



STAFF REPORT

DATE: November 24, 2023

FILE: 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAW NO. 519 – ELECTORAL AREA D REZONING (ZASCHKE, SPROUT, ET AL)

PURPOSE/PROBLEM

To consider alternative courses of action for Bylaw No. 519 which proposes to rezone several parcels of land in the Craig Road area of Electoral Area D to allow subdivision of those parcels.

EXECUTIVE SUMMARY

At its October 11, 2023 meeting the Regional Board received a report on the public hearing for Bylaw No. 519 and subsequently voted to defeat the bylaw at third reading. At its following meeting the Board received additional input from the rezoning applicants and voted to reconsider its previous decision on Bylaw No. 519. Accordingly, the motion to give third reading to Bylaw No. 519 is now pending a further vote by the Board.

There are 3 options available to the Board as it further considers this matter:

Option A – THAT Bylaw No. 519 be given third reading at the December 13, 2023 Board meeting.

Option B – THAT the Board defer consideration of third reading on Bylaw No. 519 pending a further public hearing to be held at 7:00 p.m. on January 10, 2024 at the Oyster Bay Resorts Banquet Hall located at 4357 South Island Highway in Electoral Area D, and

THAT the holding of the hearing be delegated to the Director for Electoral Area D, and

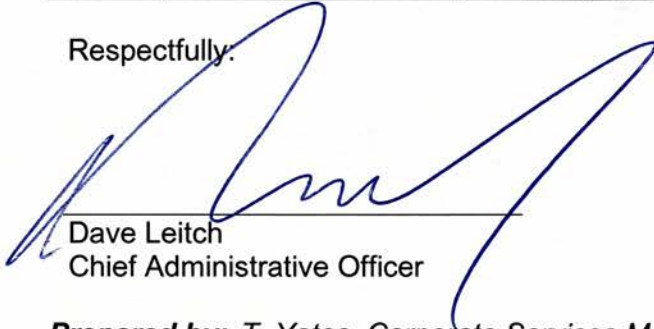
Option C – THAT the Board confirm its earlier decision and defeat Bylaw No. 519 at third reading.

The decision of how best to deal with Bylaw No. 519 should be based on a full understanding of applicable law and the implications associated with the receipt of information following the close of a public hearing. In the past, it was clearly articulated by the courts that input from the public or the applicant following the close of a public hearing would compromise the integrity of the public hearing process. A recent legal opinion has suggested that this principle is still very much alive and that allowing input from some individuals and not others could be fatal to the rezoning process. Having now received additional input from the applicants following the close of the public hearing, it is possible (in the absence of a second public hearing) that moving forward with Bylaw No. 519 could be challenged in court and, whether successful or not, that process may consume a considerable amount of time pending a court's ruling.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

Respectfully,

A large, stylized handwritten signature in blue ink, likely belonging to Dave Leitch, is written over a horizontal line.

Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: Bylaw No. 519
Copy of November 5, 2023 letters from Gary Westbrook
Copy of November 1, 2023 presentation from Peter Zaschke
Copy of October 6, 2023 report to the Regional Board
Copy of Public Hearing report on 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.

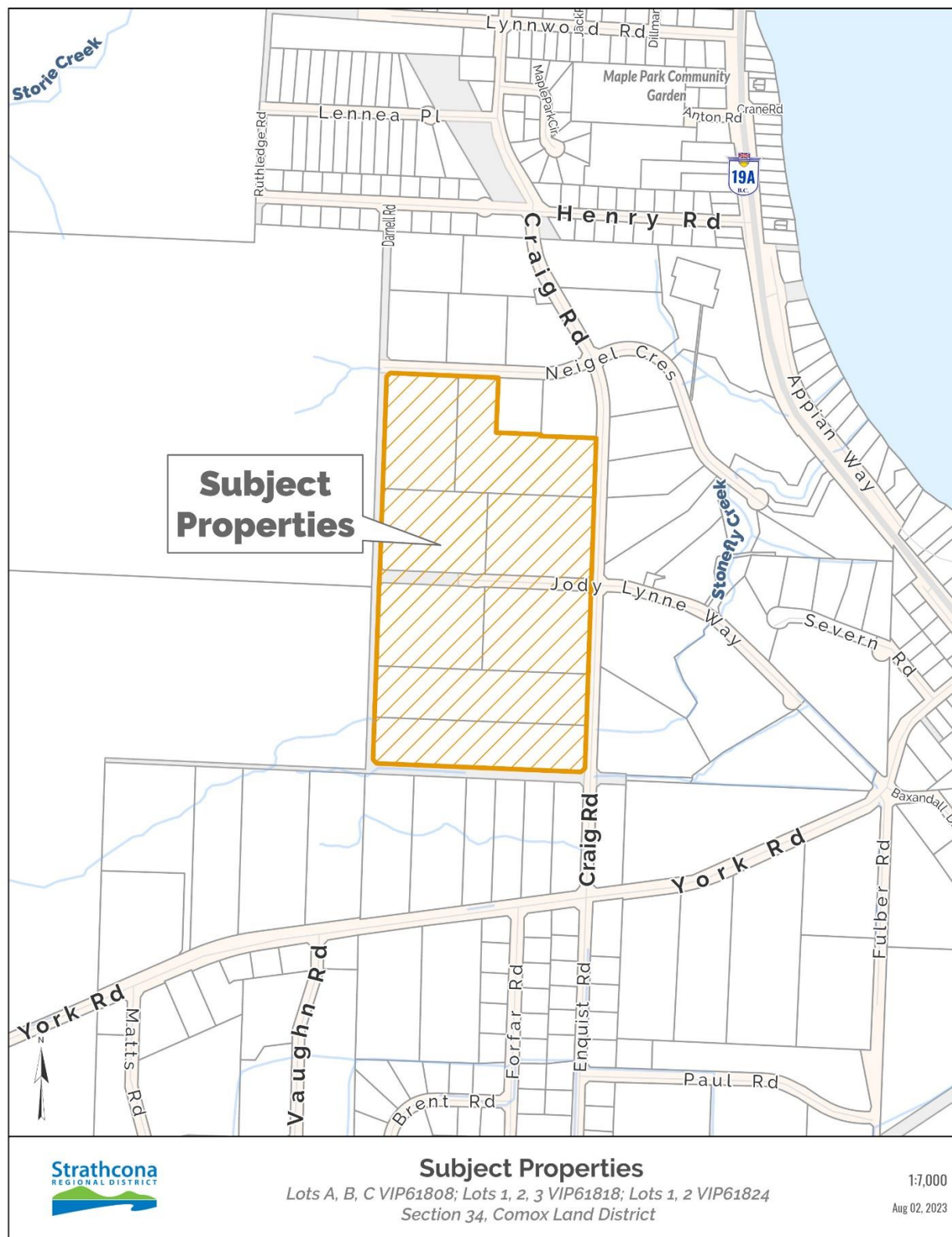
Chair

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.

From: Garry P. Westbrook <marleen@island.net>
Date: November 5th, 2023
To: Butch Carroll <bcarroll@live.ca>
Subject: **Craig Road- Rezoning from CR4 to CR3
Bylaw #519**

✓
Dear Gerald Whalley & Robyn Mawhinney,

I am sending this letter to request that you may reconsider your position of the Eight (8) properties on Craig Road to be Rezoned to CR3. As one of the owners of the properties I would like to appeal this decision as I believe this would be the best outcome for future families wanting to assist their children to be on same property, as it is known that young families cannot afford to join the Housing Market due to high prices and high interest rates. Also this would definitely help in the lack of Rental Properties.

It would be appreciated to receive a detailed explanation as to the reason behind the decision of this Zoning change was denied.

Thank you for your attention to this matter.

Sincerely Garry P. Westbrook



From: Garry P. Westbrook <marleen@island.net>
Date: November 5th, 2023
To: Butch Carroll <bcarroll@live.ca>
Subject: **Craig Road- Rezoning from CR4 to CR3**
Bylaw #519

Dear Gerald Whalley & Robyn Mawhinney,

I am sending this letter to request that you may reconsider your position of the Eight (8) properties on Craig Road to be Rezoned to CR3. As one of the owners of the properties I would like to appeal this decision as I believe this would be the best outcome for future families wanting to assist their children to be on same property, as it is known that young families cannot afford to join the Housing Market due to high prices and high interest rates. Also this would definitely help in the lack of Rental Properties.

It would be appreciated to receive a detailed explanation as to the reason behind the decision of this Zoning change was denied.

Thank you for your attention to this matter.

Sincerely Garry P. Westbrook



Submission to SRD

Hello everyone.

1. My name is Peter Zaszke and I live at 4068 Craig Rd, and I am one of the applicants with bylaw 519.
2. Thanks for allowing me to speak speak on behalf of the 8 property owners who have applied for Re-zoning through bylaw 519.
3. At this time, I would like to say that we were very surprised when we heard that the re-zoning of the 8 properties was turned down at the Oct 11 meeting. I would like to understand the reasoning behind the rejection as there was little opposition through the entire process.
4. There were 2 other applications for Rezoning at the same meeting and both of those were passed.

5. **At the public meeting** on Sept 26th for Bylaw 519 there was very little resistance to the rezoning and most of the letters were positive, some wanted CR3A but in general there was little opposition. Written submissions were 18 yes, 7 for 3A, and 3 NO. for a total of 28 responses.
6. **Of the 21 properties** that were notified by the SRD only 3 responded wanting a CR3A zoning. There were no response from the other 18 notified property owners.
7. For the people that are concerned about Density, which there were 11. I would like to say that the difference between CR4, CR3 and CR3A would be the addition of 16 secondary dwellings of 50 sq M3 in size.

8. These secondary dwellings are only 50 sq M3 in size. This sizing of which is approx 20' X 25' or 538 sq ft. Which would mean that in all likely hood there would only be 1 person living in this carriage house as these would be very small. With that said, that would be an increase in density of approx. 16 people.
9. With the CR4 zoning we currently have, we could have 2 homes on the property with 3,4,5, or more bedrooms and be way over the additional 16 added density from Carriage houses.
10. This proposal would help address the housing shortage identified in the SRD's **2022 Housing Needs Report for Electoral Area D. This report projects that a 22% growth rate for permanent Area D households over the next 6 years.**

11. From the applicant's point of view, along with the provincial and Federal governments, Density is exactly what is required! We can no longer sit in our homes and ignore what is happening around us and think we can be an Island. So, to speak.
12. This rezoning is far from being a city subdivision, as some of whom I have talked to have stated. This zoning is compliant and supported by the OCP, along with other developments in our area that have been approved with similar sizing and zoning, setting the precedent.
13. **In my way of thinking, turning down development proposals threatens the SRD's chance of it's Housing Accelerator Fund application being successful and could cost it a potential award of up to \$640,000.00 that could be put towards housing initiatives in the future.**

14. We the applicants aren't developers! We are homeowners and have already spent tens of thousands of dollars on this process through the SRD alone, and it would be a shame for SRD internal issues to cause this application to fail especially when the area director has supported this rezoning from the start.

15. In closing, I would like to say thanks for listening to us and at this point ask that the directors which voted against the re-zoning application to consider putting forward a motion of reconsideration and that they consider and adopt Bylaw 519.

16. Thanks for your time.



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

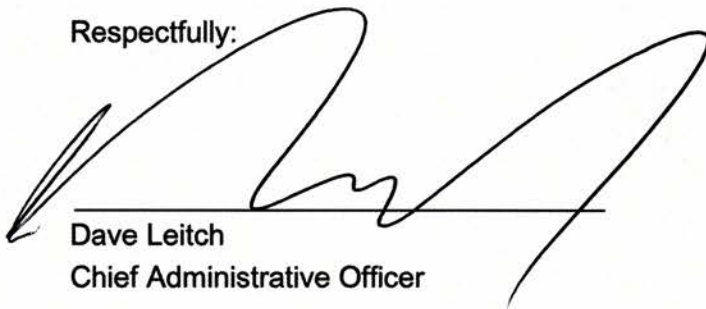
At its September 13, 2023 meeting the Board gave first 2 readings to Bylaw No. 519, and authorized the holding of a public hearing to receive input on the proposals contained therein. A public hearing was subsequently held on September 26, 2023 at the Oyster Bay Resorts Banquet Hall and the official 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 handwritten signature in black ink, appearing to read 'Dave Leitch', is written over a horizontal line.

Dave Leitch
Chief Administrative Officer

Prepared by: B. Wasyliv, Corporate Services Assistant

Attachments: Bylaw No. 519

COPY



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

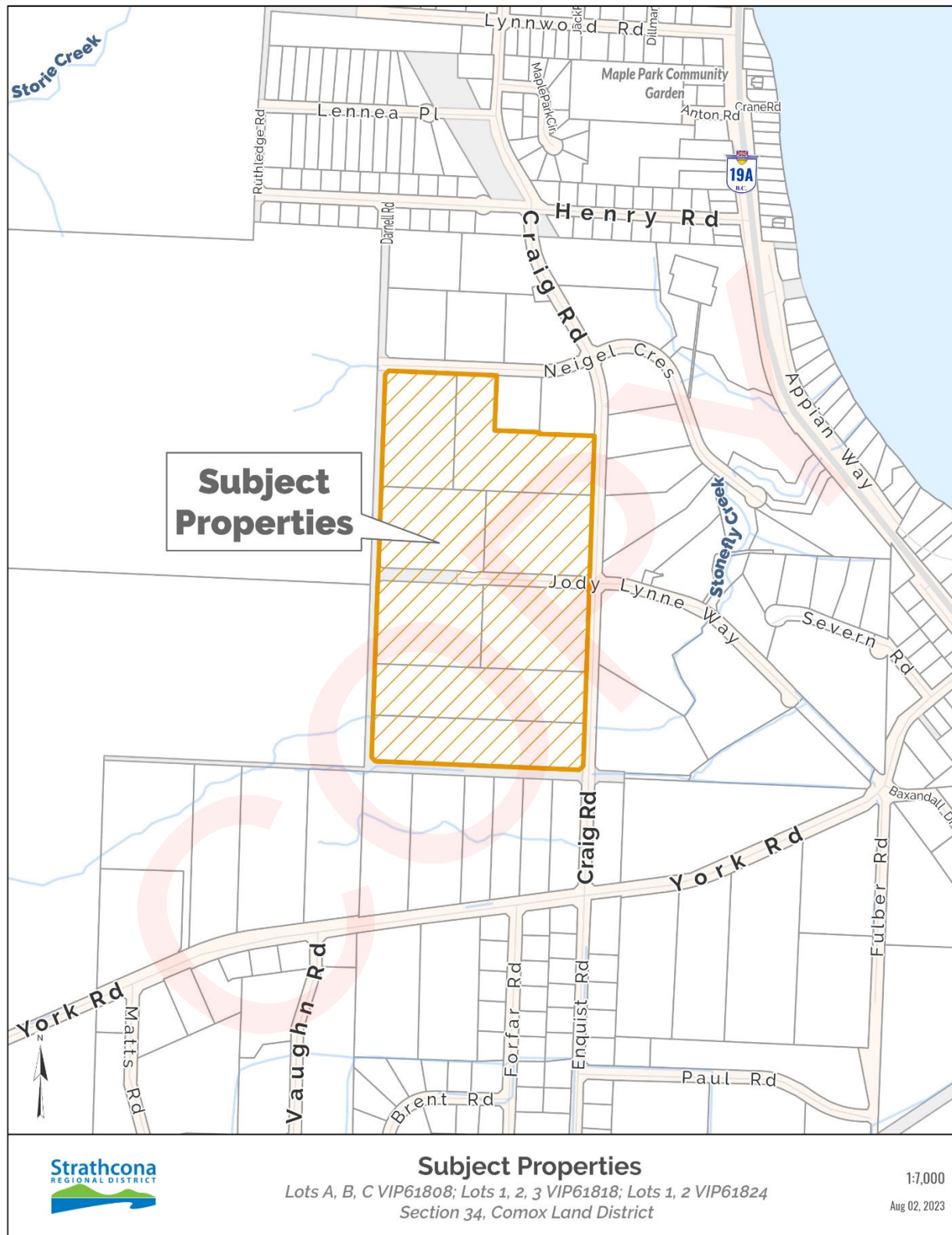
Chair

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.



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



PUBLIC HEARING REPORT Bylaw No. 519

Report on the public hearing held on September 26, 2023 at the Oyster Bay Resorts, 4357 Island Highway South, Campbell River, BC to consider Bylaw No. 519, Campbell River Zoning Bylaw, 1991, Amendment No. 65.

