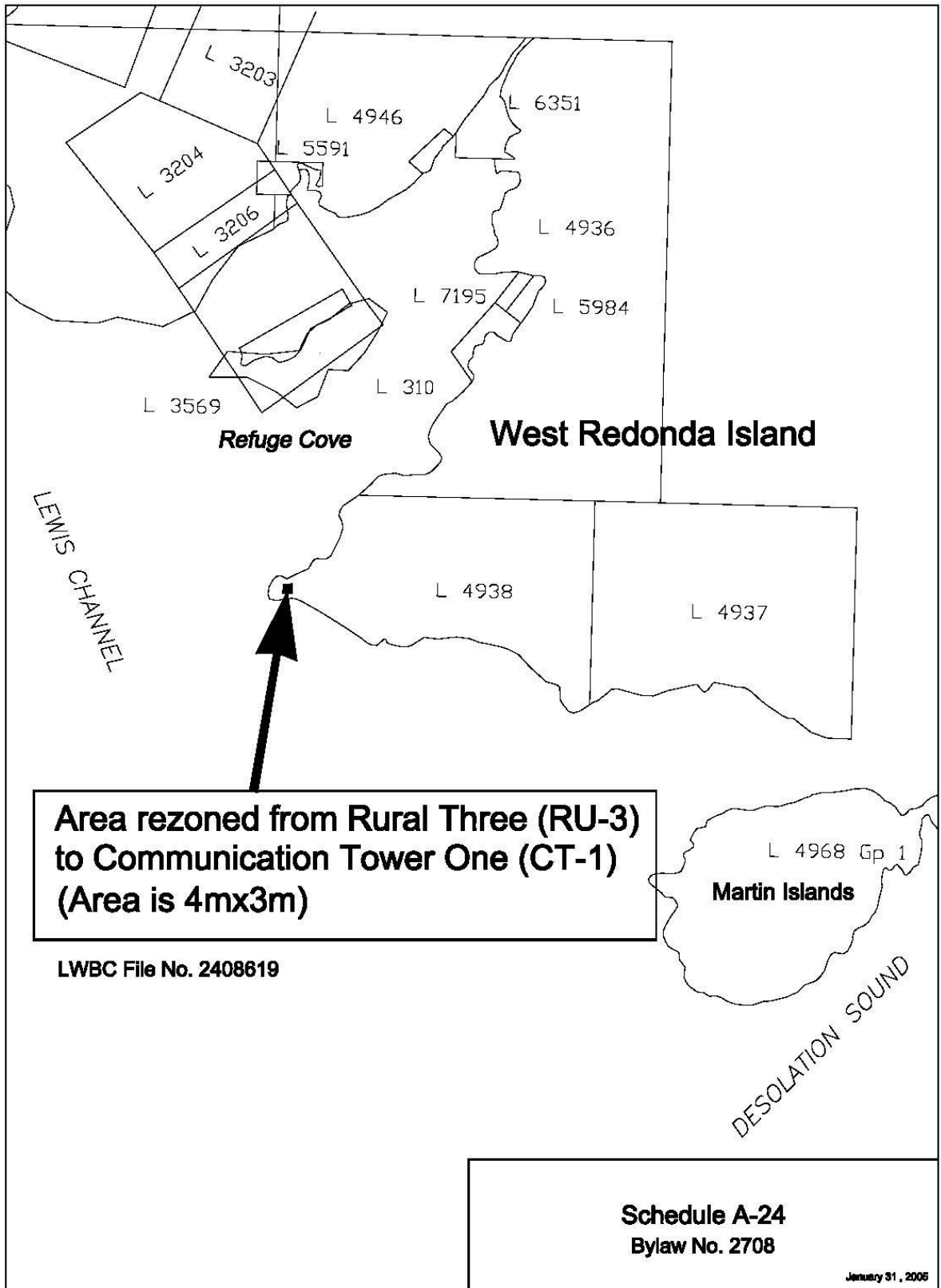


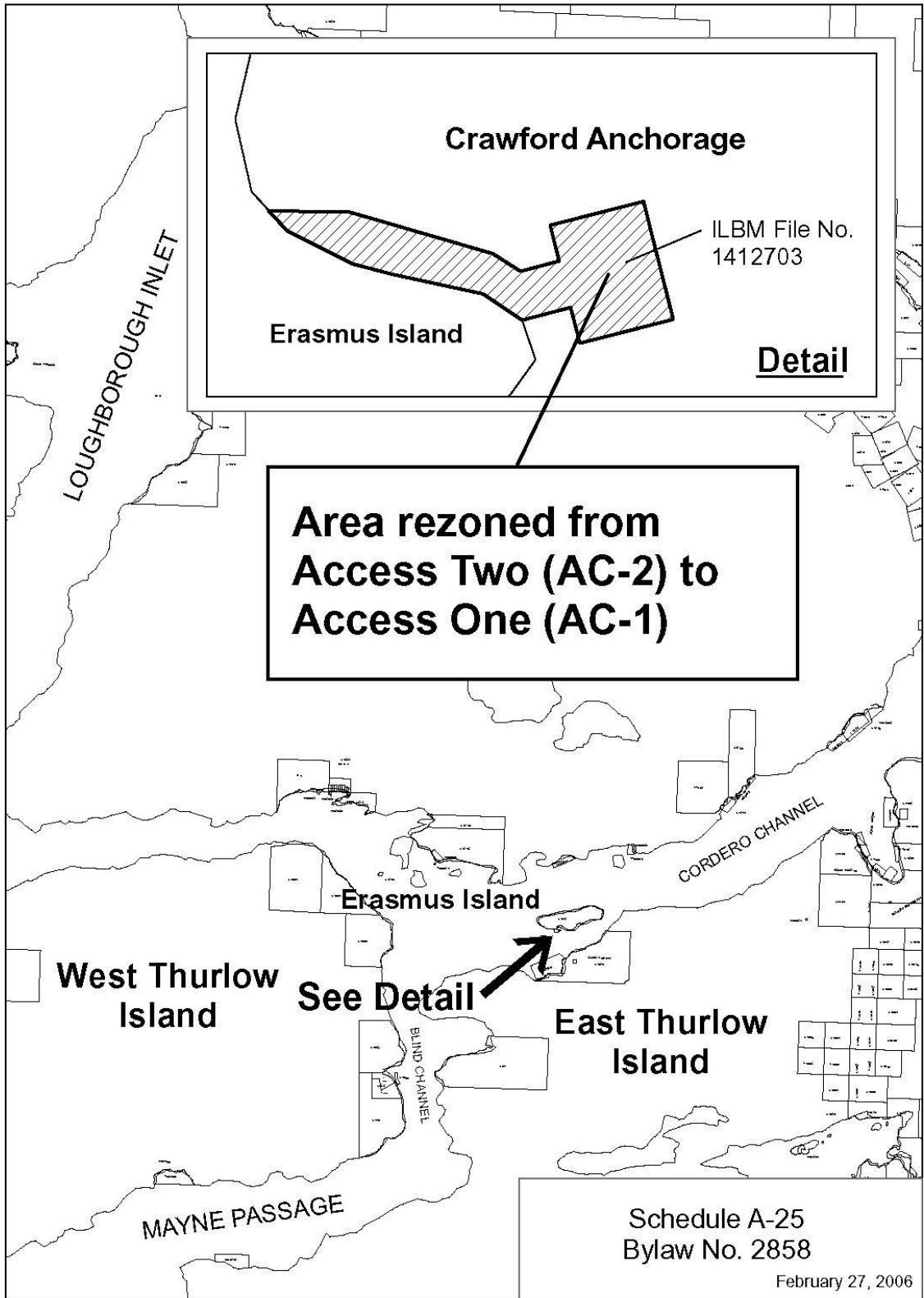


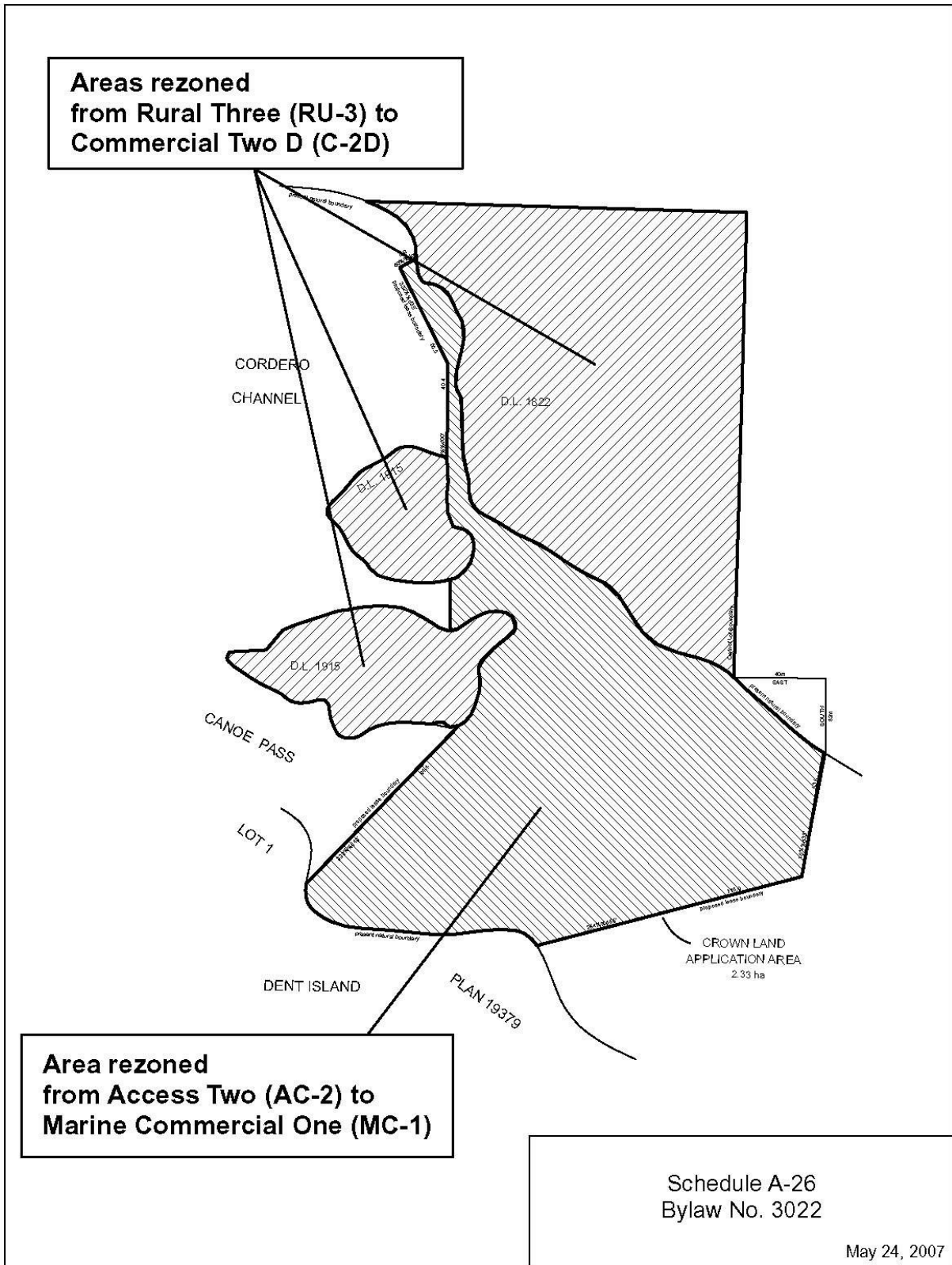


