



STAFF REPORT

DATE: October 6, 2023 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: **BYLAW NO. 519 – REZONING APPLICATIONS (RZ 3D 23 (ZASCHKE), RZ 4D 23 (SPROUT), RZ 5D 23 (VERNON), RZ 6D 23 (GRACE), RZ 7D 23 (JODOUIN), RZ 8D 23 (503937 BC LTD.), RZ 9D 23 (MADER), RZ 10D 23 (503937 BC LTD.)**

PURPOSE/PROBLEM

To consider third reading and adoption of Bylaw No. 519 which proposes to rezone eight residential lots currently zoned Country Residential Four (CR-4) to Country Residential Three (CR-S) to facilitate a subdivision of each of the eight 2.0-hectare parcels into individual 1.0-hectare fee simple lots located at Neigel Crescent, Jody Lynne Way and Craig Road in Electoral Area D.

EXECUTIVE SUMMARY

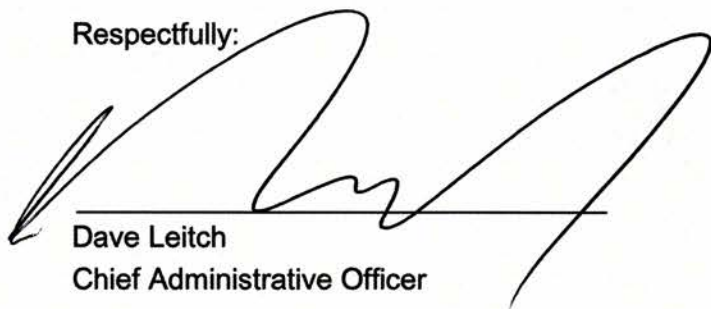
At its September 13, 2023 meeting the Board gave first 2 readings to Bylaw No. 519, and authorized the holding of a public hearing to receive input on the proposals contained therein. A public hearing was subsequently held on September 26, 2023 at the Oyster Bay Resorts Banquet Hall and the official record of that proceeding is included for receipt and information.

The recommendations below are offered on the basis that the Board may wish to proceed with adoption of the bylaw in question. If, on the other hand, it is the Board's desire to not proceed further with Bylaw No. 519, defeating a motion for third reading would be the normal and most assured method for doing so.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the report on the public hearing for Bylaw No. 519 and all related records be received.
3. THAT Bylaw No. 519 be given third reading.
4. THAT Bylaw No. 519, being Campbell River Area Zoning Bylaw 1991, Amendment No. 65, be reconsidered, finally passed and adopted.

Respectfully:

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

Dave Leitch

Chief Administrative Officer

Prepared by: B. Wasyliv, Corporate Services Assistant

Attachments: Bylaw No. 519



BYLAW NO. 519

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA D (OYSTER BAY-BUTTLE LAKE)

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area D pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1404 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 519, being Campbell River Area Zoning Bylaw 1991, Amendment No. 65.