PRESENT:

Chair:	J. Rice	Oyster Bay-Buttle Lake (Electoral Area D)
Staff:	A. Girdler	Planner II
	J. Neill	Planner I
	E. Popove	Communications Coordinator
	B. Wasyliw	Corporate Services Assistant (Recording Secretary)

Chair Rice called the public hearing to order at 6:33 p.m. and read a prepared statement regarding the public hearing procedure. Chair Rice advised that all persons who believe their interests are affected by the proposed bylaw would be given an opportunity to be heard respecting matters contained in the bylaw. The Chair instructed those interested in speaking to sign the speakers list and when called up to the podium, to state their name, community in which they reside, and any organization they represent prior to stating their views on the matter. The Chair confirmed that all information submitted during the public hearing process will form part of the public record and will be made available on the Strathcona Regional District website. To ensure enough time for all speakers to be heard, the Chair advised that each speaker would be given three minutes, with second time speakers invited to speak again after all first-time speakers have spoken. Any written submissions received after the close of the public hearing would neither be read nor considered by the Strathcona Regional District Board. Chair Rice gave the floor to John Neill to speak to the application.

J. Neill, Planner, provided an overview of draft Bylaw No. 519, being Campbell River Zoning Bylaw, 1991, Amendment No. 65, to amend the zoning from Country Residential Four to Country Residential Three to the following eight adjoining lands described as:

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.

This proposal would permit the subdivision of each parcel into two Country Residential lots ranging in size from 1 to 1.3 hectares each.

Mr. Neill advised that since the parcels are currently bisected by the Hagel Greenway, each parcel will be required to demarcate and clear the right-of-way for completion to Strathcona Regional District trail standards prior to final registration of subdivision.

The planner stated that the proposal supports the Electoral Area D Housing Accelerator Fund application and its accompanying Housing Action Plan by responsibly increasing density, promoting missing middle housing and accessory dwelling units, and encouraging infill development to realize a sustainable increase in housing units. Mr. Neill noted that this development has the potential to assist Electoral Area D in reaching its target housing growth of approximately 1.3% over three years and increase the likelihood of it receiving the full incentive funding from the Housing Accelerator Fund should the application be successful.

Mr. Neill explained that as legislated, the proposed bylaw was referred to First Nations and external agencies for review and comment; and that the Strathcona Regional District received no opposition to this proposal through the referral process. Notification was also provided to neighbouring properties and the general public.

He advised that the proposed Bylaw No. 519 was given first and second readings by the Regional Board which authorized this public hearing prior to considering third reading and final adoption at an upcoming board meeting.

Chair Rice thanked the planner and invited the applicant to speak.

Colin Burridge, surveyor/engineer representing the applicants, outlined the proposal which, if approved, would split each of the eight subject properties into two lots in order to create more housing density. Mr. Burridge noted that there has been limited opposition to date but welcomed input on the application.

Chair Rice thanked Mr. Burridge and invited the first person on the speaker's list.

Gerry Rozema stated that he has been a resident of 3072 York Road for the past ten years and noted that at an Official Community Plan meeting, he was advised by Regional District staff that densification would only occur north of Henry Road and that there were no intentions of densification of areas south of Henry Road. Mr. Rozema stated that Country Residential 4 zoning allows for 2 homes on each property, while Country Residential 3 allows for 2 homes on each property which would be half the size. Mr. Rozema asked that Country Residential 3A be considered, which would allow for subdivision, but would limit the number of dwellings per lot to one. He stated that he considered this zoning more appropriate as it would mitigate densification and stay true to the Official Community Plan.

Mr. Rozema advised that his property backs onto the subject properties and that once the Hagel Greenway is in place, he noted that some of the lots would only have access via Tibbett Road, which he advised is an abandoned alleyway subject to frequent flooding and is not maintained or plowed. Mr. Rozema expressed concern over whether the road would be brought up to standard and maintained should the subdivision be approved, as it cannot be the main access point in its current state.

Mr. Rozema stated that the increased traffic on York Road has become a safety issue and he supports the establishment of the Hagel Greenway, which would provide safe walking access from Hagel Park to Maple Park. He stated that he supports this application should it be zoned CR-3A.

Chair Rice thanked Mr. Rozema, noted that there were no more names on the speaker's list, and called for any additional first-time speakers.

Maddalena Dunne stated that she resides at 3030 Jody Lynne Way and that she agrees with the previous speaker. Ms. Dunne advised that she does not support increased density and noted that the proposed bylaw would double the number of dwellings, while CR-3A would provide the ability for subdivision while keeping the density the same. Ms. Dunne advised that the Hagel Greenway is an overrun inactive linear park and noted that linear parks are supported by the area's Official Community Plan, and it would provide additional walking options between neighbourhoods.

Chair Rice thanked Ms. Dunne and called for speakers and there were none. The Chair called a second time for speakers and there were none. He then called for the submission of written comment sheets.

Chair Rice called for second time speakers and there were none. He then called a second time for the submission of written comment sheets. Seeing none, Chair Rice declared the Public Hearing to be closed at 6:54 p.m.

At the time of closing of the Public Hearing nineteen (19) written submissions had been received at the public hearing and eight (8) written submissions had been received prior to the Public Hearing.

The undersigned hereby certifies and declares the foregoing to be a fair and accurate report of the Public Hearing for Bylaw No. 519, being Campbell River Zoning Bylaw, 1991, Amendment No. 65.

B. Wasyliv, Recording Secretary

The undersigned hereby certify and declare the foregoing to be a fair and accurate report of the Public Hearing for Bylaw No. 519, being Campbell River Zoning Bylaw, 1991, Amendment No. 65.

Director J. Rice, Chair

Strathcona REGIONAL DISTRICT



PUBLIC HEARING INFORMATION BINDER

**BYLAW NO. 519
being Campbell River Area Zoning Bylaw 1991,
Amendment No. 65**

**Public Hearing to be held on:
Tuesday, September 26, 2023
Commencing at: 6:30 p.m.**

**Location: Oyster Bay Resorts
Banquet Hall
4357 Island Highway South
Campbell River, B.C.**

**Inquiries should be directed to:
Community Services Department
Strathcona Regional District
990 Cedar Street, Campbell River, BC V9W 7Z8
Tel: 250-830-6700 | Fax: 250-830-6710
WEB: www.srd.ca | Email: planning@srd.ca**

Proposed Bylaw



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

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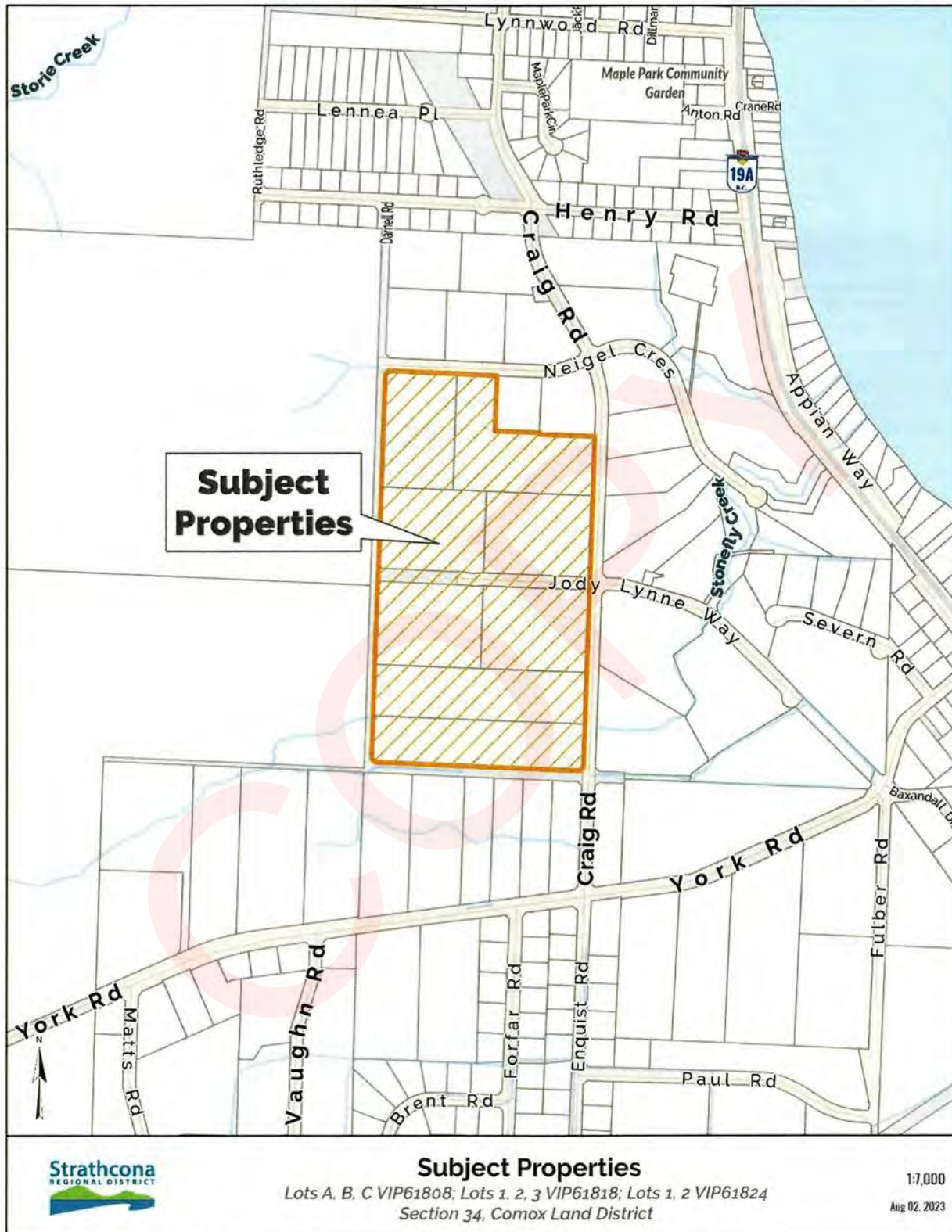
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Corporate Officer

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

Staff Reports



STAFF REPORT

DATE: September 7, 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 first and second readings 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

The attached report was considered at the August 16, 2023 meeting of the Electoral Areas Services Committee at which time the following resolutions were passed:

Rice/Mawhinney: EASC 222/23

THAT the Committee recommend that Bylaw No. 519 (Burridge) be forwarded to the Board for first and second readings.

Rice/Vonesch: EASC 223/23

THAT the Committee recommend the Board authorize a public hearing to consider Bylaw No. 519, and

THAT the public hearing be held at a date and time to be determined.

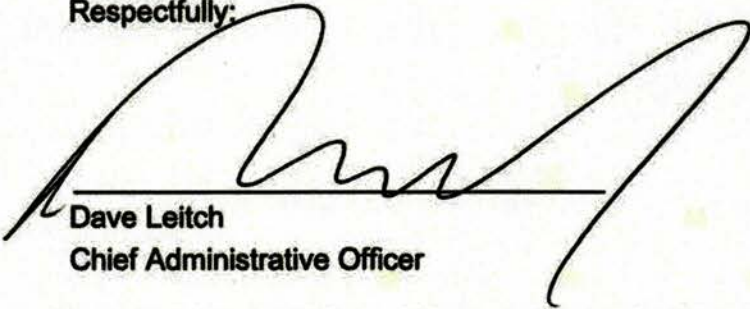
The actions below are offered in support of the Committee's recommendations.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 519, being a bylaw to amend the zoning regulations applicable to Electoral Area D (Oyster Bay-Buttle Lake), be now introduced and read a first time.
3. THAT Bylaw No. 519 be given second reading.
4. THAT an in-person public hearing to consider Bylaw No. 519 be scheduled for 6:30 p.m. on Tuesday, September 26, 2023 at the Oyster Bay Resorts located at 4357 South Island Highway, Campbell River, BC and

THAT the holding of the public hearing be delegated to the Electoral Area D director.

Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: E. Watson, Manager, Corporate Operations

Attachments: Bylaw No. 519
Copy of August 16, 2023 report to the Electoral Areas Services Committee

COPY



BYLAW NO. 519

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

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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.

COPY



STAFF REPORT

DATE: August 16, 2023

FILE: 0540-04 EASC

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: 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.)

ROLL NOS.:	Various	PID NOS.:	Various
APPLICANTS:	Various		
AGENT:	Colin Burridge, J.E. Anderson & Associates		
LAND DESCRIPTIONS:	Lots within Section 34, Township 4, Comox Land District		
LOCATION:	Neigel Crescent, Jody Lynne Way and Craig Road, Campbell River BC		
OCP:	Bylaw No. 1857 "Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996"		
EXISTING DESIGNATION:	Country Residential		
ZONING BYLAW:	Bylaw No. 1404 "Campbell River Area Zoning Bylaw, 1991"		
EXISTING ZONE	Country Residential Four (CR-4)		
PROPOSED ZONE:	Country Residential Three (CR-3)		

PURPOSE

To consider eight concurrent zoning bylaw amendments to facilitate subdivision of each of the eight 2.0-hectare (4.94 acre) parcels into individual 1.0-hectare (2.47 acre) fee simple lots.

POLICY ANALYSIS

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding Official Community Plans and zoning bylaws, namely s.474 (Official Community Plans), s.479 (Zoning Bylaws) and ss. 464 - 465 (Public Hearings on Bylaws).

EXECUTIVE SUMMARY

An application has been received to rezone eight residential lots from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these eight 2.0-hectare (4.94 acre) lots into two 1.0-hectare (2.47 acre) parcels. The existing properties are serviced by water, each with a connection to the Area D community water system and onsite sewage disposal by way of septic field. It will be a requirement that the new lots also be connected to the community water system and that septic fields are designed and installed as per Island Health standards. Future development (including subdivision) of these properties will require issuance of one or more Environmentally Sensitive Areas Development Permits, which will identify Streamside Protection and Enhancement Areas (SPEAs) to protect sensitive areas.

The proposal is consistent with the overall intent of the OCP and not out of character with respect to existing lot sizes and densities of other parcels within the area. There are a number of other country residential lots along Craig Road and Neigel Crescent that are of similar size and density and therefore this proposal can be characterized as infill, providing for additional densities within an already developed country residential neighbourhood. The proposal is close to amenities and services within Electoral Area D and accessible via BC Transit.

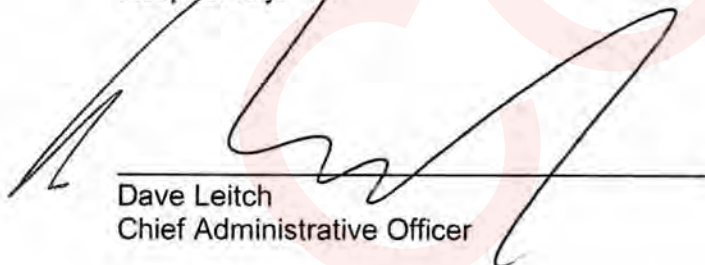
Further, this proposal supports the Electoral Area D Housing Accelerator Fund (HAF) application and its accompanying Housing Action Plan, by responsibly increasing density, promoting missing middle housing and accessory dwelling units (ADUs), encouraging infill development to realize a sustainable increase in housing units and streamlining development applications. This development has the potential to assist Electoral Area D in reaching its target housing growth of approximately 1.3 percent over three years and increase the likelihood of it receiving the full incentive funding from the HAF should the application be successful.

Given the aforementioned information, Bylaw No. 519 has been prepared for the Committee's consideration with a recommendation of first and second reading and waiving of public hearing in support of increasing density, promoting missing middle housing and ADUs, encouraging infill development and streamlining development applications as per the HAF and associated Electoral Area D Housing Action Plan initiatives.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend that Bylaw No. 519 (Burridge) be forwarded to the Board for first and second readings.
3. THAT the Committee recommend that the Board authorize that the public hearing for Bylaw No. 519 (Burridge) be waived as per Section 464(2) of the *Local Government Act*.

Respectfully:



Dave Leitch
Chief Administrative Officer

BACKGROUND

The agent for the applications represents a coalition of owners of eight separate properties that adjoin each other in the York Road area of Electoral Area D. Each of them holds a parcel of 2 hectares or larger and wish to subdivide each parcel in half, creating in total 16, one-hectare (2.47 acre) lots.

AGENCY REFERRALS

The application was referred to the following First Nations and agencies for their consideration. Comments received to date are summarized in the table below:

Agency	Comments
BC Assessment Authority	No response.
BC Parks	No response.

Area D Fire	No response.
Ministry of Environment:	No response.
FLNRORD (Archaeology)	No response.
Ministry of Transportation and Infrastructure (MoTI):	No response
VIHA	No response.

FIRST NATION	COMMENTS
Homalko First Nation	No response.
K'ómoks First Nation	No response.
Laich-Kwil-Tach Treaty Society	No response.
Nanwakolas Council	No response. Crown referrals only.
We Wai Kai Nation	No response.
Wei Wai Kum Nation	No response.