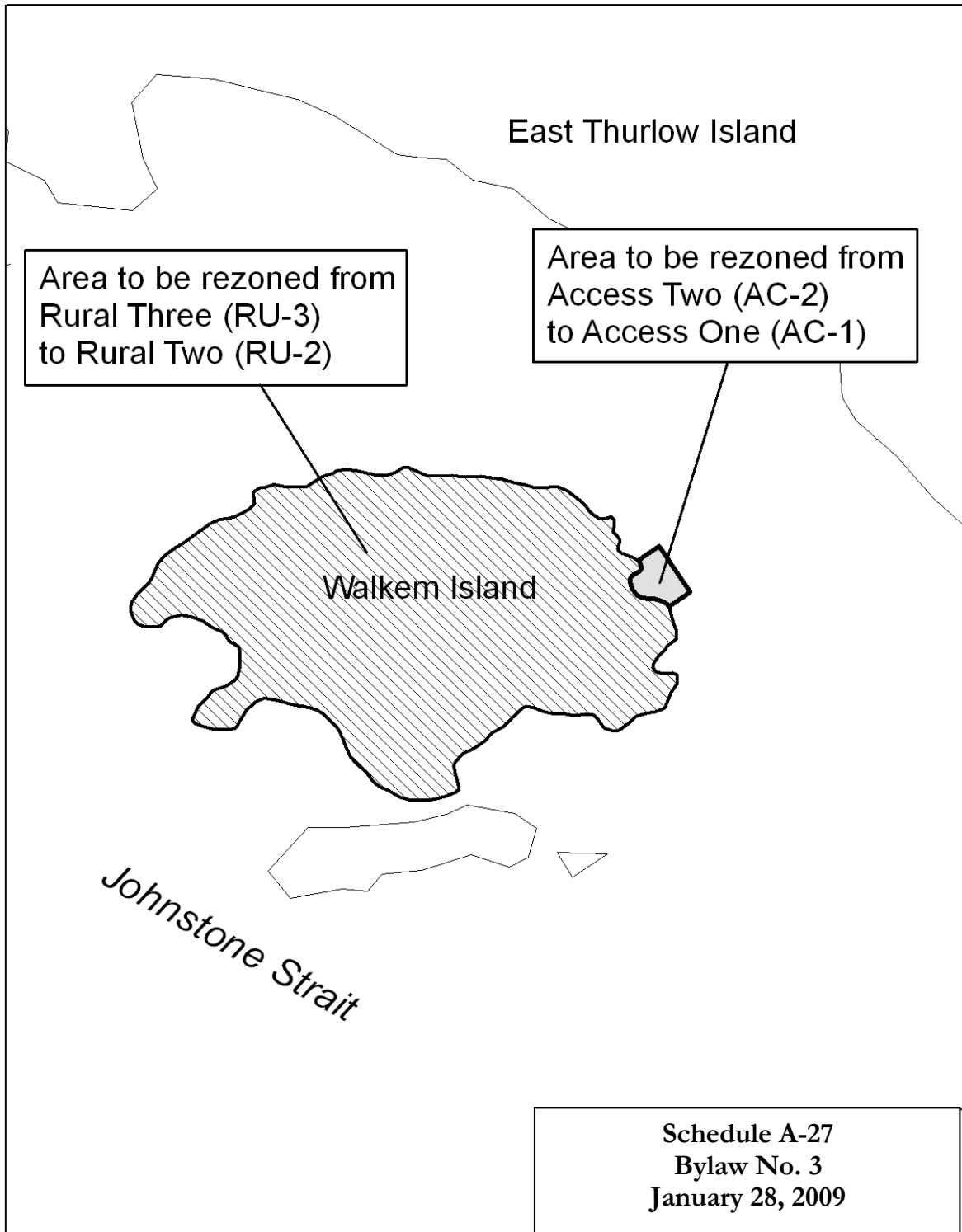


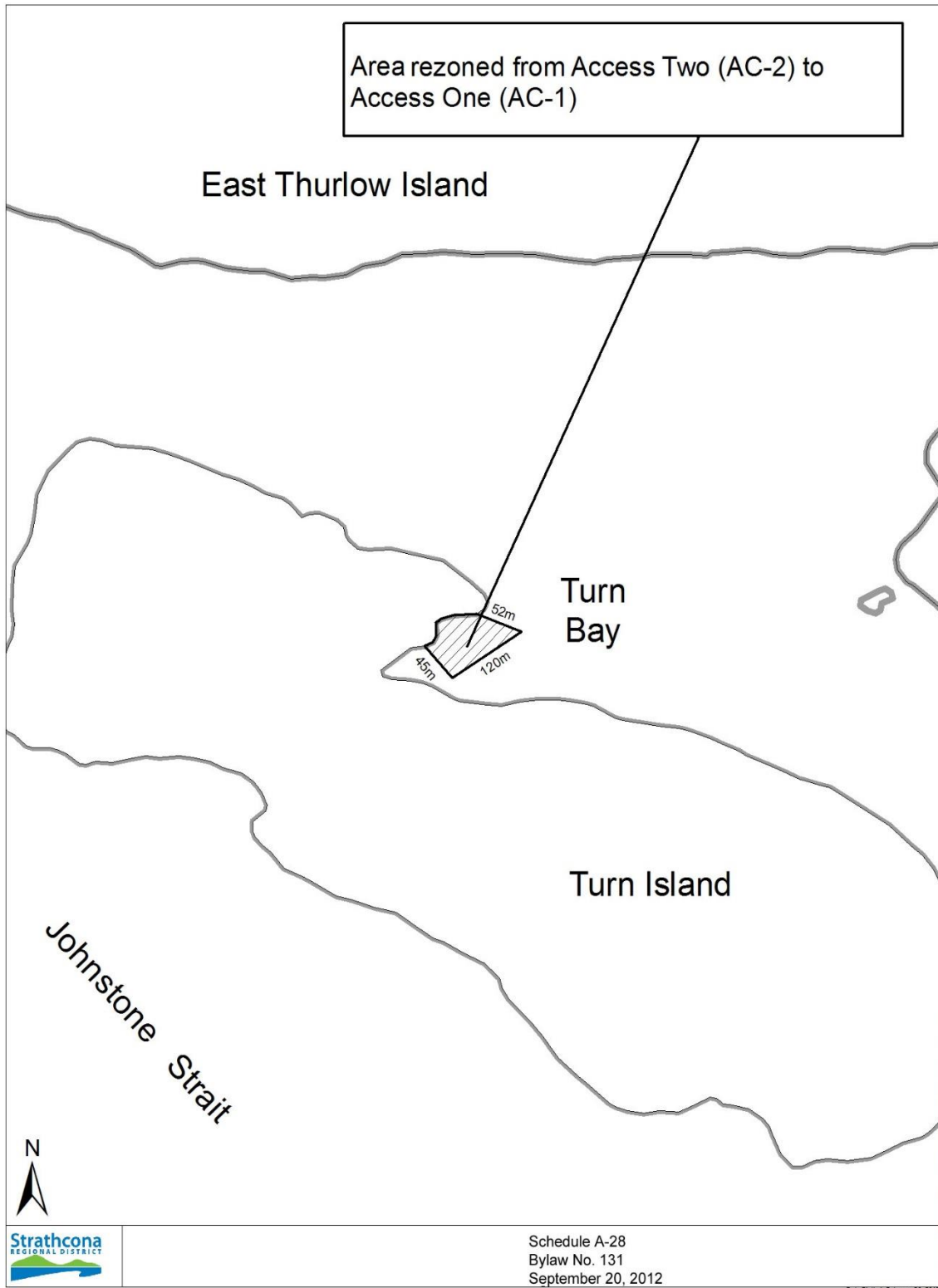


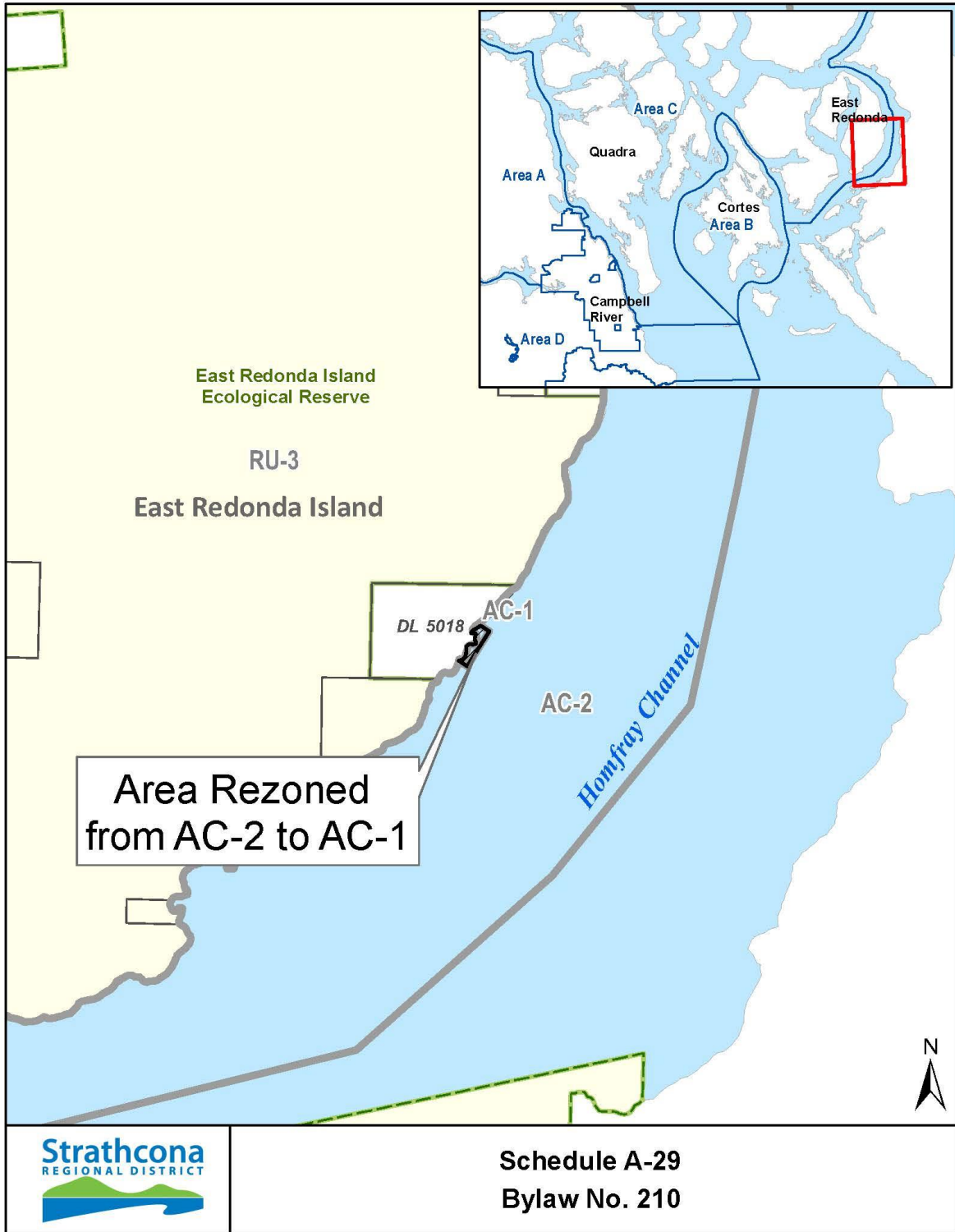