READ A FIRST TIME ON THE 13TH DAY OF SEPTEMBER, 2023

READ A SECOND TIME ON 13TH DAY OF SEPTEMBER, 2023

PUBLIC HEARING HELD ON 26TH DAY OF SEPTEMBER, 2023

READ A THIRD TIME ON THE ____ DAY OF _____, 2023

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____ ,
2023**

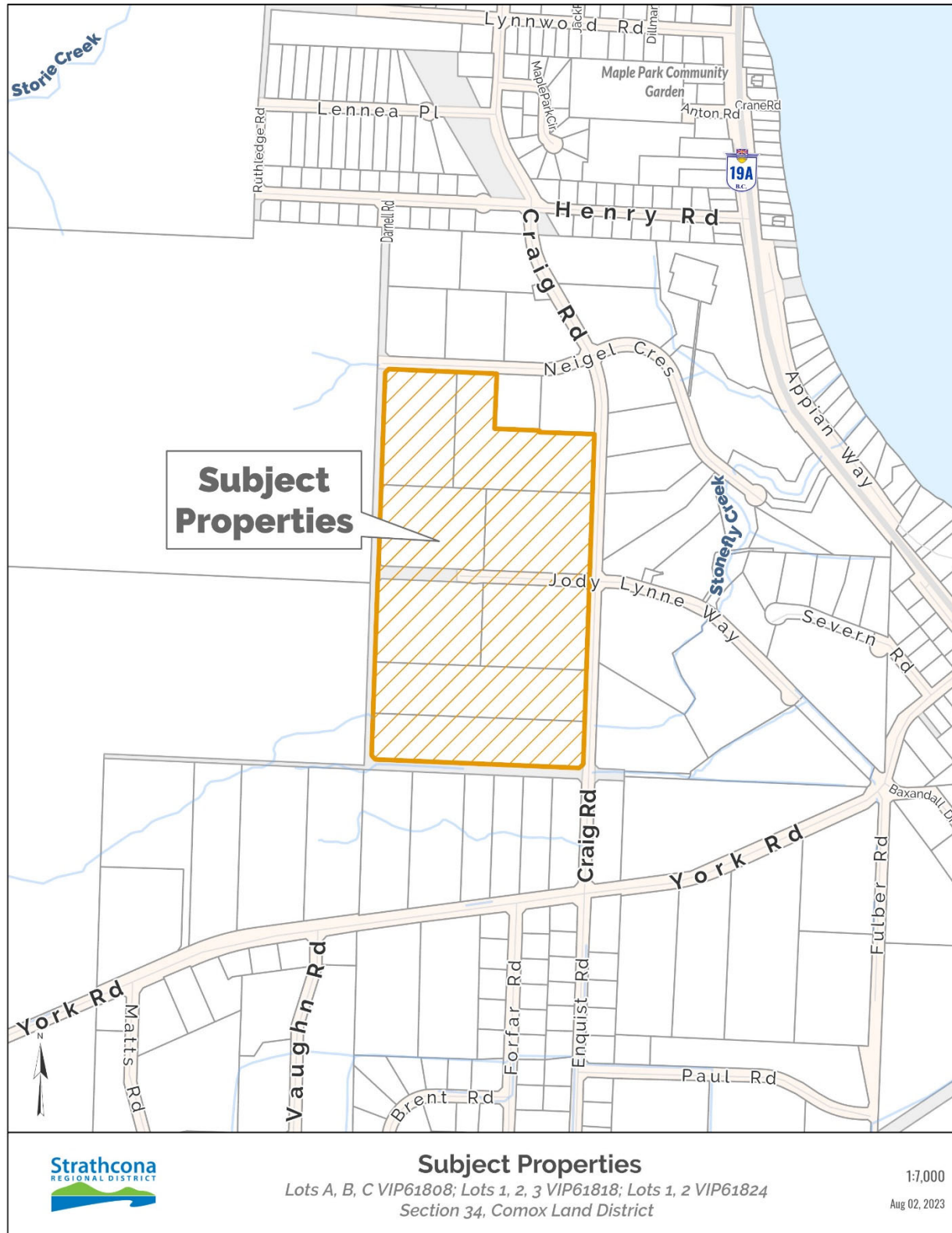
Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

1. The lands described below, as shown on the attached Appendix '1', are rezoned from Country Residential Four (CR-4) to Country Residential Three (CR-3):
 - Lot 1, Section 34, Township 4, Comox District, Plan VIP61824;
 - Lot 3, Section 34, Township 4, Comox District, Plan VIP61818;
 - Lot 1, Section 34, Township 4, Comox District, Plan VIP61818;
 - Lot C, Section 34, Township 4, Comox District, Plan VIP61808;
 - Lot 2, Section 34, Township 4, Comox District, Plan VIP61818, exc. Part in Plan VIS3306;
 - Lot B, Section 34, Township 4, Comox District, Plan VIP61808;
 - Lot A, Section 34, Township 4, Comox District, Plan VIP61808;
 - Lot 2, Section 34, Township 4, Comox District, Plan VIP61824.



Appendix '1'

Part of Schedule 'A' to Bylaw No. 519, being Campbell River Area Zoning Bylaw 1991, Amendment No. 65.

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