PLANNING ANALYSIS

The subject properties are located within a country residential area of the Oyster Bay-Buttle Lake Electoral Area (Area 'D') and are bounded to the north and east by country residential properties, to the south by rural properties and to the west by the Nenagwas Reserve lands. The eight parcels totalling 18 hectares are currently designated Country Residential which does permit further subdivision of these parcels subject to rezoning. The applicants wish to rezone the parcels to Country Residential Three (CR-3) to permit subdivision of each of the eight parcels in half and creating lots of 1.0 hectares (2.47 acres) in area.

The existing properties are serviced by water, each with a connection to the Electoral Area D community water system and onsite sewage disposal by way of septic field. It will be a requirement that the new lots also be connected to the community water system and that septic fields are designed and installed as per Island Health standards. The parcel group includes a riparian area of streams and wetlands which will be the subject of a Riparian Area Regulation assessment and one or more development permits. Any subsequent development must not impact the riparian area or its associated SPEA (Streamside Protection and Enhancement Area). As the parcels are currently bisected by the Hagel Greenway, prior to final registration of subdivision, each parcel will be required to demarcate and clear the right-of-way for completion to SRD trail standards.

FINANCIAL IMPLICATIONS

Fees for the rezoning application process have been applied in accordance with the Regional District's Planning Procedures and Fees Bylaw (Bylaw No. 5).

LEGAL IMPLICATIONS

This report and the recommendations contained herein follow the *Local Government Act* (LGA) and Regional District bylaws. This includes the zoning of land, which includes the surface of the water, set out in s.479 of the LGA.

INTERGOVERNMENTAL/REGIONAL IMPLICATIONS

Consultation with First Nations and government agencies will provide considerations as part of the proposal and referral comments received will be incorporated into September's Board Report.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

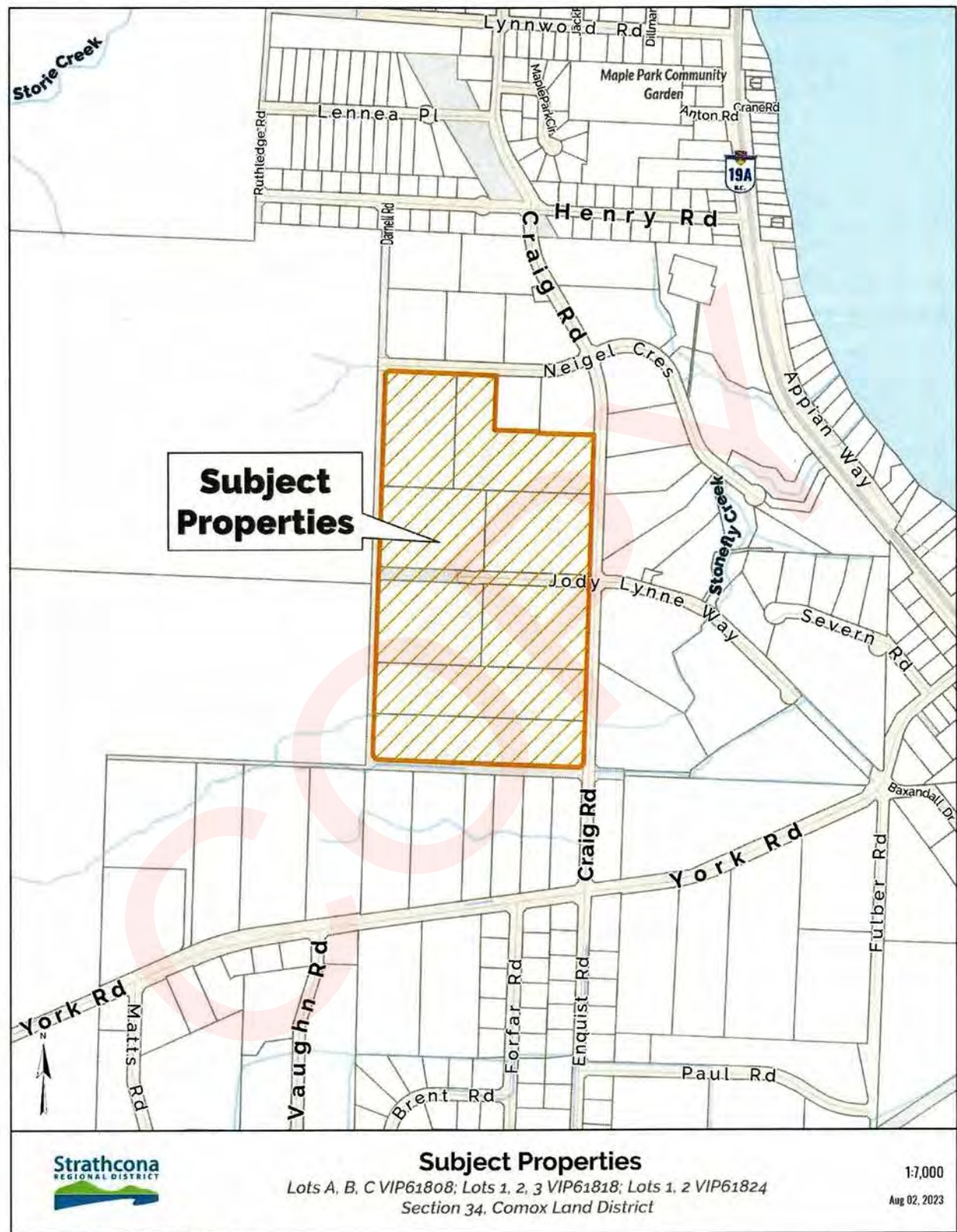
Should a recommendation of support be made for the application and Bylaw No. 519 be authorized to proceed, public consultation will occur in compliance with the requirements of ss.464 - 465 'Public Hearings' of the LGA, as required prior to final adoption of any proposed bylaw amendment.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The planning department will be responsible for all aspects of the bylaw amendment process. Additionally, corporate services staff resources will be required for the finalization of the adoption of the bylaw.

Prepared by: J. Neill, Planner

Attachment: Bylaw No. 519



Location Map



Site Plan

"Oyster Bay - Buttle Lake
Official Community Plan Bylaw, 1996"

Schedule "A" Page 18

Policies:

Designations and Minimum Lot Sizes

1. Areas for housing development shall be designated as described below and illustrated on Map 3:

Residential

- areas of large suburban lots with septic systems and Regional District water;
 - upgrading of water system and the development of alternative sewage treatment and disposal systems to be pursued to permit limited growth;
 - new lots shall have an average minimum lot size of 4000m² (1ac).
- d) notwithstanding the above, the average minimum lot size may be reduced to 2500 square metres (0.62 acre) where the proposed subdivision of the parent parcel creates not more than one additional lot and the subdivision is for the sole purpose of accommodating the siting of one existing, legally established dwelling on each lot.

CSRD
2566

Country Residential

- rural properties of various sizes with septic systems and either Regional District or well water;
 - upgrading of water system to be pursued to expand the local service area and to permit limited growth;
 - new lots shall have an average minimum lot size of 2ha (4.9ac).
 - The property legally described as Lot 2, District Lot 193, Comox Land District, Plan 18649 is hereby exempted from the average lot requirement of 2 ha (4.9acres) as stated in the Country Residential designation.
- e) the property legally described as Lot 3, Section 34, Township 4, Comox District, Plan 42409 except part in Plan VIP54090 is hereby exempted from the average lot requirement of 2 hectares (4.9 acres) as stated in the 'Country Residential' designation.

CSRD
2322

CSRD
3049

Rural

- areas expected to remain as rural acreage properties catering to the demand for hobby farms, equestrian activities, rural estates and isolated homesteads with well water and septic systems;
- includes parcels inside the local service areas which have one or more development constraints;
- new lots shall have an average minimum lot size of 8ha (19.8ac).

2. The average minimum lot size may be reduced by 50% for any designation where density bonusing in exchange for community amenities occurs.
3. Extensions of the areas designated "Residential" may be considered if the following conditions are met:
 - a) opportunities for development in the existing "Residential" areas have been exhausted or denied;
 - b) the new areas are logical extensions of the existing settlement areas, and will be served by community water service, community sewage treatment and any needed stormwater management systems;

SCHEDULE 'A' of BYLAW NO. 1404
"CAMPBELL RIVER AREA ZONING BYLAW, 1991"

4.6.7

COUNTRY RESIDENTIAL FOUR (CR-4)

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Residential use; #2483
- 2) Utility use;
- 3) Park use.

b) On any lot over 4000 m² (0.99 acres):

- 1) Agricultural use.

ii) PERMITTED ACCESSORY USES

a) On any lot:

- 1) Home occupations;
- 2) Accessory buildings;
- 3) Bed and Breakfast. #2163

iii) CONDITIONS OF USE

- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses. #1458

b) Residential use is limited to:

- | | |
|---|------------------------------|
| On any lot size: | One single family dwelling. |
| On any lot over one hectare (2.47 acres): | Two single family dwellings. |

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2152.85 square feet), whichever is greater. #2423

v) SITING OF BUILDINGS AND STRUCTURES

a) Except where otherwise specified in this by-law no building or structure shall be located within:

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line, or rear lot line;
- 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet);

SCHEDULE 'A' of BYLAW NO. 1404
"CAMPBELL RIVER AREA ZONING BYLAW, 1991"

- 3) 3.5 metres (11.48 feet) of an accessory building.
- 4) Minimum separation between dwellings - 15 metres (49.21 feet) on the same lot.

b) Minimum setback requirements for accessory buildings shall be as follows:

	Accessory Building Height	
	4.5 m (14.8 ft) or less	4.5 - 6.0 m (14.8-19.7 ft)
REQUIRED SETBACK		
Front Lot Line	7.5 m (24.6 feet)	7.5 m (24.6 feet)
Side Lot Line	1.0 m (3.3 feet)	1.0 m (3.3 feet)
Rear Lot Line	1.0 m (3.3 feet)	2.0 m (6.6 feet)

#2171

c) Other specifications include:

- 1) If a side lot line abuts a public road right-of-way, refer to Section 4.5.4(e).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.4(d) and (e).
- 3) If the lot abuts a river, lake, sea or any other watercourse refer to Bylaw No. 2782 being the "Floodplain Management Bylaw, 2005".
- 4) For any exceptions to siting, refer to Section 4.5.5(a).

#2423

vi) LOT COVERAGE

- a) On any lot less than or equal to 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 20% of the lot area.
- b) On any lot greater than 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 15% of the lot area."

vii) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 2 hectares (4.94 acres).

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

- b) **Minimum lot frontage:** 10% of the perimeter of the lot.

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

- c) Notwithstanding the provisions of 4.6.7(vii)(a) one parcel can be created from the Remainder of Lot A, Section 34, Township 4, Comox District, Plan VIP61244 in the size of 0.540 hectares (1.3 acres) in return for the dedication of an additional 0.34 hectares (0.8 acres) of land to "Hagel Park".

#1458

End • CR-4

PART 4 • LAND USE REGULATIONS

Existing Country Residential Four (CR-4) Zone

BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991

PAGE 52

4.6.6**COUNTRY RESIDENTIAL THREE
(CR—3)****i) PERMITTED PRINCIPAL USES****a) On any lot:**

- 1) Residential use;
- 2) Public utility use;
- 3) Park use.

b) On any lot over 4000 m² (0.99 acres):

- 1) Agricultural use.

ii) PERMITTED ACCESSORY USES**a) On any lot:**

RDCS
2163

- 1) Home occupations;
- 2) Accessory buildings; and
- 3) Bed and Breakfast.

iii) CONDITIONS OF USE

- a)** Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

RDCS
1458

b) Residential use is limited to:

- i) On any lot size: One single family dwelling.
- ii) A second dwelling not exceeding 50 square metres in floor area is permitted on any lot 1 ha (2.47 ac) or larger

BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991

PAGE 53

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 200 square metres (2152.8 square feet).

v) SITING OF STRUCTURES

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

RDCS
1458

- 1) 7.5 metres (24.6 feet) of that portion of a **front lot line** or **rear lot line**;
- 2) 3.5 metres (11.48 feet) of a **side lot line** or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet); and
- 3) 3.5 metres (11.48 feet) of an accessory building.

b) Minimum setback requirements for accessory buildings shall be as follows:

	ACCESSORY BUILDING HEIGHT	
	4.5M (14.8 ft) or less	4.5 – 6.0m (14.8919.7 ft)
REQUIRED SETBACK		
Front Lot Line	7.5m (24.6 feet)	7.5m (24.6 feet)
Side Lot Line	1.0m (3.3 feet)	1.0m (3.3 feet)
Rear Lot Line	1.0m (3.3 feet)	2.0m (6.6 feet)

RDCS
1510,
2171

c) Other specifications include:

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

SRD
84

BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991

PAGE 54

vi) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures shall not exceed 15% of the lot area.

vii) **SUBDIVISION REQUIREMENTS**

- a) **Minimum lot area:** 1 hectare (2.47 acres).

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

- b) **Minimum lot frontage:** 10% of the perimeter of the lot.

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

End • CR-3



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 ____ DAY OF ____, 2023

READ A SECOND TIME ON THE ____ DAY OF ____, 2023

PUBLIC HEARING HELD ON THE ____ DAY OF ____, 2023

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

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

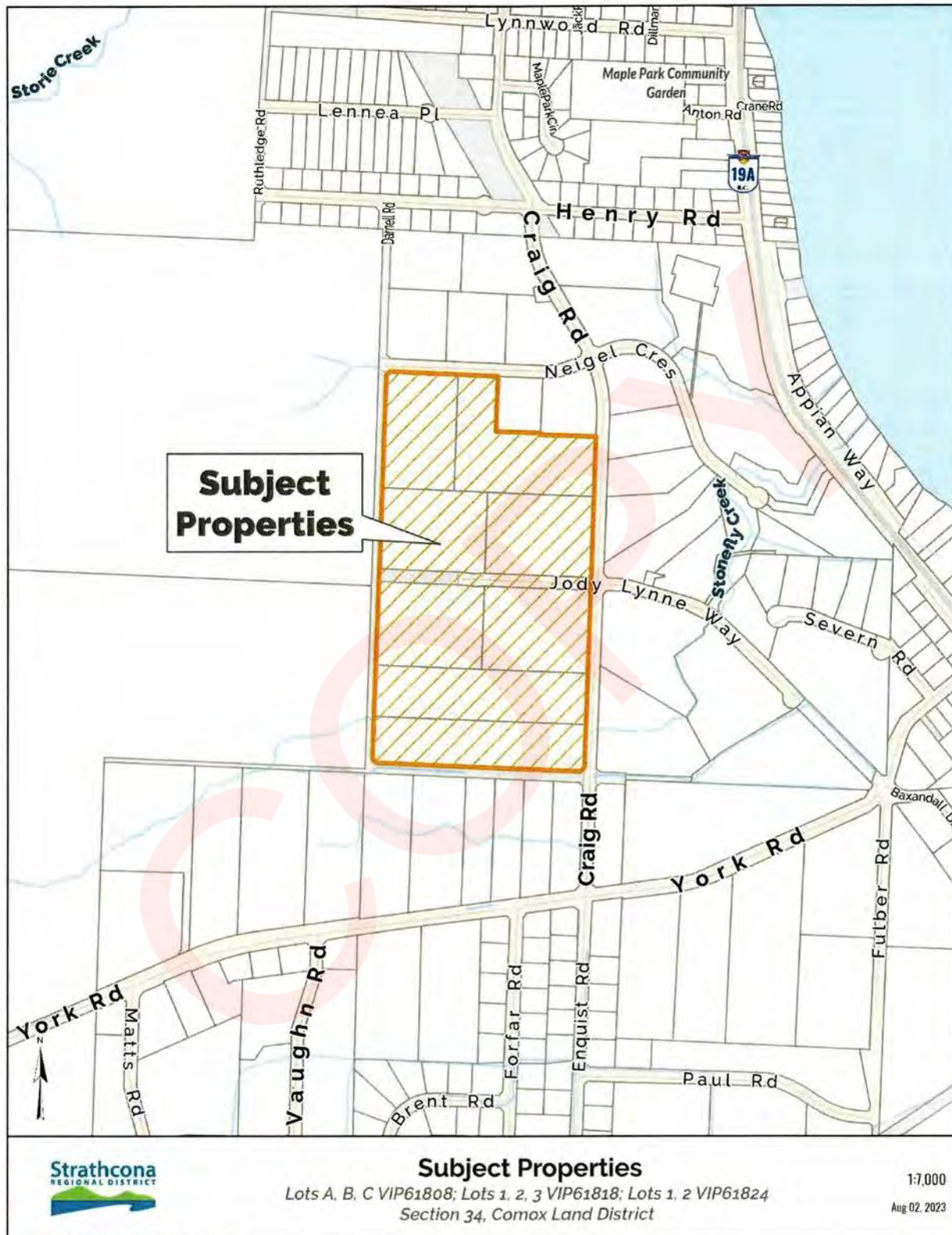
Chair

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.