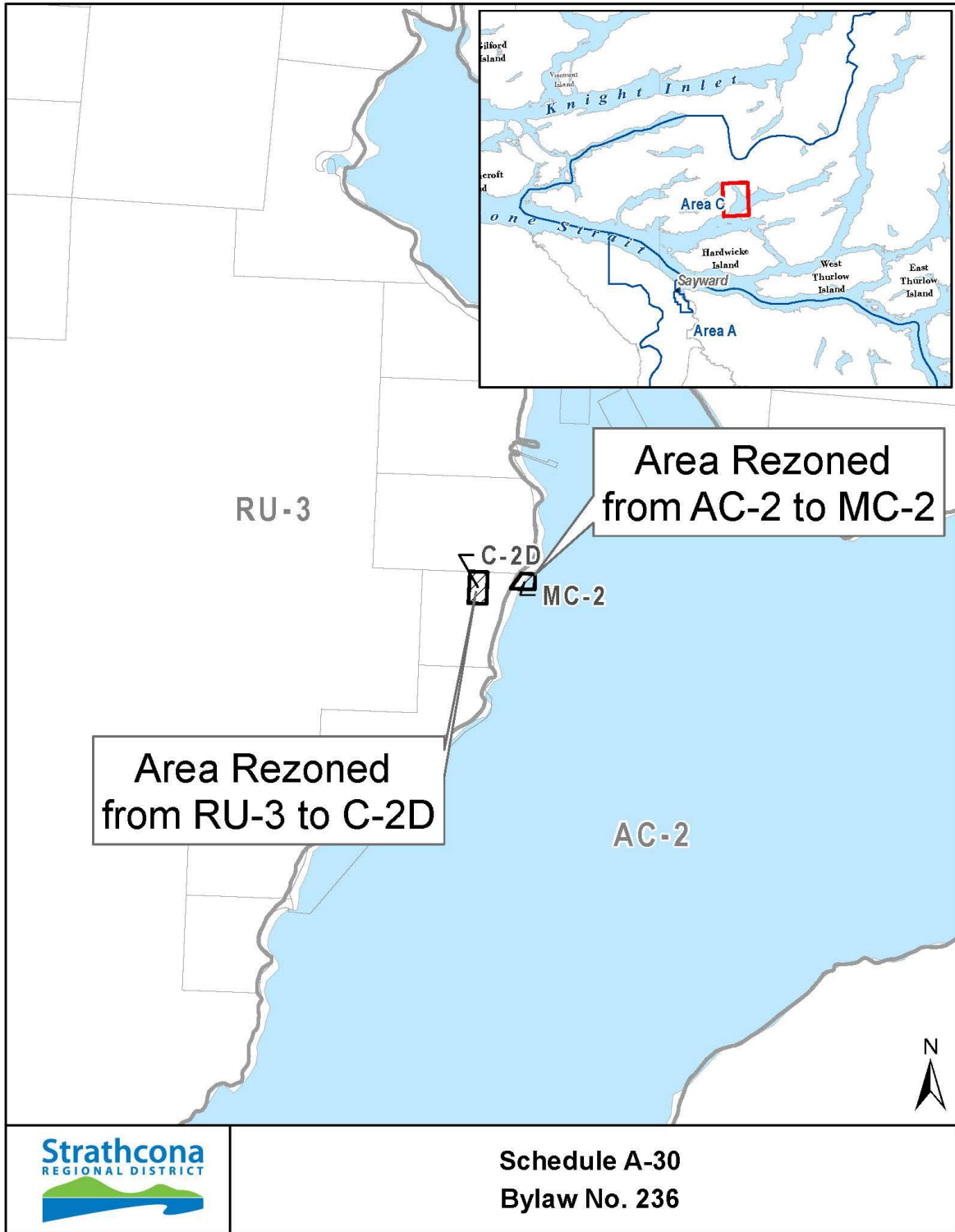


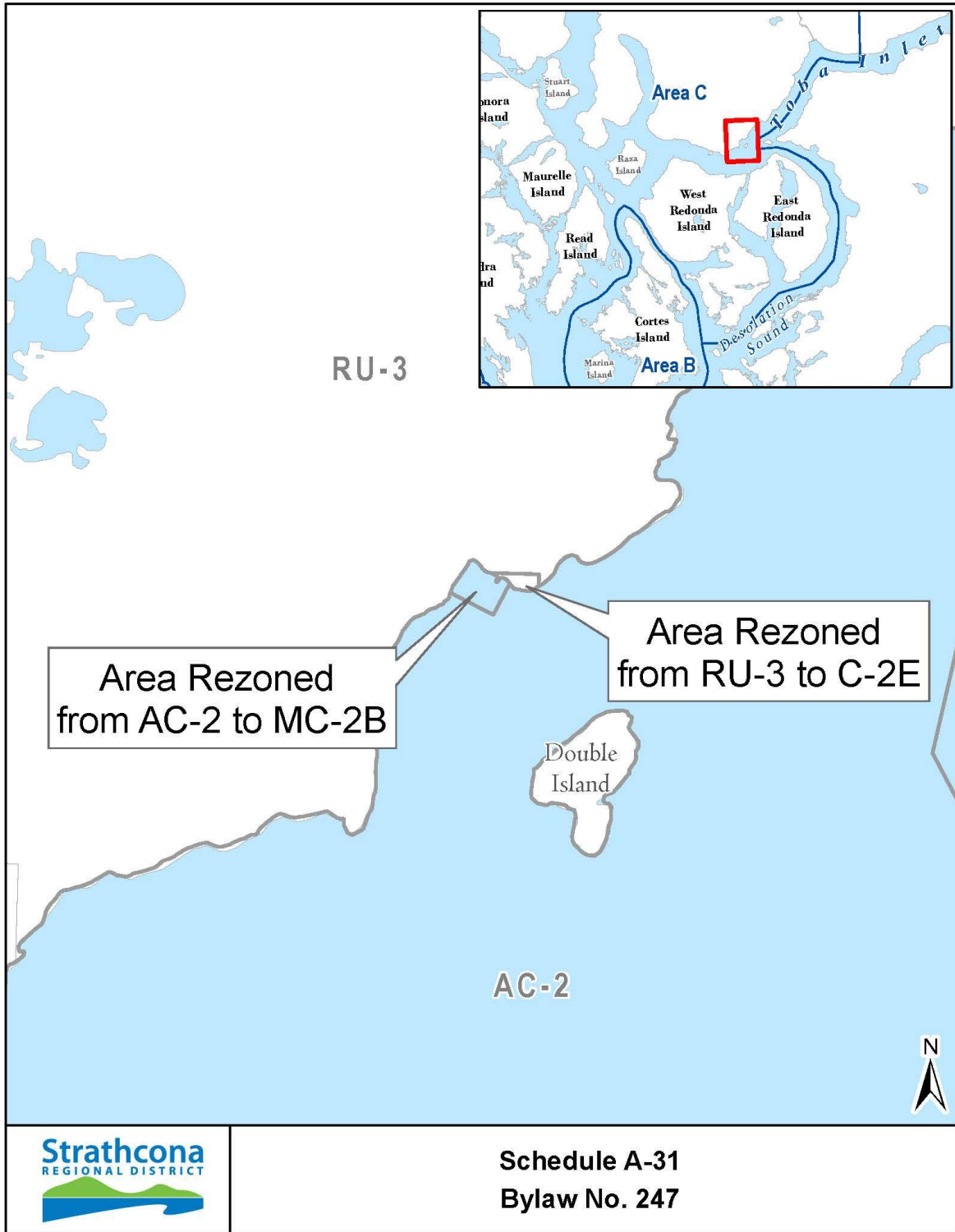


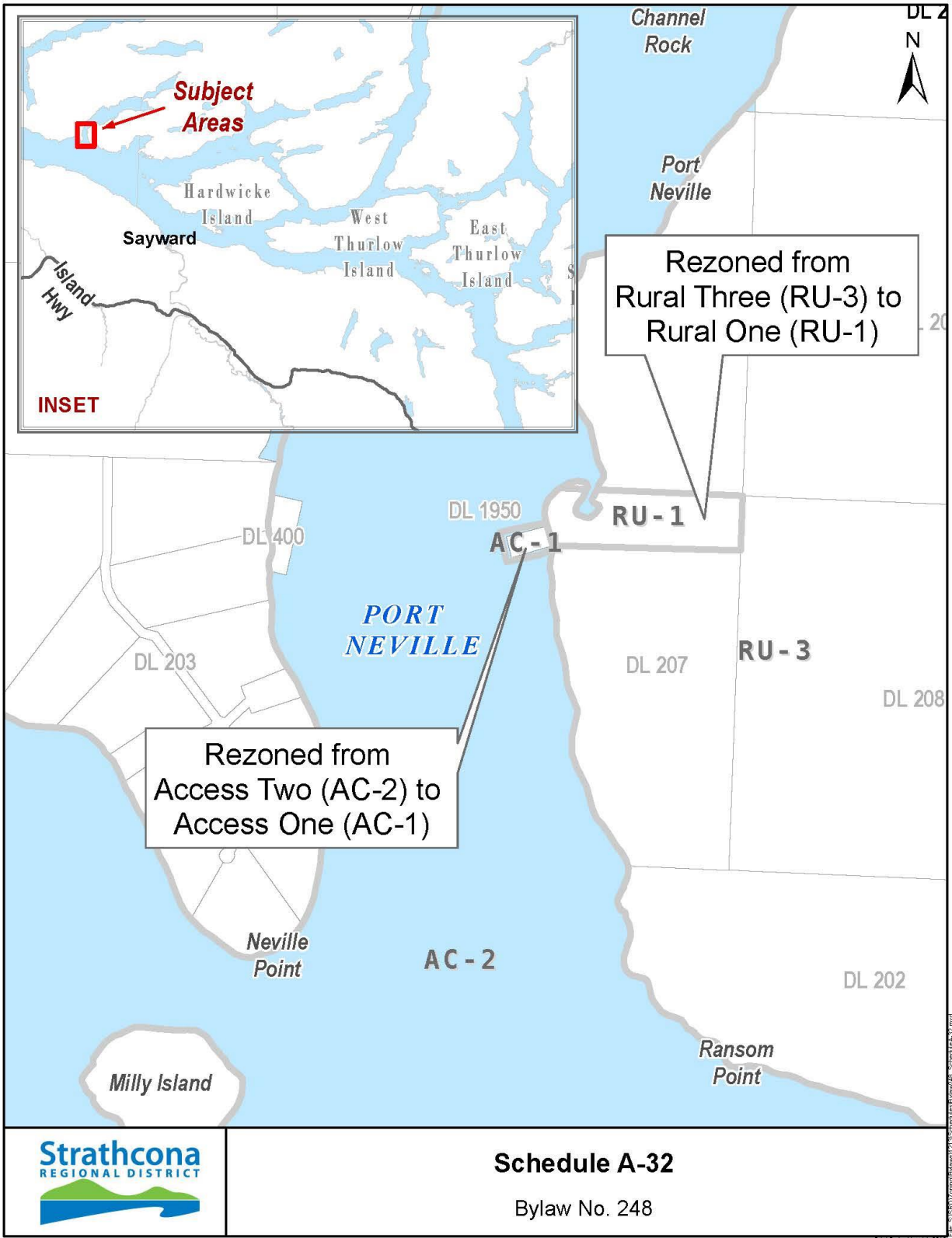