Minutes

**REGIONAL DISTRICT BOARD**

Wednesday, September 13, 2023

Minutes of the regular meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, September 13, 2023 at the Strathcona Regional District offices located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:34 p.m. with the following members physically in attendance or participating electronically:

MINUTES

Chair:	M. Baker	Village of Sayward
Directors:	D. Chapman	City of Campbell River
	J. Colborne	Village of Zeballos
	R. Kerr	City of Campbell River
	B. Lanyon	City of Campbell River
	M. Lott	Village of Gold River
	R. Mawhinney	Discovery Islands-Mainland Inlets (Electoral Area C)
	J. Rice	Oyster Bay-Buttle Lake (Electoral Area D)
	M. Vonesch	Cortes Island (Electoral Area B)
	G. Whalley	Kyuquot/Nootka-Sayward (Electoral Area A)

FIRST NATIONS TERRITORIAL ACKNOWLEDGEMENT

The Chair acknowledged that we are located on the traditional territory of the Laichwiltach people.

ADOPTION OF PUBLIC AGENDA

Whalley/Colborne: SRD 742/23

THAT the agenda for September 13, 2023 regular meeting of the Board be adopted as presented.

CARRIED

ADOPTION OF MINUTES

Lott/Vonesch: SRD 743/23

THAT the minutes of the regular meeting of the Regional Board held on August 16, 2023 be adopted.

Mawhinney/Colborne: SRD 802/23

THAT the report from the Chief Administrative Officer be received.

CARRIED

Mawhinney/Vonesch: SRD 803/23

THAT Bylaw No. 516, being a bylaw to amend the zoning regulations applicable to Quadra Island, be now introduced and read a first time.

CARRIED

Mawhinney/Whalley: SRD 804/23

THAT Bylaw No. 516 be given second reading.

CARRIED

Mawhinney/Vonesch: SRD 805/23

THAT an in-person public hearing to consider Bylaw No. 516 be scheduled for 6:30 p.m. on Monday, October 23, 2023 at the Quadra Island Community Hall located at 970 West Road, Quathiaski Cove, BC and

THAT the holding of the public hearing be delegated to the Electoral Area C director.

CARRIED

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.)

Rice/Mawhinney: SRD 806/23

THAT the report from the Chief Administrative Officer be received.

CARRIED

Rice/Vonesch: SRD 807/23

THAT Bylaw No. 519, being a bylaw to amend the zoning regulations applicable to Electoral Area D (Oyster Bay-Buttle Lake), be now introduced and read a first time.

CARRIED

Vonesch/Mawhinney: SRD 808/23

THAT Bylaw No. 519 be given second reading.

CARRIED

Mawhinney/Vonesch: SRD 809/23

THAT an in-person public hearing to consider Bylaw No. 519 be scheduled for 6:30 p.m. on Tuesday, September 26, 2023 at the Oyster Bay Resorts located at 4357 South Island Highway, Campbell River, BC and

THAT the holding of the public hearing be delegated to the Electoral Area D director.

CARRIED

Bylaw No. 520 - Rezoning Application (RZ 12D 23 - Miller)

Rice/Mawhinney: SRD 810/23

THAT the report from the Chief Administrative Officer be received.

CARRIED

Vonesch/Mawhinney: SRD 811/23

THAT Bylaw No. 520, being a bylaw to amend the zoning regulations applicable to Electoral Area D (Oyster Bay-Buttle Lake), be now introduced and read a first time.

CARRIED

Vonesch/Mawhinney: SRD 812/23

THAT Bylaw No. 520 be given second reading.

CARRIED

Rice/Mawhinney: SRD 813/23

THAT an in-person public hearing to consider Bylaw No. 520 be authorized to be held immediately following the public hearing on Bylaw No. 519 on Tuesday, September 26, 2023 at the Oyster Bay Resorts located at 4357 South Island Highway, Campbell River, BC and

THAT the holding of the public hearing be delegated to the Electoral Area D director.

CARRIED

Bylaw No. 521 - Delegation of Purchasing Authority

Colborne/Mawhinney: SRD 814/23

THAT the report from the Chief Administrative Officer be received.

CARRIED

Colborne/Chapman: SRD 815/23

THAT Bylaw No. 521, being a bylaw to delegate the authority for procurement of goods and services by the Strathcona Regional District, be now introduced and read a first time.

CARRIED

Colborne/Chapman: SRD 816/23

THAT the rules be suspended and Bylaw No. 521 be given second and third readings.

CARRIED

COPY

**Strathcona
Regional District****ELECTORAL AREAS SERVICES COMMITTEE**

Wednesday, August 16, 2023

Minutes of the regular meeting of the Electoral Areas Services Committee held on Wednesday, August 16, 2023 at the Strathcona Regional District office located at 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 9:31 a.m. with the following directors in attendance:

MINUTES

Chair:	G. Whalley	Electoral Area A (Kyuquot/Nootka-Sayward)
Directors:	R. Mawhinney	Electoral Area C (Discovery Islands-Mainland Inlets)
	J. Rice	Electoral Area D (Oyster Bay-Buttle Lake)
	M. Vonesch	Electoral Area B (Cortes Island)

FIRST NATIONS TERRITORIAL ACKNOWLEDGEMENT

The Chair acknowledged that we are located on the traditional territory of the Laichwiltach people.

ADOPTION OF PUBLIC AGENDA

Mawhinney/Vonesch: EASC 203/23

THAT the agenda for the August 16, 2023 regular meeting of the Electoral Areas Services Committee be adopted as presented.

Director Mawhinney requested that an item of New Business entitled "Granite Bay Wharves Update" be added to the agenda.

A vote was held on the amended motion and it was...

CARRIED

ADOPTION OF PREVIOUS MEETING MINUTES

Mawhinney/Vonesch: EASC 204/23

THAT the minutes of the regular meeting of the Electoral Areas Services Committee held on July 19, 2023 be adopted.

CARRIED

Mawhinney/Vonesch: EASC 220/23

THAT the Committee recommend the Board authorize a public hearing to consider Bylaw No. 516; and

THAT the public hearing be held at a time and place to be determined.

CARRIED

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.))

Rice/Mawhinney: EASC 221/23

THAT the report from the Chief Administrative Officer be received.

CARRIED

Rice/Mawhinney: EASC 222/23

THAT the Committee recommend that Bylaw No. 519 (Burrige) be forwarded to the Board for first and second readings.

CARRIED

Rice/Vonesch: EASC 223/23

THAT the Committee recommend the Board authorize a public hearing to consider Bylaw No. 519; and

THAT the public hearing be held at a time and place to be determined.

CARRIED

Bylaw No. 520 - Rezoning Application (RZ 12D 23 - Miller)

Rice/Vonesch: EASC 224/23

THAT the report from the Chief Administrative Officer be received.

CARRIED

Rice/Mawhinney: EASC 225/23

THAT the Committee recommend that Bylaw No. 520 (Miller) be forwarded to the Board for first and second readings.

CARRIED

Rice/Vonesch: EASC 226/23

THAT the Committee recommend that the Board authorize that the public hearing for Bylaw No. 520 (Miller) be waived as per Section 464(2) of the Local Government Act.

DEFEATED

*Directors
Mawhinney and*

Notification

COPY



Weigh In On Waste

Online Survey: Help shape how we manage solid waste in the future

We're developing a new Solid Waste Management Plan designed to reduce the amount of garbage and greenhouse gases we generate. Tell us what you think about how solid waste is managed and provide your feedback on our draft goals and guiding principles that will steer how we manage waste over the next ten years.

Participate & Win!

Complete the survey or attend an open house to be entered to win a \$100 gift certificate for a Vancouver Island North Habitat for Humanity Restore.

Visit www.cswm.ca/swmp to enter today!



To learn more and Weigh In On Waste, visit cswm.ca/swmp and complete the survey by September 25!

Driver caught going 80 km/h over limit in distracted driving blitz

The B.C. Highway Patrol (BCHP) conducted a distracted driving campaign during the weekend of Sept. 8-10 in Campbell River and Powell River.

BCHP's activities over the weekend resulted in five impaired drivers; five electronic device infractions; 43 seatbelt infractions; and five speeding infractions.

A driver was stopped after BCHP pulled them over driving 80 kilometres over the speed limit southbound on Dogwood Street.

They were allegedly driving 139 kilometers per hour (km/h) in a 60 km/h zone.

The driver of the white Dodge Durango was issued as ticket for excessive speeding.

Upon further investigation, it was determined the driver also had no driver's licence.

They were issued a ticket for this as well, while the vehicle was impounded by police.

Staff Sergeant Adam Tallboy of the BCHP on Vancouver Island is reminding the public the importance of seat belts

"When worn properly, seat belts save lives," said Tallboy. "This includes wearing the seat belt across your chest and not your arm."

"Take that extra moment to departing to ensure you and your passengers are buckled up properly."



NOTICE OF PUBLIC HEARING

BYLAW NO. 519 – CAMPBELL RIVER AREA ZONING BYLAW, 1991, Amendment No. 65

BYLAW NO. 520 – CAMPBELL RIVER AREA ZONING BYLAW, 1991, Amendment No. 66

Date: Tuesday, September 26, 2023

Location: Oyster Bay Resorts, Banquet Hall
4357 Island Hwy. S., Campbell River BC.

Public Hearing for Bylaw No. 519 to commence at: 6:30 p.m.

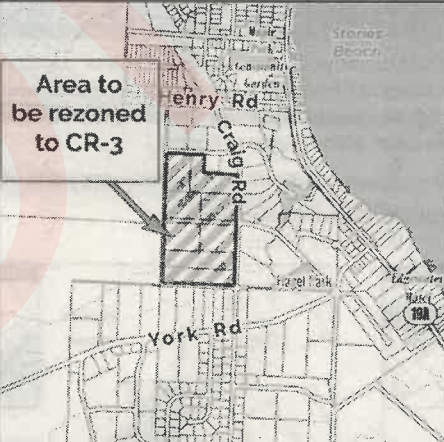
Public Hearing for Bylaw No. 520 to commence: immediately following the close of the Public Hearing for Bylaw No. 519.

Area affected by proposed Bylaw No. 519: The subject areas are legally described as Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61824; Lot 3, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot C, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61818, exc. Part in Plan VIS3306; Lot B, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot A, Sect. 34, Twp. 4, LD 15, Plan VIP61808 and Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61824 as shown on Map 1 below.

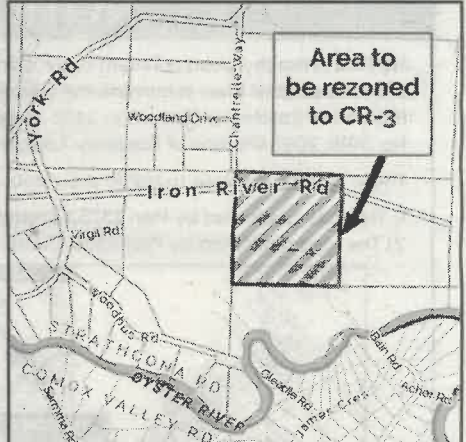
Purpose of proposed Bylaw: Bylaw No. 519, if adopted, would rezone the subject lands from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these parcels into two lots, ranging in size from 1.0–1.3 hectares.

Area affected by proposed Bylaw No. 520: The subject area is legally described as the North ½ of the North East ¼ Section 29, Township 4, Comox District, Plan 552C as shown on Map 2 below. described as the North ½ of the North East ¼ Section 29, Township 4, Comox District, Plan 552C as shown on Map 2 below.

Purpose of proposed Bylaw: Bylaw No. 520, if adopted, would rezone that portion of the subject lands currently zoned Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of the land into 1-hectare lots.



Map 1



Map 2

Copies of the proposed bylaws and related information are available for inspection at the SRD Customer Service Centre, located at 990 Cedar Street, Campbell River, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, from September 14, 2023 until September 26, 2023. The Bylaws and associated staff reports may also be viewed on the SRD website at www.srd.ca.

The public hearing will be held by the Director of Electoral Area D representing the SRD Board. Anyone who believes their interests are affected by the proposed bylaws will be given an opportunity to be heard at the public hearing. Written submissions from persons who are unable to attend the hearing must be delivered by hand or electronically to the Regional District office no later than 4:00 p.m. on Tuesday, September 26, 2023 in order to be considered as part of the public hearing record. The SRD cannot consider any representations made after the close of the public hearing.

Inquiries should be directed to:

Community Services - Strathcona Regional District
990 Cedar Street, Campbell River BC V9W 7Z8
Tel: 250-830-6700 | 1-877-830-2990 | Fax: 250-830-6710
Web: www.srd.ca | Email: planning@srd.ca



NOTICE OF PUBLIC HEARING

BYLAW NO. 519 – CAMPBELL RIVER AREA ZONING BYLAW, 1991, Amendment No. 65

BYLAW NO. 520 – CAMPBELL RIVER AREA ZONING BYLAW, 1991, Amendment No. 66

Date: Tuesday, September 26, 2023

Location: Oyster Bay Resorts, Banquet Hall
4357 Island Hwy. S., Campbell River BC.

Public Hearing for Bylaw No. 519 to commence at: 6:30 p.m.

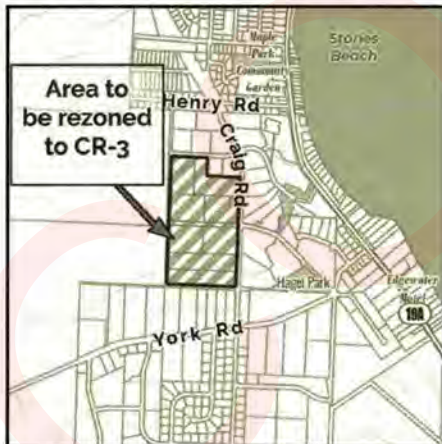
Public Hearing for Bylaw No. 520 to commence: immediately following the close of the Public Hearing for Bylaw No. 519.

Area affected by proposed Bylaw No. 519: The subject areas are legally described as Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61824; Lot 3, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot C, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61818, exc. Part in Plan VIS3306; Lot B, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot A, Sect. 34, Twp. 4, LD 15, Plan VIP61808 and Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61824 as shown on Map 1 below.

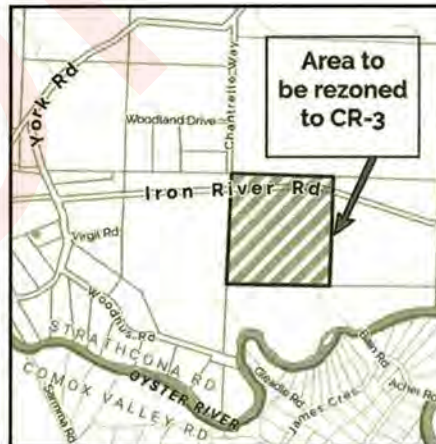
Purpose of proposed Bylaw: Bylaw No. 519, if adopted, would rezone the subject lands from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these parcels into two lots, ranging in size from 1.0–1.3 hectares.

Area affected by proposed Bylaw No. 520: The subject area is legally described as the North ½ of the North East ¼ Section 29, Township 4, Comox District, Plan 552C as shown on Map 2 below. described as the North ½ of the North East ¼ Section 29, Township 4, Comox District, Plan 552C as shown on Map 2 below.

Purpose of proposed Bylaw: Bylaw No. 520, if adopted, would rezone that portion of the subject lands currently zoned Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of the land into 1-hectare lots.



Map 1



Map 2

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The public hearing will be held by the Director of Electoral Area D representing the SRD Board. Anyone who believes their interests are affected by the proposed bylaws will be given an opportunity to be heard at the public hearing. Written submissions from persons who are unable to attend the hearing must be delivered by hand or electronically to the Regional District office no later than 4:00 p.m. on Tuesday, September 26, 2023 in order to be considered as part of the public hearing record. The SRD cannot consider any representations made after the close of the public hearing.

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NOTICE OF PUBLIC HEARINGS

BYLAW NO. 519 – CAMPBELL RIVER AREA ZONING BYLAW, 1991, Amendment No. 65

BYLAW NO. 520 – CAMPBELL RIVER AREA ZONING BYLAW, 1991, Amendment No. 66

Date: Tuesday, September 26, 2023

Location: Oyster Bay Resorts, Banquet Hall
4357 Island Hwy. S., Campbell River BC

Public Hearing for Bylaw No. 519 to commence at: 6:30 p.m.

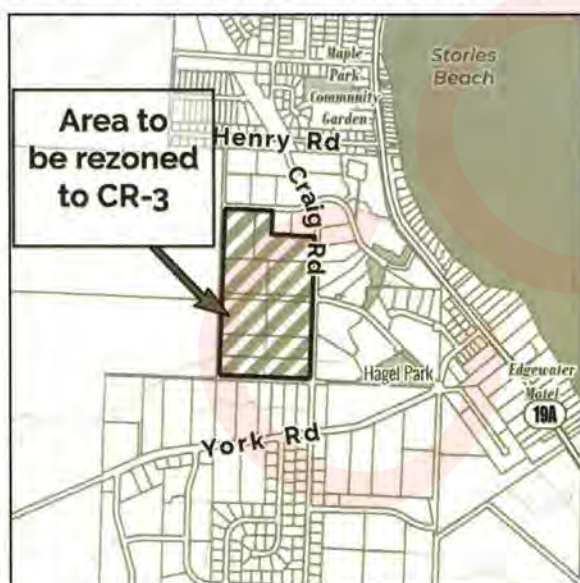
Public Hearing for Bylaw No. 520 to commence immediately following the close of the Public Hearing for Bylaw No. 519.

Area affected by proposed Bylaw No. 519: The subject areas are legally described as Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61824; Lot 3, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot C, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61818, exc. Part in Plan VIS3306; Lot B, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot A, Sect. 34, Twp. 4, LD 15, Plan VIP61808 and Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61824 as shown on Map 1 below.

Purpose of proposed Bylaw: Bylaw No. 519, if adopted, would rezone the subject lands from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these parcels into two lots, ranging in size from 1.0 to 1.3 hectares.

Area affected by proposed Bylaw No. 520: The subject area is legally described as the North ½ of the North East ¼ Section 29, Township 4, Comox District, Plan 552C as shown on Map 2 below.

Purpose of proposed Bylaw: Bylaw No. 520, if adopted, would rezone that portion of the subject lands currently zoned Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of the land into 1-hectare lots.



Map 1



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NOTICE OF PUBLIC HEARINGS

BYLAW NO. 519 – CAMPBELL RIVER AREA ZONING BYLAW, 1991, Amendment No. 65

BYLAW NO. 520 – CAMPBELL RIVER AREA ZONING BYLAW, 1991, Amendment No. 66

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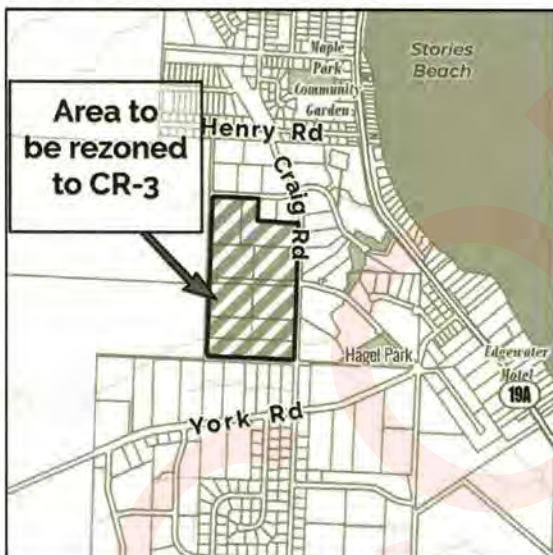
Location: Oyster Bay Resorts, Banquet Hall
4357 Island Hwy. S., Campbell River BC.

Public Hearing for Bylaw No. 519 to commence at: 6:30 p.m.

Public Hearing for Bylaw No. 520 to commence immediately following the close of the Public Hearing for Bylaw No. 519.

Area affected by proposed Bylaw No. 519: The subject areas are legally described as Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61824; Lot 3, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot C, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61818, exc. Part in Plan VIS3306; Lot B, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot A, Sect. 34, Twp. 4, LD 15, Plan VIP61808 and Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61824 as shown on Map 1 below.

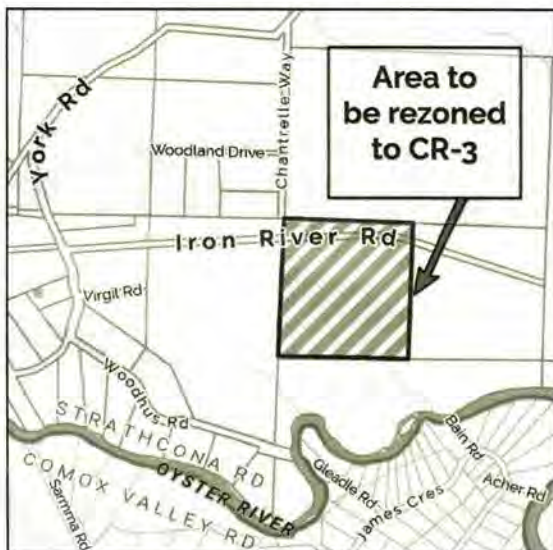
Purpose of proposed Bylaw: Bylaw No. 519, if adopted, would rezone the subject lands from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these parcels into two lots, ranging in size from 1.0–1.3 hectares.



Map 1

Area affected by proposed Bylaw No. 520: The subject area is legally described as the North $\frac{1}{2}$ of the North East $\frac{1}{4}$ Section 29, Township 4, Comox District, Plan 552C as shown on Map 2 below.

Purpose of proposed Bylaw: Bylaw No. 520, if adopted, would rezone that portion of the subject lands currently zoned Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of the land into 1-hectare lots.



Map 2

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8:30 a.m. and 4:30 p.m., Monday to Friday, from September 14, 2023 until September 26, 2023. The Bylaws and associated staff reports may also be viewed on the SRD website at www.srd.ca.

The public hearing will be held by the Director of Electoral Area D representing the SRD Board. Anyone who believes their interests are affected by the proposed bylaws will be given an opportunity to be heard at the public hearing. Written submissions from persons who are unable to attend the hearing must be delivered by hand or electronically to the Regional District office no later than 4:00 p.m. on Tuesday, September 26, 2023 in order to be considered as part of the public hearing record. The SRD cannot consider any representations made after the close of the public hearing.

Inquiries should be directed to:

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Web: www.srd.ca | Email: planning@srd.ca



3360-20/RZ 3D 23 – RZ 10D 23

September 14, 2023

Dear Sir and/or Madam:

RE: PUBLIC HEARING TO CONSIDER BYLAW NO. 519, 'CAMPBELL RIVER AREA ZONING BYLAW, 1991, AMENDMENT NO. 65'

Please be advised that a public hearing will be held to consider a Zoning Bylaw amendment affecting land legally described as Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61824; Lot 3, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot 1, Sect. 34, Twp. 4, LD 15, Plan VIP61818; Lot C, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61818, exc. Part in Plan VIS3306; Lot B, Sect. 34, Twp. 4, LD 15, Plan VIP61808; Lot A, Sect. 34, Twp. 4, LD 15, Plan VIP61808 and Lot 2, Sect. 34, Twp. 4, LD 15, Plan VIP61824. Proposed Bylaw No. 519 would rezone these eight parcels of land from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these parcels into two lots.

The public hearing to consider Bylaw No. 519 will be held as follows:

Tuesday, September 26, 2023

6:30 pm

Location: Banquet Hall, Oyster Bay Resorts, 4357 Island Hwy. S, Campbell River BC V9H 1N4

As an adjacent property owner or resident of property affected by the proposal, you are invited to offer comments or concerns regarding this application. Written submissions for inclusion in the public hearing record will be accepted by mail, email or fax up to **4:00 p. m. on Tuesday, September 26, 2023** for those who are unable to attend the public hearing. The Strathcona Regional District cannot consider any representations made after the close of the public hearing.

Please see the attached public hearing notice for further details. Should you have any questions concerning the public hearing or require additional information, please contact John Neill, Planner at 250-830-6706 or by email at jneill@srd.ca.

Yours truly,

A handwritten signature in black ink that reads "John Neill".

John W. Neill MCIP MRTPI
Planner

Circulation List for RZ 3D 23 -RZ 10D 23 Burr ridge

Tlowitsis First Nation, 1345 Bute Crescent, Campbell River BC V9H 1G6

Brooke Girard, 3111 Neigel Crescent, Campbell River BC V9H 1N3

Chris & Tracy Veary, 3093 Neigel Crescent, Campbell River BC V9H 1N3

Stephen & Erika Johnston, 4027 Craig Road, Campbell River BC V9H 1N3

Arnold & Linda Moore, 3086 Neigel Crescent, Campbell River BC V9H 1N3

Joseph & Delores Oster, 3070 Neigel Crescent, Campbell River BC V9H 1N3

Donald & Carol Schibler, 4032 Craig Road, Campbell River BC V9H 1N3

Christopher & Madeleine Fulton, 4040 Craig Road, Campbell River BC V9H 1N3

Craig Duncan, 4048 Craig Road, Campbell River BC V9H 1N3

R. Brendeland & K. Plato, 4054 Craig Road, Campbell River BC V9H 1N3

Wayne Eckford, 3050 Jody Lynne Way, Campbell River BC V9H 1N3

J. Minard & M. Roberts, 3047 Jody Lynne Way, Campbell River BC V9H 1N3

Melissa & James Moir, 4064 Craig Road, Campbell River BC V9H 1N3

Linda Larson, 4099 Craig Road, Campbell River BC V9H 1A4

Lawrence & Terri Embury, 4093 Craig Road, Campbell River BC V9H 1A4

Jack & Christina Rozema, 3072 York Road, Campbell River BC V9H 1A8

Steven & Anne Koebel, 3076 York Road, Campbell River BC V9H 1A8

John & Suzanne Knight, 356 Crawford Road, Campbell River BC V9H 1K1

Roy & Irmeli Wharton, 3100 York Road, Campbell River BC V9H 1A8

Eileen Cooksley, 3112 York Road, Campbell River BC V9H 1A8

Julie & James McMath, 3134 York Road, Campbell River BC V9H 1A8

Agency Referral

COPY



DEVELOPMENT PROPOSAL – REFERRAL FORM
FILE: RZ 3D 23 to RZ 10D 23 – BURRIDGE

Lots within Section 34, Township 4, Comox District (PIDs 023-197-323, 023-196-718, 023-196-696, 023-196-149, 023-196-700, 023-196-131, 023-196-114 and 023-197-331)

Please comment on the attached development proposal for potential effect on your agency's interests. We would appreciate your response by **September 8, 2023**. Complete the response summary on the form enclosed. If your agency's interests are unaffected, please indicate this on the form - no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy that would affect our consideration of this proposal.

PURPOSE OF PROPOSAL: To amend Bylaw 1404, the Campbell River Area Zoning Bylaw 1991 to rezone eight residential lots in Electoral Area D from Country Residential Four (CR-4) to Country Residential Three (CR-3) to allow the parcels to be subdivided in half.

APPLICANTS: Various

AGENT: Colin Burrige, J.E. Anderson & Associates

LEGAL DESCRIPTIONS: Lots within Section 34, Township 4, Comox District.

OCP BYLAW: Bylaw 1857, 'Oyster Bay – Buttle Lake Official Community Plan, 1996'

DESIGNATION: Country Residential

ZONING BYLAW: Bylaw 1404, 'Campbell River Area Zoning Bylaw, 1991'

EXISTING ZONING: Country Residential Four (CR-4)

PROPOSED ZONING: Country Residential Three (CR-3)

PROPOSAL DETAILS:

An application has been received to rezone eight residential lots from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these eight 2.0-hectare (4.94 acre) lots into two 1.0-hectare (2.47 acre) parcels. The existing properties are serviced by water, each with a connection to the Area D community water system and onsite sewage disposal by way of septic field. It will be a requirement that the new lots also be connected to the community water system and that septic fields are designed and installed as per Island Health standards. Future development (including subdivision) of these properties will require issuance of one or more Environmentally Sensitive Areas Development Permits, which will identify Streamside Protection and Enhancement Areas (SPEAs) to protect sensitive areas.

John W. Neill MCIP MRTPI
Planner

Consultation will occur with the following First Nations marked with an ☒:

	Ahousaht First Nation		Maa-nulth First Nations
	Cowichan Tribes		Mamalilikulla-Qwe'Qwa'Sot'Em First Nations
	Ehattesaht First Nation		Mowachaht/Muchalaht First Nation
	Halalt First Nation	X	Nanwakolas Council
X	Homalco First Nation		Naut'sa mawt Tribal Council
	Hul'qumi'num Treaty Group		Nuchatlaht First Nation
	Hupacasath First Nation		Nuu-chah-nulth Tribal Council
	Ka:'yu:'k't'h / Che:K:tlles7et'h' First Nation		Penelakut Tribe
	Klahoose First Nation (Cortes)		Qualicum First Nation
X	K'omoks First Nation		Tla'amin First Nation
	Kwiahah Band Office		Stz'uminus First Nation
X	Laich-Kwil-Tach Treaty Society (formerly Hamatla)		Tlowitsis First Nation
	Lake Cowichan First Nation	X	We Wai Kai (Cape Mudge Band)
	Lyackson First Nation	X	We Wai Kum (Campbell River Band)

This referral has been sent to the following agencies marked with an ☒:

	Agricultural Land Commission (ALC)		Ministry of Energy, Mines and Natural Gas
X	Advisory Planning Commission (APC): Area D	X	Ministry of Environment
X	BC Assessment Authority	X	Ministry of Forests, Lands & Natural Resource Operations & Rural Development (Archaeology)
	BC Ferries Corporation		Ministry of Forests, Lands & Natural Resource Operations & Rural Development (Aquaculture Licensing & Regulation)
	BC Parks		Ministry of Forests, Lands & Natural Resource Operations & Rural Development (Forestry)
X	City of Campbell River (CCR)		Ministry of Forests, Lands & Natural Resource Operations & Rural Development (Water Authorizations)
	Comox Valley Regional District (CVRD)		Ministry of Jobs, Tourism & Skills Training (Labour)
	Water Comptroller for BC	X	Ministry of Transportation and Infrastructure (MoTI)
	Oyster River Enhancement Society		Mount Waddington Regional District (MWRD)
	Environment Canada		Private Managed Forest Land Council
X	Area D Fire		qathet Regional District (qRD)
	Ministry of Aboriginal Relations and Reconciliation		Strathcona Park Lodge
	Ministry of Agriculture		Transport Canada
	Ministry of Community, Sport & Cultural Development	X	Vancouver Island Health Authority (VIHA)

RESPONSE SUMMARY

DEVELOPMENT PROPOSAL REFERRAL FORM

FILE: RZ 3D 23 to RZ 10D 23 – Burrige – Lots within Section 34, Township 4, Comox Land District.