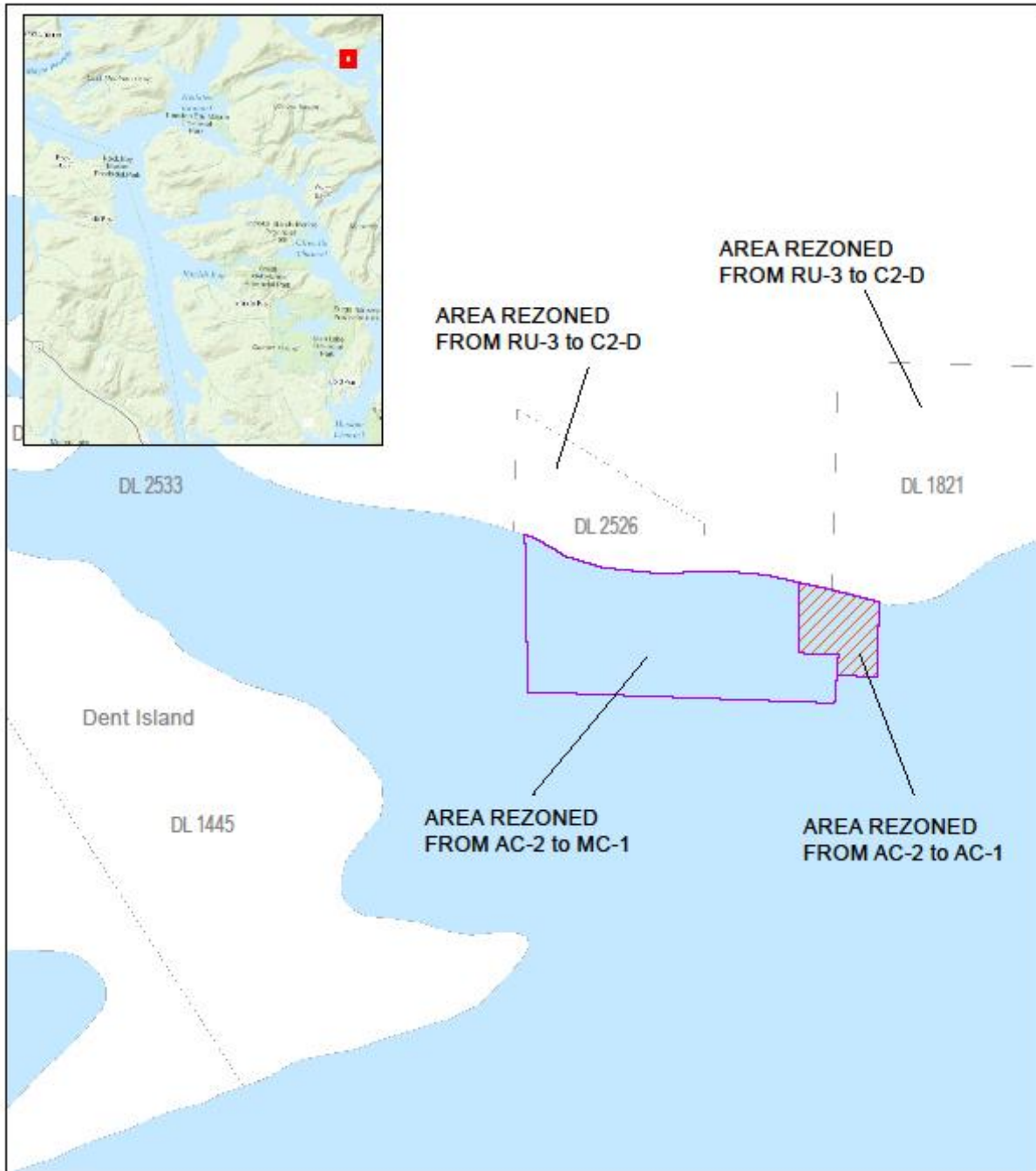








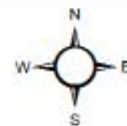


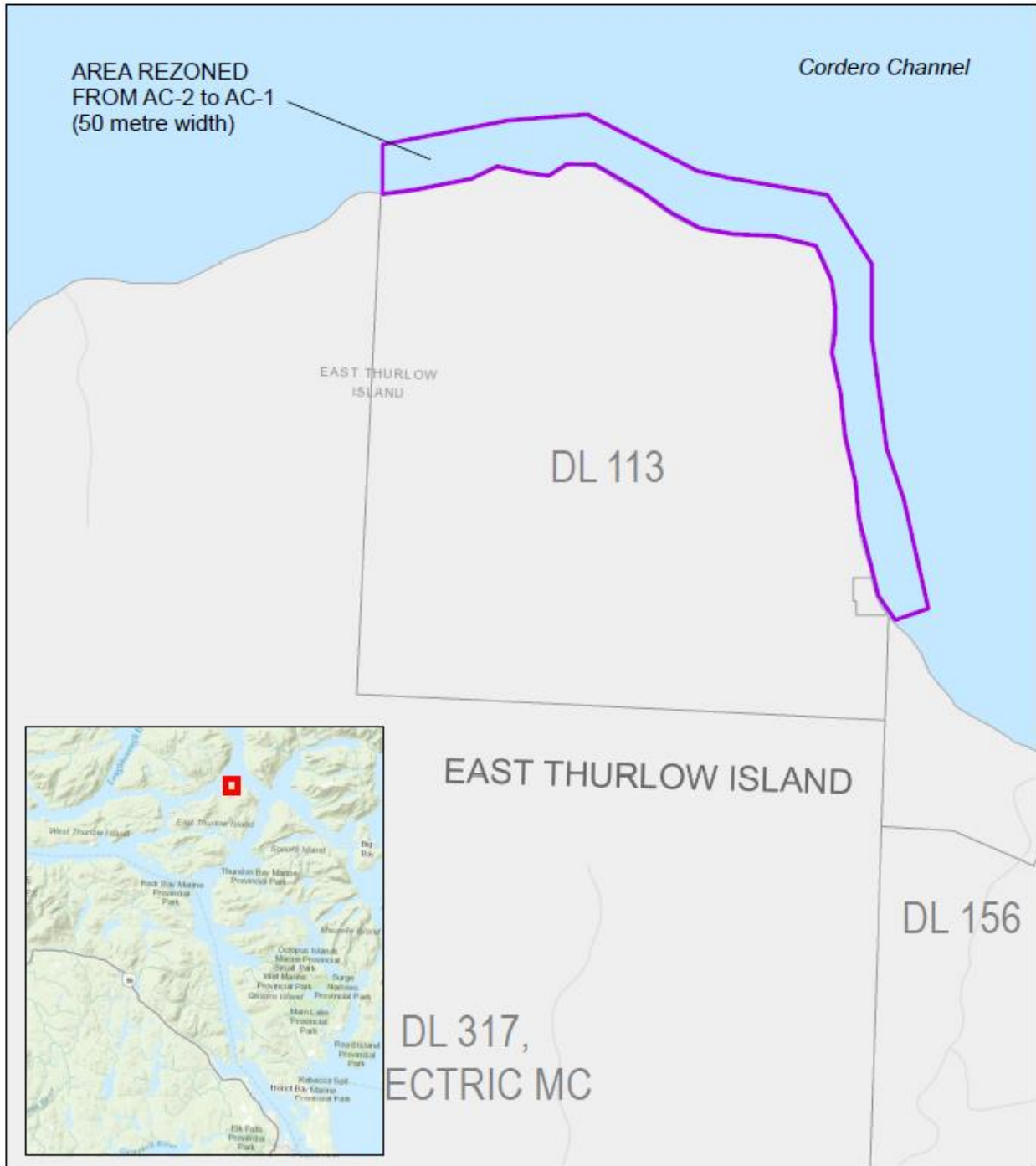