(John W. Neill, Planner)

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by development proposal

☐ Approval recommended subject to conditions below

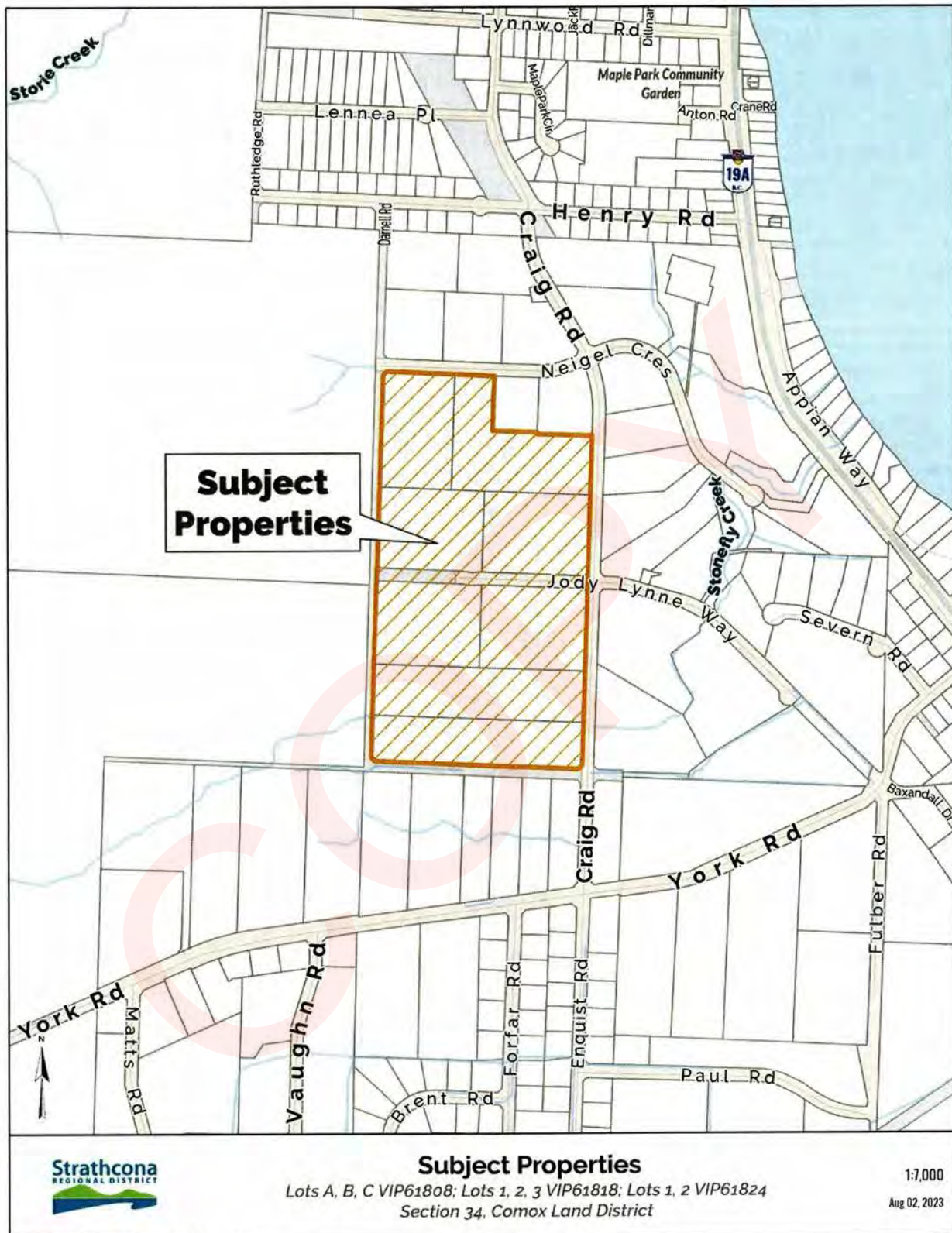
☐ Approval NOT recommended due to reasons outlined below

SIGNED BY: _____

TITLE: _____

FIRST NATION
OR AGENCY: _____

DATE: _____



Location Map



Site Plan

4.6.7

COUNTRY RESIDENTIAL FOUR (CR-4)

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Residential use; #2483
- 2) Utility use;
- 3) Park use.

b) On any lot over 4000 m² (0.99 acres):

- 1) Agricultural use.

ii) PERMITTED ACCESSORY USES

a) On any lot:

- 1) Home occupations;
- 2) Accessory buildings;
- 3) Bed and Breakfast. #2163

iii) CONDITIONS OF USE

#1458

- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

b) Residential use is limited to:

- | | |
|---|------------------------------|
| On any lot size: | One single family dwelling. |
| On any lot over one hectare (2.47 acres): | Two single family dwellings. |

#2423

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2152.85 square feet), whichever is greater.

v) SITING OF BUILDINGS AND STRUCTURES

a) Except where otherwise specified in this by-law no building or structure shall be located within:

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line, or rear lot line;
- 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet);

- 3) 3.5 metres (11.48 feet) of an accessory building.
- 4) Minimum separation between dwellings - 15 metres (49.21 feet) on the same lot.

b) Minimum setback requirements for accessory buildings shall be as follows:

	Accessory Building Height	
	4.5 m (14.8 ft) or less	4.5 - 6.0 m (14.8-19.7 ft)
REQUIRED SETBACK		
Front Lot Line	7.5 m (24.6 feet)	7.5 m (24.6 feet)
Side Lot Line	1.0 m (3.3 feet)	1.0 m (3.3 feet)
Rear Lot Line	1.0 m (3.3 feet)	2.0 m (6.6 feet)

#2171

c) Other specifications include:

- 1) If a side lot line abuts a public road right-of-way, refer to Section 4.5.4(e).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.4(d) and (e).
- 3) If the lot abuts a river, lake, sea or any other watercourse refer to Bylaw No. 2782 being the "Floodplain Management Bylaw, 2005".
- 4) For any exceptions to siting, refer to Section 4.5.5(a).

#2423

vi) LOT COVERAGE

- a) On any lot less than or equal to 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 20% of the lot area.
- b) On any lot greater than 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 15% of the lot area."

vii) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 2 hectares (4.94 acres).

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

- b) **Minimum lot frontage:** 10% of the perimeter of the lot.

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

- c) Notwithstanding the provisions of 4.6.7(vii)(a) one parcel can be created from the Remainder of Lot A, Section 34, Township 4, Comox District, Plan VIP61244 in the size of 0.540 hectares (1.3 acres) in return for the dedication of an additional 0.34 hectares (0.8 acres) of land to "Hagel Park".

#1458

End • CR-4

PART 4 • LAND USE REGULATIONS

Existing Country Residential Four (CR-4) Zone

4.6.6

**COUNTRY RESIDENTIAL THREE
(CR—3)**

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Residential use;
- 2) Public utility use;
- 3) Park use.

b) On any lot over 4000 m² (0.99 acres):

- 1) Agricultural use.

ii) PERMITTED ACCESSORY USES

a) On any lot:

- RDCS
2163
- 1) Home occupations;
 - 2) Accessory buildings; and
 - 3) Bed and Breakfast.

iii) CONDITIONS OF USE

- RDCS
1458
- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

b) Residential use is limited to:

- i) On any lot size: One single family dwelling.
- ii) A second dwelling not exceeding 50 square metres in floor area is permitted on any lot 1 ha (2.47 ac) or larger

iv) **FLOOR AREA REQUIREMENTS**

The maximum combined gross floor area of all accessory buildings shall not exceed 200 square metres (2152.8 square feet).

v) **SITING OF STRUCTURES**

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

RDCS
1458

- 1) 7.5 metres (24.6 feet) of that portion of a **front lot line** or **rear lot line**;
- 2) 3.5 metres (11.48 feet) of a **side lot line** or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet); and
- 3) 3.5 metres (11.48 feet) of an accessory building.

b) **Minimum setback requirements for accessory buildings shall be as follows:**

RDCS
1510,
2171

	ACCESSORY BUILDING HEIGHT	
	4.5M (14.8 ft) or less	4.5 – 6.0m (14.8919.7 ft)
REQUIRED SETBACK		
Front Lot Line	7.5m (24.6 feet)	7.5m (24.6 feet)
Side Lot Line	1.0m (3.3 feet)	1.0m (3.3 feet)
Rear Lot Line	1.0m (3.3 feet)	2.0m (6.6 feet)

c) **Other specifications include:**

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

SRD
84

vi) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures shall not exceed 15% of the lot area.

vii) **SUBDIVISION REQUIREMENTS**

- a) **Minimum lot area:** 1 hectare (2.47 acres).

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

- b) **Minimum lot frontage:** 10% of the perimeter of the lot.

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

End • CR-3

Agency Response

John Neill

From: Cooper, Diana FOR:EX <Diana.Cooper@gov.bc.ca>
Sent: Wednesday, August 16, 2023 11:57
To: John Neill
Subject: RE: Proposed amendment to Campbell River Area Zoning Bylaw (Electoral Area D)

Follow Up Flag: Follow up
Flag Status: Completed

NOTICE: This email is from an external source.

Hello John,

Thank you for your referral regarding the proposed re-zoning of eight 2-hectare parcels into 1-hectare lots, in the Craig Road / Jody Lynne Way neighbourhood.

LOT 2 SECTION 34 TOWNSHIP 4 COMOX DISTRICT PLAN VIP61824, PID 023197331;
LOT 1 SECTION 34 TOWNSHIP 4 COMOX DISTRICT PLAN VIP61824, PID 023197323;
LOT A DISTRICT LOT 34 TOWNSHIP 4 COMOX DISTRICT PLAN VIP61808, PID 023196114;
LOT B DISTRICT LOT 34 TOWNSHIP 4 COMOX DISTRICT PLAN VIP61808, PID 023196131;
LOT C DISTRICT LOT 34 TOWNSHIP 4 COMOX DISTRICT PLAN VIP61808, PID 023196149;
LOT 3 SECTION 34 TOWNSHIP 4 COMOX DISTRICT PLAN VIP61818, PID 023196718;
LOT 1 SECTION 34 TOWNSHIP 4 COMOX DISTRICT PLAN VIP61818, PID 023196696; and
LOT 2 SECTION 34 TOWNSHIP 4 COMOX DISTRICT PLAN VIP61818, EXCEPT PART IN PLAN VIP64811, PID 023196700.

Please review the screenshot of the properties below (outlined in yellow) and notify me immediately if it does not represent the properties listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on any of the properties.

Archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the subject properties.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this referral response.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on any of the properties.

- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



Diana Cooper

Archaeologist/Archaeological Information Administrator

Archaeology Branch | Ministry of Forests

Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website www.gov.bc.ca/archaeology

From: John Neill
<JNeill@srd.ca>

Sent: Friday, August 11, 2023 9:22 AM

To: Arch Data Request FOR:EX <ArchDataRequest@gov.bc.ca>

Subject: Proposed amendment to Campbell River Area Zoning Bylaw (Electoral Area D)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Sir/Madam,

Please find attached a referral document respecting a proposal to amend the Campbell River Area Zoning Bylaw 1404 to facilitate the subdivision of each of eight 2-hectare parcels into 1-hectare lots, in the Craig Road / Jody Lynne Way neighbourhood. We would be grateful for a response by **September 8, 2023**.

Thanks and regards,

John W. Neill, MCIP MRTPI
Planner



Strathcona Regional District

T: [250-830-6706](tel:250-830-6706)

E: jneill@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and the Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwidaḥw people.

We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht, Homalco, Ka:'yu:'k't'h' / Che:k'tles7et'h', Klahoose, K'omoks, Mowachaht / Muchalaht, Nuchatlaht, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

SRD.ca | [Facebook](#) | [Instagram](#) | [YouTube](#)

John Neill

From: Stefanyk, Michael WLRS:EX <Michael.Stefanyk@gov.bc.ca>
Sent: Tuesday, September 5, 2023 13:40
To: John Neill
Cc: Roden, Jacqueline FOR:EX
Subject: RE: RZ3D23 - RZ10D23 Amend to Area Zoning for Campbell River

NOTICE: This email is from an external source.

Good Afternoon,

We have no objections to Approval of the above-referenced referral but have the following recommendations:

- Where possible, discourage rural sprawl and increase density through the creation of smaller lot sizes contained within the Urban Containment Boundaries
- Sustainability planning should ensure that cumulative impacts of onsite sewage systems have been assessed and can be adequately managed
- Environmental planning should begin early in the development process to identify valuable environmental components prior to final design allowing refinements to avoid and minimize impacts on the valued components
- An environmental impact assessment and environmental management plan should be completed by a qualified environmental professional prior to development
- Valued environmental components that may interact with development, but not limited to, include: sensitive ecosystems (e.g. wetlands, riparian areas), wildlife and wildlife habitat, fish and fish habitat
- Any development within 30m of a watercourse or waterbody (including wetlands) may trigger the Riparian Area Protection Regulation (RAPR) or the Water Sustainability Act. We recommend avoidance of these feature by maintaining a 30 m vegetated buffer where possible
- Dugouts that have been historically used for livestock but have transitioned into wetlands by the establishment of wetland plants and presence of wetland soil indicators may be covered by the Water Sustainability Act and require an Authorization to impact. Further information can be obtained by contacting FrontCounter BC <http://www.frontcounterbc.gov.bc.ca>
- If a RAPR assessment is required during the development process, a Development Permit should not be issued until the RAPR assessment has been reviewed by the Provincial RAPR team and confirmation of the review has been received
- We recommend through the planning phase that wildlife corridors are identified and set aside within parkland dedications that remain free of development

Further information can be found in [Develop with Care Section 2](#) and the [Green Bylaws Tool Kit](#).

Thank you for the opportunity to comment on this referral.

Michael Stefanyk, RPBio | Ecosystems Biologist

West Coast Region

Ministry of Water, Land and Resource Stewardship

Phone: 250 -739 - 8642

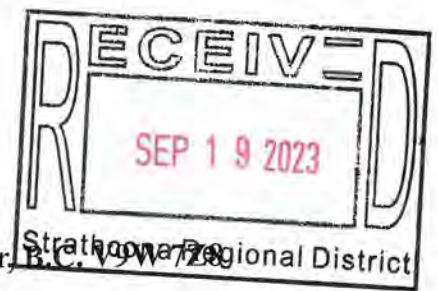
Email: Michael.Stefanyk@gov.bc.ca

Pronouns: he/him

I acknowledge with gratitude and respect, the Ləkʷəŋən peoples known today as the the Songhees and Esquimalt Nations on whose territory I live and work.

From: John Neill <JNeill@srd.ca>
Sent: Thursday, August 10, 2023 3:05 PM
To: Email - planning@srd.ca <planning@srd.ca>
Subject: Proposed amendment to Campbell River Area Zoning Bylaw (Electoral Area D)

Written Submissions



DATE: September 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning – planning@srd.ca | Phone 250-830-6718

RE: **Bylaw No. 519** to amend Electoral Area D Zoning Bylaw 1404: Rezoning Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	Rosemarie Rahn Norman Wood
I live at:	4059 South Island Highway Campbell River, BC. V9H 1G2
☒	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three
☐	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three, <u>subject to conditions listed below:</u>
☐	I <u>DO NOT</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three
☐	I have no comments about the above rezoning and subdivision proposal

These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

☒	I would use Hagel Greenway to walk/jog/run with or without a dog(s) or pet(s)
☒	I would use Hagel Greenway to walk/jog/run with children or a baby stroller
☒	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
☐	I would use Hagel Greenway to ride a horse or other domestic livestock
☐	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

☒	gravel pathway or paved pathway
☒	fencing to control pets and protect livestock
☒	crossings suitable for horses at Stonefly Creek and other ditches
☒	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
☐	I do not support Hagel Greenway trail improvements at this time

Barbara Bryant

From: Cathie McGillivray <cmcgillivray@cbihealth.ca>
Sent: September 21, 2023 10:13 AM
To: Email - planning@srd.ca
Subject: Craig Road rezoning application
Attachments: 20230921101226714.pdf

**** NOTICE: This email is from an external source.****

Cathie McGillivray
4140 Forfar Road
Campbell River, BC
V9H 1A7

The information in this e-mail is intended solely for the addressee(s) named, and is confidential. Any other distribution, disclosure or copying is strictly prohibited. If you have received this communication in error, please reply by e-mail to the sender and delete or destroy all copies of this message.

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C. McGillivray
4140 Farber Rd.

1/2

DATE: September 21 2023

TO: Strathcona Regional District, Planning Department,
#301 - 990 Cedar St. Campbell River

RE: SRD Bylaw 519 Electoral Area D (Oyster Bay- Buttle Lake) Bylaw 1404, Amend. # 65
Application to Re-Zone eight residential parcels from CR-4 to CR-3 to facilitate
subdivision of each of the eight 2.0 hectare lots into two 1.0 hectare parcels.

Comments:

Hagel Greenway was dedicated by the Hagel family at the same time as Hagel Park (around 1994) but has remained dormant since then and not usable. This Greenway is a five metre wide linear parkway which bisects each of these eight parcels west of Craig Road by Statutory Rights-of-Way VIP61813 and VIP61827. Active transportation routes linking two adjacent residential neighbourhoods between York Road and Henry Road thereby creating a continuous pathway linking Hagel Park to Maple Park ^{is} supported by the community.

Refer to Bylaw 1857, the Oyster Bay-Buttle Lake Official Community Plan (OCP) Bylaw 1857, Schedule B — known as Bylaw 2206, Electoral Areas Greenways Plan, Part Two Section 2.1.2.1 Greenway Trails:

"Greenway trails will be for walkers and cyclists or in some cases for equestrians.

Noisy or high-speed motorized vehicles such as trail-bikes or ATV's will be prohibited"

"Trails will connect to the roadway system where signage and barriers will restrict vehicular access. Landscapes at these entrances should create a source of pride for the neighbourhood"

"Landscape buffers along the trail will provide separation between trail users and adjacent residents or livestock. Where necessary, privacy or livestock fences will be installed"

Refer to the OCP, Part 311 Parks and Recreation, Objective 4 (on page 25):

"Create a network of multi-use linear trails to provide children with safe and convenient routes for getting to school, to reduce the use of motor vehicles to fulfill daily needs and to provide a variety of recreational opportunities"

Refer to the OCP Part 318 Transportation, Objective 4 and Objective 5 (on page 28):

"Develop a network of pedestrian, equestrian and bicycle paths to encourage non-vehicular travel and recreational opportunities"

"Reduce the number of vehicle trips per household to lower energy consumption, reduce pollution, lower costs of infrastructure and provide a safer, healthier human environment"

Policy 6 (page 29)

"The provision of linear parkways and pathways for the safe and convenient use of pedestrians, equestrians and cyclists shall be encouraged"

I support the Hagel Greenway
Bancroft

DATE: September 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning – planning@srd.ca | Phone 250-830-6718

RE: Bylaw No. 519 to amend Electoral Area D Zoning Bylaw 1404: Rezoning Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	Cathie McGillivray
I live at:	4140 Forster Rd. C.R.
Yes	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three
Yes	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three, <u>subject to conditions listed below:</u>
✓	I <u>DO NOT</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I have no comments about the above rezoning and subdivision proposal

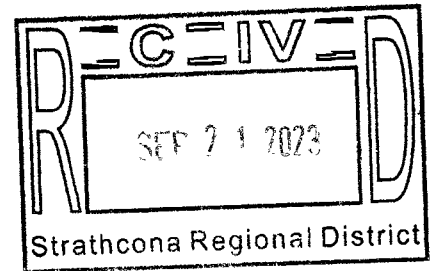
These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

✓	I would use Hagel Greenway to walk/jog/run with or without a dog(s) or pet(s)
✓	I would use Hagel Greenway to walk/jog/run with children or a baby stroller
✓	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
✓	I would use Hagel Greenway to ride a horse or other domestic livestock
	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

✓	gravel pathway or paved pathway
✓	fencing to control pets and protect livestock
✓	crossings suitable for horses at Stonefly Creek and other ditches
✓	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
	I do not support Hagel Greenway trail improvements at this time

519
SRD Bylaw 1



Location: Craig Road, Strathcona Regional District, Electoral Area D
Oyster Bay- Buttle Lake Zoning Bylaw Bylaw 1404, Amend. # 65
Application to Re-Zone eight country residential parcels from CR-4 to CR-3 to facilitate subdivision of each of the eight 2.0 hectare lots into two 1.0 hectare parcels.

Comment 1: Greenways:

See Bylaw 1857, Oyster Bay-Buttle Lake Official Community Plan (OCP), Schedule B — known as Bylaw 2206, Electoral Areas Greenways Plan, Part Two Section 2.1.2.1 Greenway Trails.

Hagel Greenway, dedicated by the Hagel family at the same time as Hagel Park (around 1994), remains dormant and is not usable. This Greenway is a five metre wide linear parkway which bisects each of these eight parcels west of Craig Road by Statutory Rights-of-Way VIP61813 and VIP61827 connecting Tibbitt Road (near Hagel Park) and Henry Road (near Maple Park).

Greenways provide active transportation routes by connecting residential neighbourhoods and creating safe pathways that are separated from vehicle traffic. They are supported by many residents of Area D. It's time to invest in these forms of outdoor recreation for all ages to enjoy close to their homes and in nature.

Comment 2: Density:

The current zoning (CR-4) of these eight lots allows a total of sixteen single family dwellings on these 2.0 + hectare properties. Carriage homes, accessory buildings and recreational vehicles are also being occupied as dwellings on several other country residential lots in Area D.

The proposed zoning (CR-3) could potentially change the density of dwelling units to sixteen single family dwellings plus sixteen secondary dwellings (not exceeding 50 m2 in area) on any lot 1.0 hectare or larger.

There is opposition in the community to a large increase in dwelling density. Therefore, it is recommended that the CR-3A zone is more appropriate which would allow the subdivision of these eight lots into smaller 1.0 hectare (or larger) lots without increasing the density.

Comment 3: Stormwater Management and Riparian Areas:

Land clearing and development can alter drainage patterns when large quantities of soil are deposited or repositioned, ditches are filled, culverts installed, buildings and impermeable surfaces are constructed. Recent development on federal lands upslope of this area resulted in the removal of forest cover and top-soil as well as replacement of natural wetlands with man-made retention ponds leaving large areas of disturbed and exposed soil and erosion in wet seasons.

There are concerns that the provincial and regional district regulatory oversight is inadequate to prevent further significant downstream impacts to riparian habitat and environmental values.

M. Dunn
Sept 21 2023

S. DUNN / M. DIORIO DUNN
3030 JODY LYNNE WAY
CAMPBELL RIVER, B.C.
V9H 1A2

Electoral Area D (Oyster Bay - Buttle Lake) Bylaw 1404, Amend # 65
Application to Re-Zone eight residential parcels from CR-4 to CR-3 to facilitate subdivision of each of the eight 2.0 hectare lots into two 1.0 hectare parcels.

Current Zoning Country Residential Four (CR-4):

Bylaw 1404 section 4.6.7 iii) Conditions of Use

b) Residential use is limited to:

- | | |
|--|-----------------------------|
| on any lot size: | one single family dwelling* |
| on any lot over one hectare (2.47 acres) | two single family dwellings |

Bylaw 1404 section 4.6.7 vii) Subdivision Requirements

a) Minimum lot area 2 hectares (4.94 acres)

The combined housing density in CR-4 equals sixteen single family dwellings.

Proposed Zoning Country Residential Three (CR-3):

Bylaw 1404 section 4.6.6 iii) Conditions of Use

b) Residential use is limited to:

- | | |
|---|----------------------------|
| i) on any lot size | one single family dwelling |
| ii) a second dwelling not exceeding 50 m ² in floor area is permitted on any lot one hectare or larger | |

Bylaw 1404 section 4.6.6 vii) Subdivision Requirements

a) Minimum lot area 1 hectare (2.47 acres)

The combined housing density on CR-3 equals sixteen single family dwellings plus sixteen secondary dwellings not exceeding 50 m² . Total = 32 dwellings

Recommended Zoning Country Residential Three (CR3-A):

Bylaw 1404 section 4.6.6A iii) Conditions of Use

b) Residential Use is limited to:

- | | |
|--------------------|----------------------------|
| i) on any lot size | one single family dwelling |
|--------------------|----------------------------|

Bylaw 1404 section 4.6.6A vii) Subdivision requirements

Minimum lot area 1 hectare (2.47 acres)

The combined housing density in CR-3A is sixteen single family dwellings

* Bylaw 1404 Part Two Interpretation:

Dwelling, Single Family means a detached building or mobile home used exclusively for residential use for one family consisting of one dwelling unit and containing not more than one set of cooking equipment.

Dwelling Unit means a self contained unit with a separate entrance occupied as a permanent home or residence with complete living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, eating and sanitation. A second set of kitchen and cooking facilities may be permitted where required by a provincial health agency to operate a home occupation or bed and breakfast.

Notes: 50 square metres = 538.2 square feet one hectare = 2.47 acres



4.6.6A

**COUNTRY RESIDENTIAL THREE
(CR—3A)**

RDCS
1511

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Residential use;
- 2) Public utility use;
- 3) Park use.

b) On any lot over 4000 m² (0.99 acres):

- 1) Agricultural use.

ii) PERMITTED ACCESSORY USES

a) On any lot:

RDCS
2163

- 1) Home occupations;
- 2) Accessory buildings; and
- 3) Bed and Breakfast.

iii) CONDITIONS OF USE

- a)** Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

b) Residential use is limited to:

- i)** On any lot size: One single family dwelling.

iv) **FLOOR AREA REQUIREMENTS**

The maximum combined gross floor area of all accessory buildings shall not exceed 200 square metres (2,152.8 square feet).

v) **SITING OF STRUCTURES**

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

- 1) 7.5 metres (24.6 feet) of that portion of a **front lot line** or **rear lot line**;
- 2) 3.5 metres (11.48 feet) of a **side lot line** or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet); and
- 3) 3.5 metres (11.48 feet) of an accessory building.

SRD
496

b) [Repealed]

c) **Other specifications include:**

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

vi) **LOT COVERAGE**

The maximum lot cover of all buildings and structures shall not exceed 15% of the lot area.

vii) **SUBDIVISION REQUIREMENTS**

- 
- a) **Minimum lot area:** 1 hectare (2.47 acres).

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

- b) **Minimum lot frontage:** 10% of the perimeter of the lot.

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

End • CR-3A



DATE: September 22 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning – planning@srd.ca | Phone 250-830-6718

RE: Bylaw No. 519 to amend Electoral Area D Zoning Bylaw 1404: Rezoning Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	Wendy Margaret Hardy
I live at:	3995 S. Is. Hwy., Campbell River, B.C. V9H 1L2
	I DO support the rezoning of eight lots from Country Residential Four to Country Residential Three
✓	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three , subject to conditions listed below: ONLY CR-3A - no increase in density.
	I DO NOT support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I have no comments about the above rezoning and subdivision proposal

These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

✓	I would use Hagel Greenway to walk/jog/run with or without a dog(s) or pet(s)
	I would use Hagel Greenway to walk/jog/run with children or a baby stroller
	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
	I would use Hagel Greenway to ride a horse or other domestic livestock
	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

✓	gravel pathway or paved pathway
✓	fencing to control pets and protect livestock
	crossings suitable for horses at Stonefly Creek and other ditches
✓	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
	I do not support Hagel Greenway trail improvements at this time

2 Demography

2.1 POPULATION

2.1.1 Historical Population

Canada's residents are aging. Baby Boomers (those born between 1946 to 1964) are entering their retirement years in large quantities, unmatched by growth in young people due to declining birth rates. Especially in rural communities. Although there are clear signs of aging within Strathcona Rural and the Electoral Area D community, historical population data demonstrates growth among youth cohorts, suggesting that the SRD is popular among young families.

Figure 2.1a highlights the total population of each community in 2021 by age cohort, the proportion of each age cohort compared to the total population, and the percent change in population from 2011 to 2021. Readers may notice that the figure's numbers differ from than those posted on the Statistics Canada website; adjustments have been made to Statistics Canada data to reflect Census undercounting. An explanation of the adjustment process is found in the Glossary.

Figure 2.1a: Total Population & Age Cohorts '21 and Percent Change '11-'21

		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
Strathcona RD	Population	7,005	4,920	11,045	14,335	11,805	1,055	50,165
	Proportion	14%	10%	22%	29%	24%	2%	100%
	%Δ '11-'21	2%	-1%	12%	-5%	80%	50%	14%
		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
Strathcona Rural	Population	1,205	660	1,885	3,050	2,740	130	9,665
	Proportion	12%	7%	20%	32%	28%	1%	100%
	%Δ '11-'21	7%	-15%	13%	-13%	93%	44%	13%
		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
Electoral Area D	Population	665	385	965	1,575	1,195	50	4,840
	Proportion	14%	8%	20%	33%	25%	1%	100%
	%Δ '11-'21	23%	-8%	22%	-8%	99%	11%	18%

Source: derived from BC Statistics² and Statistics Canada 2011, 2016, & 2021 Census Profiles

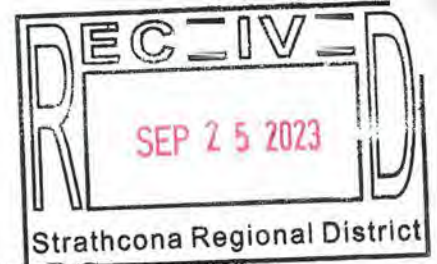
From 2011 to 2021, Electoral Area D's population grew about 18%, due mostly to an expansion of the senior aged population (65+) that grew 93% (645 to 1,245). Total youth (younger than 15) increased 23% (540 to 665) while late teen/young adult populations (15 to 24 years old) shrank 8% (420 to 385) over the decade. Note that losses mainly came from losses of late teens, which reflects that ten years ago the age cohort that would become the late teens was of a lesser size than the late teens of that time.

2 BC Statistics (2021, October). Population Estimates & Projections for British Columbia. <https://bcstats.shinyapps.io/popApp/>

In 1996, the SRD adopted Bylaw No.1857; specifically, the Oyster Bay – Buttle Lake Official Community Plan (OCP). Generally, an OCP is concerned with the use of land and management of resources, and influences that are important to the responsible planning of the community. The Plan, therefore, indicates the community's concerns and wishes with regards to all lands within Oyster Bay – Buttle Lake area. In particular, the OCP provides for the integration of land use, transportation, the environment, heritage, public services and utilities, and economic development into a broad strategy to direct the growth and development of the community.

Importantly, the OCP lays out objectives and policies related to residential areas / housing overall, which are summarized in the table below. Note that the table does not include all policies, only those most relevant to the scope of the Housing Needs Report.

Section	Objective or Policy
Affordable, Rental, and Special Needs Housing Objectives 4.10.1(1)	To promote and accommodate the provision of affordable, rental, and special needs housing and increased housing choice in a manner appropriate for a low density rural area.
Affordable, Rental, and Special Needs Housing Policies 4.10.2(1)	Regional District regulations that allow secondary suites in single family dwellings in the rural area shall be maintained.
Affordable, Rental, and Special Needs Housing Policies 4.10.2(2)	Regional District regulations that allow two single family dwellings or a two family dwelling on parcels larger than 8 hectares, shall be maintained.
Rural Residential (RR) Designation Objectives 3.4.1(2)	To support opportunities for affordable housing, rental housing, and special needs housing.
Rural Residential (RR) Designation Objectives 3.4.1(5)	To avoid rural sprawl and allow appropriate and limited infill development.



DATE: September 23 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning – planning@srd.ca | Phone 250-830-6718

RE: Bylaw No. 519 to amend Electoral Area D Zoning Bylaw 1404: Rezoning Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	Warren van Gyncken
I live at:	3959 Leeming rd
	I DO support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I DO support the rezoning of eight lots from Country Residential Four to Country Residential Three, <u>subject to conditions listed below:</u> CR 3A on 1.0 hectare lots 16 Single Family Dwellings
	I DO NOT support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I have no comments about the above rezoning and subdivision proposal

These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

☒	I would use Hagel Greenway to walk/jog/run with or without a dog(s) or pet(s)
☐	I would use Hagel Greenway to walk/jog/run with children or a baby stroller
☒	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
☐	I would use Hagel Greenway to ride a horse or other domestic livestock
☐	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

☒	gravel pathway or paved pathway
☒	fencing to control pets and protect livestock
☐	crossings suitable for horses at Stonefly Creek and other ditches
☒	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
☐	I do not support Hagel Greenway trail improvements at this time

4.6.6A

**COUNTRY RESIDENTIAL THREE
(CR—3A)**

RDCS
1511

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Residential use;
- 2) Public utility use;
- 3) Park use.

b) On any lot over 4000 m² (0.99 acres):

- 1) Agricultural use.

ii) PERMITTED ACCESSORY USES

a) On any lot:

- 1) Home occupations;
- 2) Accessory buildings; and
- 3) Bed and Breakfast.

iii) CONDITIONS OF USE

- a)** Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

b) Residential use is limited to:

- i) On any lot size: One single family dwelling.

RDCS
2163

iv) **FLOOR AREA REQUIREMENTS**

The maximum combined gross floor area of all accessory buildings shall not exceed 200 square metres (2,152.8 square feet).

v) **SITING OF STRUCTURES**

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

- 1) 7.5 metres (24.6 feet) of that portion of a **front lot line** or **rear lot line**;
- 2) 3.5 metres (11.48 feet) of a **side lot line** or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet); and
- 3) 3.5 metres (11.48 feet) of an accessory building.

SRD
496

b) [Repealed]

c) **Other specifications include:**

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

vi) **LOT COVERAGE**

The maximum lot cover of all buildings and structures shall not exceed 15% of the lot area.

vii) **SUBDIVISION REQUIREMENTS**

SRD
84

- a) **Minimum lot area:** 1 hectare (2.47 acres).

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

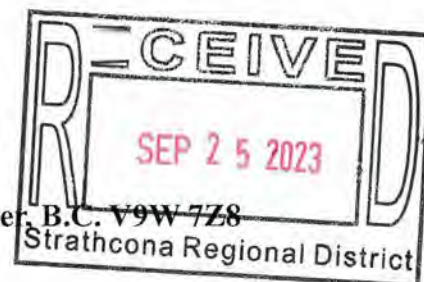
- b) **Minimum lot frontage:** 10% of the perimeter of the lot.

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

End • CR-3A

DATE: September 26 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning – planning@srd.ca | Phone 250-830-6718



RE: Bylaw No. 519 to amend Electoral Area D Zoning Bylaw 1404: Rezoning Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	MADDALENA DUNN
I live at:	3030 JODY LYNNE WAY CAMPBELL RIVER V9W 7Z8
	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three, subject to conditions listed below: CR3A only to allow subdivision to 1.0 ha. lots.
✓	I DO NOT support the rezoning of eight lots from Country Residential Four to Country Residential Three CR3A would not change density
RETAIN STATUTORY BUILDING SCHEMES	I have no comments about the above rezoning and subdivision proposal

These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

✓ YES	I would use Hagel Greenway to walk/jog/run with or without a dog(s) or pet(s)
	I would use Hagel Greenway to walk/jog/run with children or a baby stroller
✓ YES	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
	I would use Hagel Greenway to ride a horse or other domestic livestock
	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

✓ YES	gravel pathway or paved pathway
✓ YES	fencing to control pets and protect livestock
	crossings suitable for horses at Stonefly Creek and other ditches
✓ YES	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
	I do not support Hagel Greenway trail improvements at this time

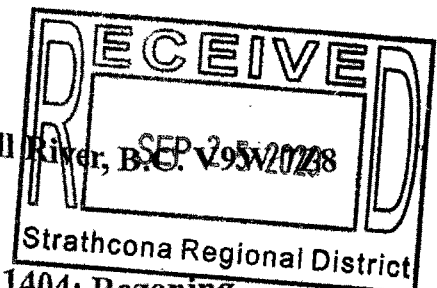
- a) An area identified in the OCP or Campbell River Area Parks Plan as possible park or trail site;
 - b) An environmentally sensitive area;
 - c) A significant viewpoint;
 - d) An opportunity to expand an existing or potential park or trail or to provide additional access to the shoreline; or
 - e) An area attractive for park purposes.
6. Monies acquired as cash-in-lieu of parkland dedication within the planning area are to be placed in the appropriate Electoral Area Parkland Acquisition Reserve Fund. Said funds are to be utilized for the acquisition of lands suitable for recreational facilities or lands of significant natural value.
 7. To recover a portion of the cost of acquiring and developing parks development cost charge bylaws will be considered for adoption and implementation.
 8. The following shall be used to guide parkland acquisition:
 - a) New park areas shall be a minimum of 1.0 hectare (2.47 acres) in size, except where unique natural features are to be preserved or the land is to serve a special function such as a view point, in which case a smaller area may be acceptable.
 - b) New parks should adjoin or be in close proximity to linear parkways.
 - c) A minimum right-of-way of 5.0 metres (16.4 feet) shall be acquired for linear parkways (trails).
 - d) Acquisition of parkland to create tot lots is considered a low priority except where there is a demonstrated need and support for such.