Fisherman's Landing, Area C

Schedule A-34

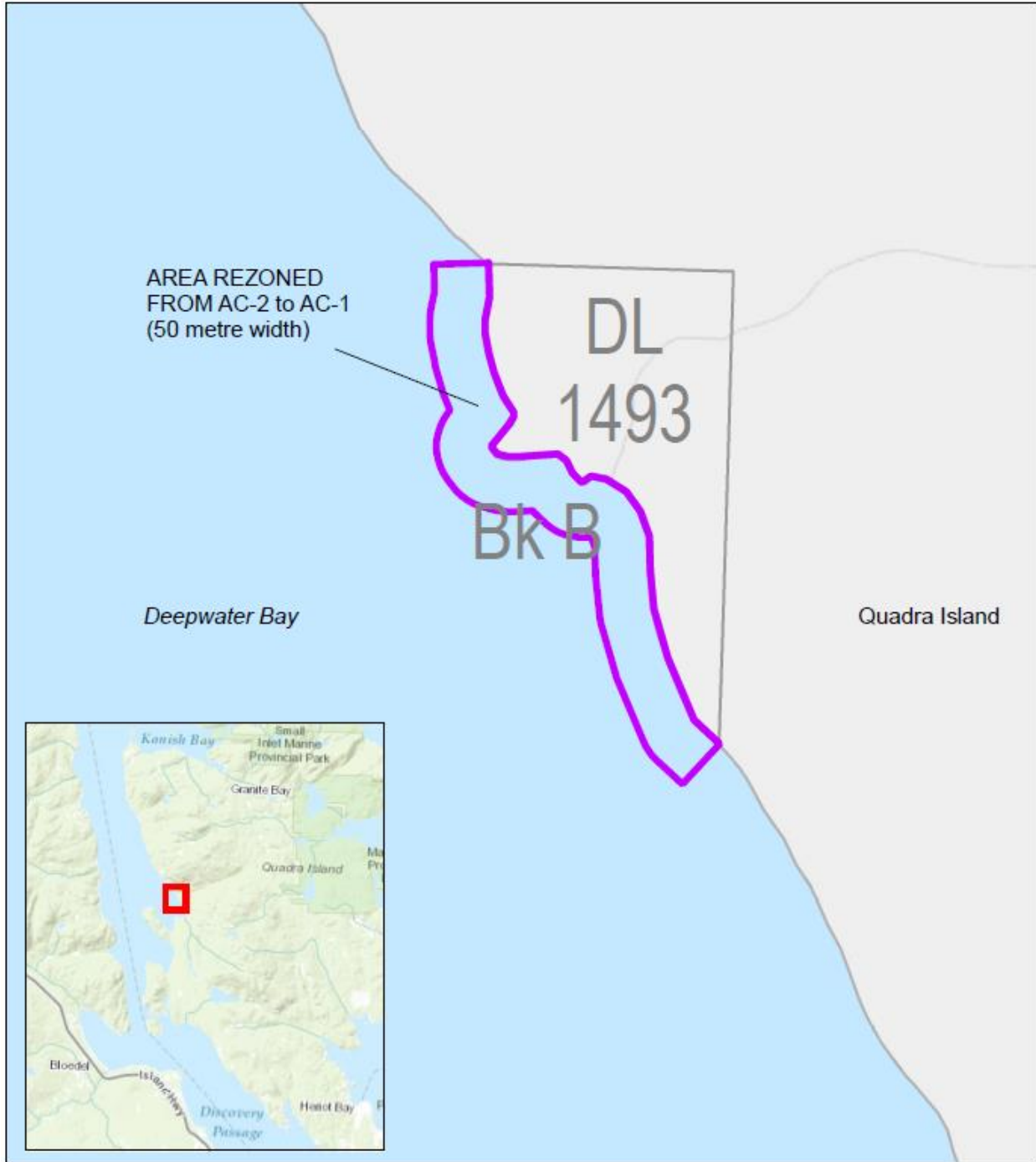
Bylaw No. 351



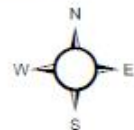


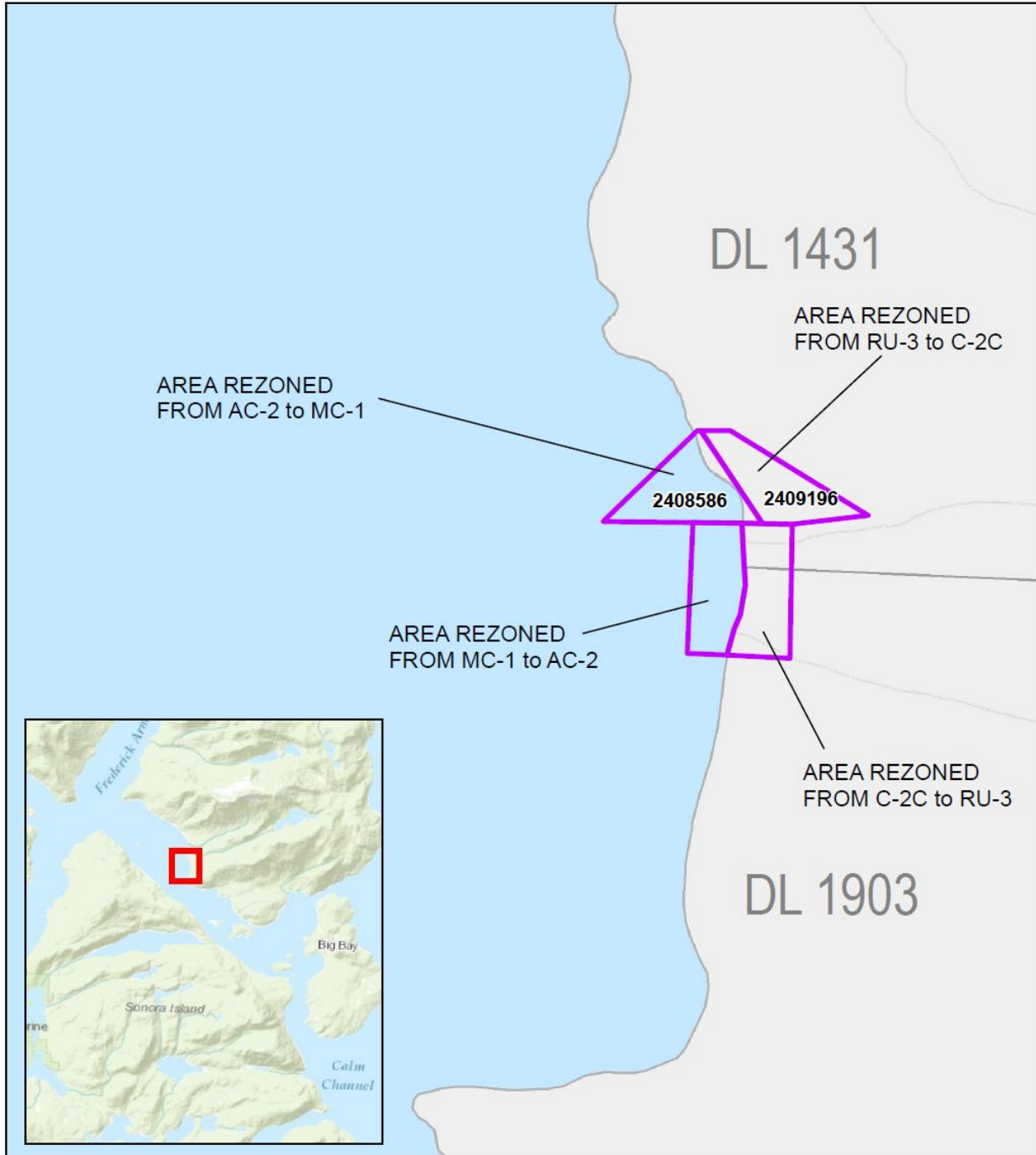
Shoal Bay Area, East Thurlow Island
Bylaw 355
Appendix 1 - Schedule A-35





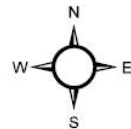
Deepwater Bay Area, Quadra Island
Bylaw 356
Appendix 1 - Amendment to Map 3
of Bylaw 1213

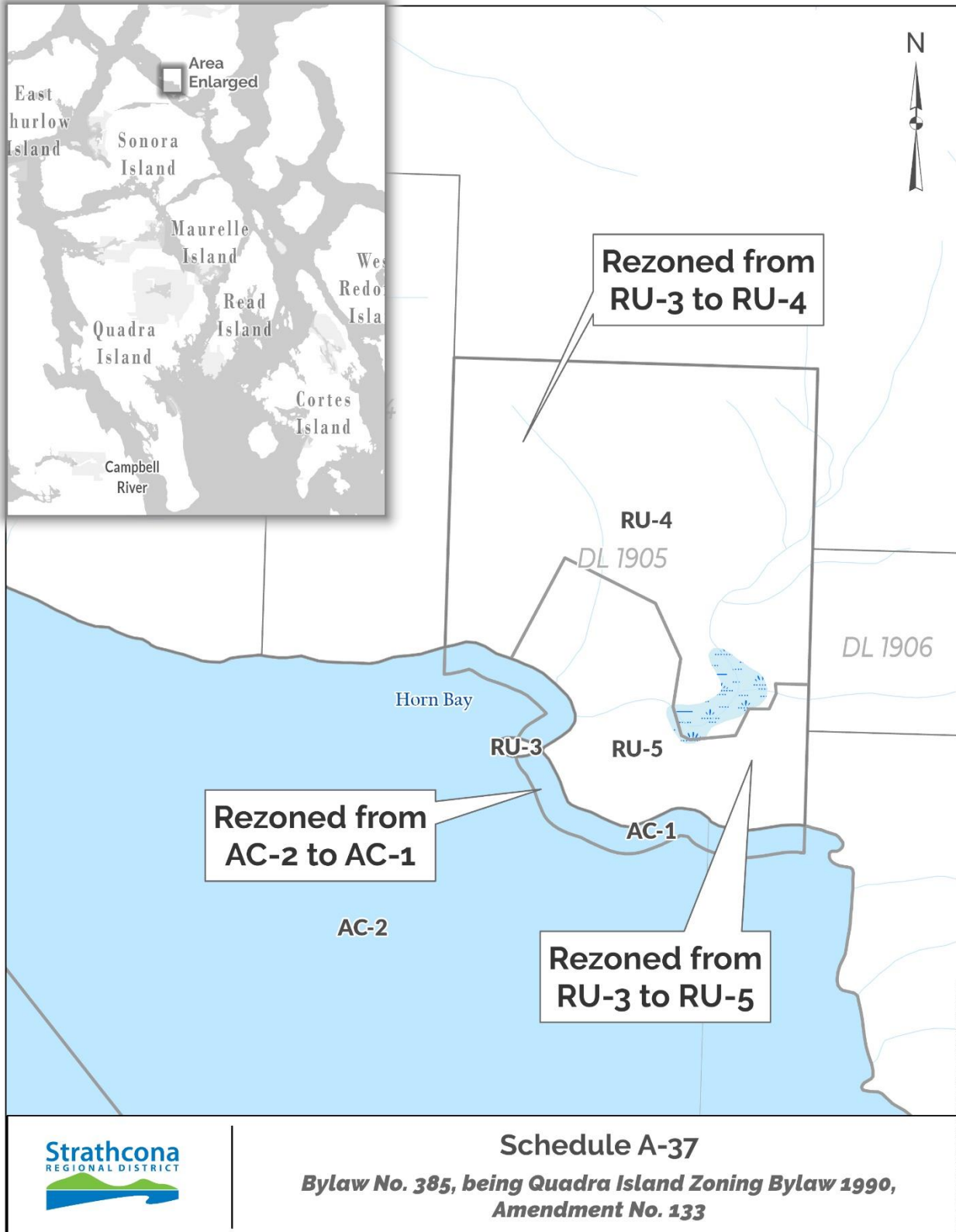




Geneau, Area C

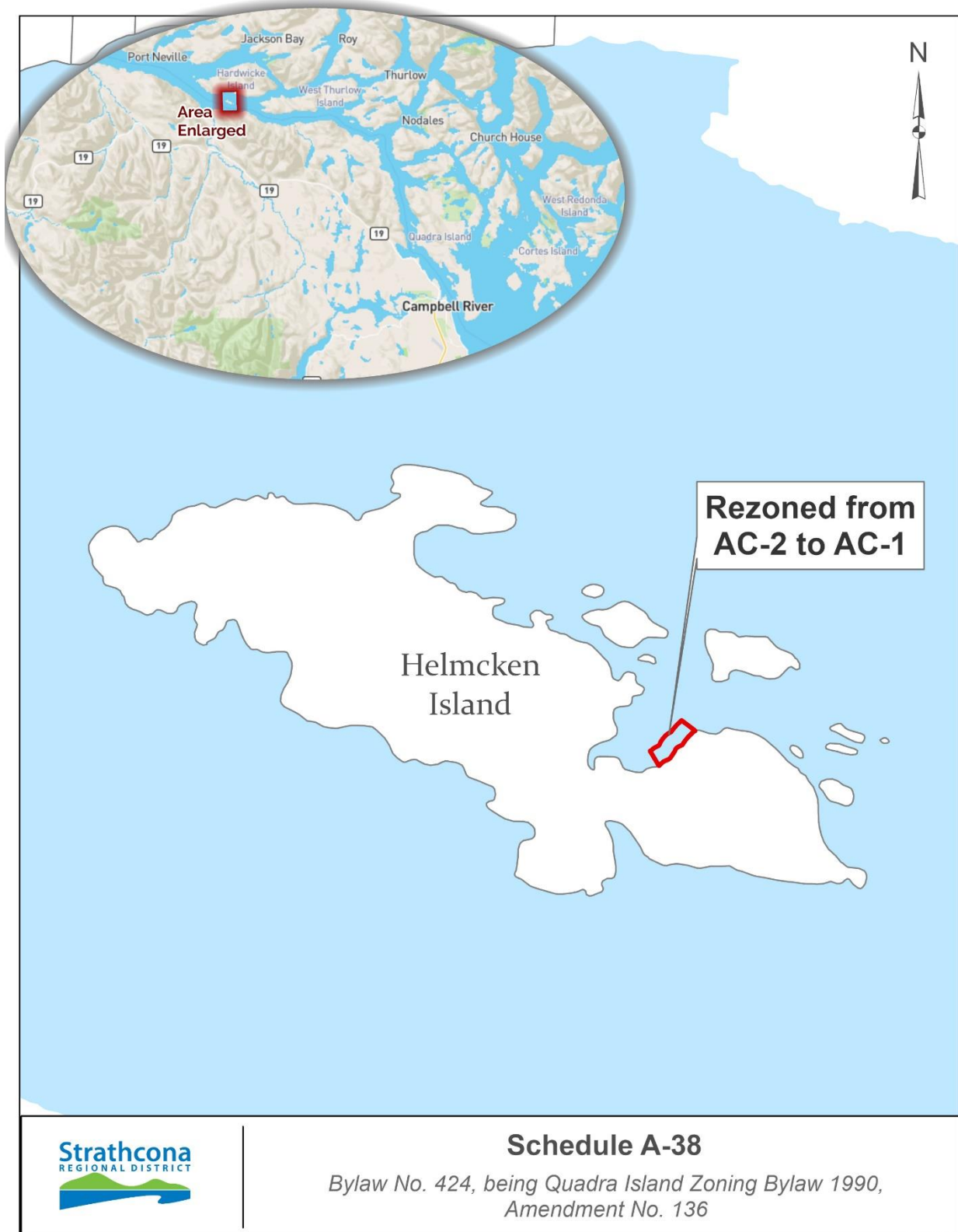
Schedule A-36
Bylaw No. 354





Schedule A-37
Bylaw No. 385, being Quadra Island Zoning Bylaw 1990, Amendment No. 133

Print Date: Feb 09, 2022



Schedule A-38
Bylaw No. 424, being Quadra Island Zoning Bylaw 1990,
Amendment No. 136