Multi-Use Trails (Linear Parkway)

- 
9. The creation of a network of walking, bicycling and bridle trails along Georgia Strait and connecting parks and natural areas, schools, and residential neighbourhoods and commercial nodes is encouraged. This network shall be developed through securing easements, covenants or other formal agreements from private property owners, using public road and utility right-of-ways, and obtaining approval to use Crown land. Multi-use trails may not be permitted where they would have a detrimental effect on environmentally sensitive areas or parcels within the FLR and ALR. The network should eventually connect with similar trails in the District of Campbell River and Comox Valley.
 10. At the time of subdivision, land dedication, trail easements and statutory rights-of-way shall be requested to establish linear parkways where such are desired. The linear parkways shall be developed or improved on the basis of a priority budget system. Where possible, existing trails shall be protected as part of the network.
 11. The extension of the Vancouver Island Recreation Corridor through the planning area is encouraged providing the said corridor does not allow motorized transportation such as dirt bikes and all terrain vehicles.

DATE: September 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9S 2Y5
Planning - planning@srd.ca | Phone 250-830-6718



RE: Bylaw No. 519 to amend Electoral Area D Zoning Bylaw 1404: Rezoning Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	JANE DROWN
I live at:	102 REDONDA WAY
☐	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three
☐	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three, <u>subject to conditions listed below:</u>
☒	I DO NOT support the rezoning of eight lots from Country Residential Four to Country Residential Three
☐	I have no comments about the above rezoning and subdivision proposal

These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

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☒	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
☐	I would use Hagel Greenway to ride a horse or other domestic livestock
☐	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

☐	gravel pathway or paved pathway
☐	fencing to control pets and protect livestock
☐	crossings suitable for horses at Stonefly Creek and other ditches
☒	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
☐	I do not support Hagel Greenway trail improvements at this time

John Neill

From: Brenda Matas <mbrenda22@hotmail.com>
Sent: Tuesday, September 26, 2023 13:57
To: Email - planning@srd.ca
Cc: John Rice
Subject: Bylaw No. 519, Campbell River Area Zoning Bylaw 1991, Amendment No. 65 Bylaw 3

NOTICE: This email is from an external source.

From: Brenda Mata3753 Island Hwy S
Campbell River, BC V9H 1L7

I personally use Craig Road weekly when I am cycling south to York Road because it is a quiet and safe neighbourhood road.

If the proposed Hagel Greenway is developed and preserved within the subdivision I would be supportive subject to the Campbell River water system being adequate to support the additional lots and an improved septic system so the runoff does not impact Storries Beach.

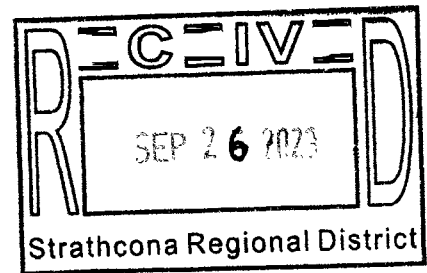
If there is no improvement to the infrastructure, I would not support the proposal. Nor will I support the proposal if the Hagel Greenway is not preserved.

Thank you

Brenda Matas

September 23, 2023

To The Attention of:
Area D Director John Rice
Strathcona Regional District—Community Services, Planning



We are making this written submission to state our opposition to Bylaw No. 519, Campbell River Area Zoning Bylaw 1991, Amendment No. 65, whereby eight 2.0 hectare properties along Craig Rd. are applying to subdivide into individual 1.0 hectare fee simple lots.

The current rezoning application would result in sixteen 1.0 hectare lots, each of which would allow for two residences, so there could be the potential of 32 new residences in a rural area with inadequate infrastructure and services for such an increase in density. The Stories Beach area already has aging and failing septic systems, with no hook up to a sewer system likely in the foreseeable future. In addition, this part of Area D is at the farthest end of the Campbell River water system, so pressure and supply at peak times are problematic at best for current residents. Adding up to 32 new builds to draw on an already overtaxed water supply does not seem wise.

Allowing this rezoning application to go ahead without having improved infrastructure in place is like putting the cart before the horse. There needs to be much more community consultation and inclusion on matters that may drastically affect the livability of our rural area. Before any increases in density are considered, a much improved means of accessing Hwy 19A will need to be put in place—something similar to the vehicle triggered traffic light at Maryland and Hwy 19A. Attempting to turn left onto Hwy 19A is already frustrating and dangerous at peak times, so this is not the time to increase traffic by another quantum leap. The poor water delivery infrastructure is yet another reason why increasing density does not make sense until improvements are made.

The sensible course of action is to allow for an updated OCP for Area D to be generated after the upcoming open house, and then revisit this rezoning application in light of the wishes of Area D residents. Most of us are not against reasonable development if it goes hand in hand with appropriate improvements in infrastructure capacity. The current Area D road, septic and water infrastructure just don't support this rezoning proposal.

Janice Langley and Manfred Hensel
3360 York Rd
Campbell River, BC

DATE: September 26TH 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning – planning@srd.ca | Phone 250-830-6718

RE: **Bylaw No. 519 to amend Electoral Area D Zoning Bylaw 1404: Rezoning Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.**

My name is:	JANICE LANGLEY
I live at:	3360 YORK RD CAMPBELL - RIVER, B.C.
	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three, <u>subject to conditions listed below:</u>
✓	I DO NOT support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I have no comments about the above rezoning and subdivision proposal

These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

	I would use Hagel Greenway to walk/jog/run with or without a dog(s) or pet(s)
	I would use Hagel Greenway to walk/jog/run with children or a baby stroller
✓	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
	I would use Hagel Greenway to ride a horse or other domestic livestock
	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

✓	gravel pathway or paved pathway
✓	fencing to control pets and protect livestock
	crossings suitable for horses at Stonefly Creek and other ditches
✓	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
	I do not support Hagel Greenway trail improvements at this time

DATE: September 26th, 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning - planning@srd.ca | Phone 250-830-6718

RE: Bylaw No. 519 to amend Electoral Area D Zoning Bylaw 1404: Rezoning Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	Montfred Hense
I live at:	3360 York Rd., C.R., BC
	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three, <u>subject to conditions listed below:</u>
☒	I DO NOT support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I have no comments about the above rezoning and subdivision proposal

These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

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	I would use Hagel Greenway to ride a horse or other domestic livestock
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Hagel Greenway trail improvement options:

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☒	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
	I do not support Hagel Greenway trail improvements at this time

Bylaw No. 519
Written Submissions received at
the public hearing.



990 Cedar Street
Campbell River, B.C. V9W 7Z8
Tel: 250-830-6700 Fax: 250-830-6710
Toll free: 1-877-830-2990
www.srd.ca

Date:

To: Strathcona Regional District

From: Name (Please print): Stacy Clark

Street Address: 26 Anton Rd.

Tel/Email: 612 287 6210 telus.net

Re: Bylaw No. 519 – Campbell River Area Zoning Bylaw, 1991, Amendment No. 65

My comments/concerns are:

- ☐ I do support _____
- ☐ I do support this _____ subject to the conditions listed below.
- ☐ I do not support this _____

I am only in Support if it is
~~is~~ rezoned as 3A, ~~is~~ taking across
to the ~~zone~~ greenway into consideration.
Agricultural land is so
important.



990 Cedar Street
Campbell River, B.C. V9W 7Z8
Tel: 250-830-6700 Fax: 250-830-6710
Toll free: 1-877-830-2990
www.srd.ca

Date:

To: Strathcona Regional District

From: Name (Please print): Teresa And M

Street Address: 3033 Vaughn Rd

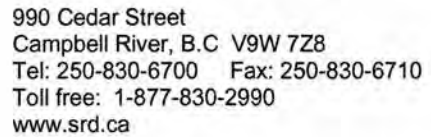
Tel/Email: 250 202-2533

Re: Bylaw No. 519 – Campbell River Area Zoning Bylaw, 1991, Amendment No. 65

My comments/concerns are:

- ☒ I do support _____
- ☐ I do support this _____ subject to the conditions listed below.
- ☐ I do not support this _____

Excited to see some reasonable growth
in our area



☐ I **do not** support this _____



990 Cedar Street
Campbell River, B.C. V9W 7Z8
Tel: 250-830-6700 Fax: 250-830-6710
Toll free: 1-877-830-2990
www.srd.ca

Date:

To: Strathcona Regional District

From: Name (Please print): Terry Honig

Street Address: 3041 Vaughn Rd

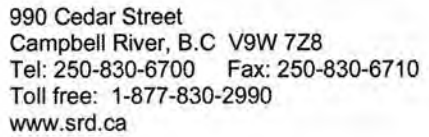
Tel/Email: 250 203 6955

Re: Bylaw No. 519 – Campbell River Area Zoning Bylaw, 1991, Amendment No. 65

My comments/concerns are:

- ☒ I do support _____
- ☐ I do support this _____ subject to the conditions listed below.
- ☐ I do not support this _____

Good luck!



☐ I **do not** support this _____



990 Cedar Street
Campbell River, B.C. V9W 7Z8
Tel: 250-830-6700 Fax: 250-830-6710
Toll free: 1-877-830-2990
www.srd.ca

Date:

To: Strathcona Regional District

From: Name (Please print): Melissa Moir

Street Address: 4064 Craig Rd.

Tel/Email: 778 871 7584 melissabrowner@gmail.com

Re: Bylaw No. 519 – Campbell River Area Zoning Bylaw, 1991, Amendment No. 65

My comments/concerns are:

☐ I do support _____

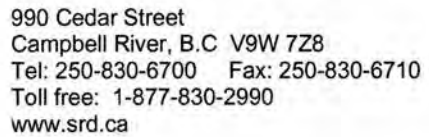
☒ I do support this _____ subject to the conditions listed below.

☐ I do not support this _____

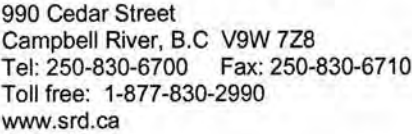
I'd like to see the district maintain the trail to Hazel Pk better. More residents will no doubt add more users. The trail is not currently maintained well.

I would like to see continued openness to subdivision of these large acreages into smaller parcels (even under 2.5)

We are all for controlled growth and increased tax revenues / given that the monies are used for continued improvements.



Good For more business



☐ I **do not** support this _____



990 Cedar Street
Campbell River, B.C. V9W 7Z8
Tel: 250-830-6700 Fax: 250-830-6710
Toll free: 1-877-830-2990
www.srd.ca

Date: Sept 26, 2023

To: Strathcona Regional District

From: Name (Please print): Kim Wheeler

Street Address: 4068 Craig Rd

Tel/Email: 250 923 1125

Re: Bylaw No. 519 – Campbell River Area Zoning Bylaw, 1991, Amendment No. 65

My comments/concerns are:

☒ I do support

☐ I do support this subject to the conditions listed below.

☐ I do not support this

Blank lines for comments/concerns.



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www.srd.ca

Date:

To: Strathcona Regional District

From: Name (Please print): Jacqueline Rice

Street Address: 2929 York Road.

Tel/Email: jacquelinrice@outlook.com

Re: Bylaw No. 519 – Campbell River Area Zoning Bylaw, 1991, Amendment No. 65

My comments/concerns are:

☒ I do support _____

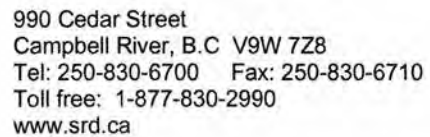
☐ I do support this _____ subject to the conditions listed below.

☐ I do not support this _____

- yes it is increasing density but only by a handful of homes

- the properties are easily accessible as I've lived here 10 years & walk to neighborhood almost daily

- much needed housing in todays market.



☐ I **do not** support this _____



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Toll free: 1-877-830-2990
www.srd.ca

Date:

To: Strathcona Regional District

From: Name (Please print): Gerry Rozema

Street Address: 3072 York Rd

Tel/Email: 250-732-6401

Re: Bylaw No. 519 – Campbell River Area Zoning Bylaw, 1991, Amendment No. 65

My comments/concerns are:

- ☐ I do support _____
- ☒ I do support this _____ subject to the conditions listed below.
- ☐ I do not support this _____

To remain at current density the new ZONE should be CR3A not CR3 which doubles density by allowing 4 dwellings where 2 are allowed now

We also want to ensure the greenway easements remain and ideally are developed.



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Campbell River, B.C. V9W 7Z8
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Toll free: 1-877-830-2990
www.srd.ca

Date:

To: Strathcona Regional District

From: Name (Please print): J & K FISCHER

Street Address: 3053 Neigel Cres.

Tel/Email: jandkfischere@gmail.com

Re: Bylaw No. 519 – Campbell River Area Zoning Bylaw, 1991, Amendment No. 65

My comments/concerns are:

☐ I do support _____

☐ I do support this _____ subject to the conditions listed below.

☒ I do not support this because we moved here to be
in a quiet area and the increased
density will ruin the neighbourhood
with all the traffic.

As it is now, people from York come down
Graig to Henry because of traffic on their
street.

This is not good for us, horses or walkers.

DATE: September 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning – planning@srd.ca | Phone 250-830-6718

RE: Bylaw No. 519 to amend Electoral Area D Zoning Bylaw 1404: Rezoning
Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions
of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	LINDA LARSON, Allen LARSON
I live at:	4099 CRAIG RD - " "
	I DO support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I DO support the rezoning of eight lots from Country Residential Four to Country Residential Three, subject to conditions listed below:
	I support CR 3A
	I DO NOT support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I have no comments about the above rezoning and subdivision proposal

These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

☒	I would use Hagel Greenway to walk/jog/run with or without a dog(s) or pet(s)
☒	I would use Hagel Greenway to walk/jog/run with children or a baby stroller
☒	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
☒	I would use Hagel Greenway to ride a horse or other domestic livestock
☒	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

☒	gravel pathway or paved pathway
☒	fencing to control pets and protect livestock
☒	crossings suitable for horses at Stonefly Creek and other ditches
☒	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
	I do not support Hagel Greenway trail improvements at this time

DATE: September 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning – planning@srd.ca | Phone 250-830-6718

RE: **Bylaw No. 519** to amend Electoral Area D Zoning Bylaw 1404: Rezoning
Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions
of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	LAWRENCE EMBURY TERRI EMBURY
I live at:	4093 CRAIG ROAD CAMPBELL RIVER, BC V9H 1A4
☐	I DO support the rezoning of eight lots from Country Residential Four to Country Residential Three
☐	I DO support the rezoning of eight lots from Country Residential Four to Country Residential Three, <u>subject to conditions listed below:</u>
☒	I DO NOT support the rezoning of eight lots from Country Residential Four to Country Residential Three <u>BUT WILL SUPPORT CR-3A REZONING.</u>
☐	I have no comments about the above rezoning and subdivision proposal

These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

☒	I would use Hagel Greenway to walk/jog/run with or without a dog(s) or pet(s)
☐	I would use Hagel Greenway to walk/jog/run with children or a baby stroller
☒	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
☐	I would use Hagel Greenway to ride a horse or other domestic livestock
☐	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

☒	gravel pathway or paved pathway
☒	fencing to control pets and protect livestock
☐	crossings suitable for horses at Stonefly Creek and other ditches
☒	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
☐	I do not support Hagel Greenway trail improvements at this time

DATE: September 2023

TO: Strathcona Regional District, 990 Cedar Street, Campbell River, B.C. V9W 7Z8
Planning – planning@srd.ca | Phone 250-830-6718

RE: **Bylaw No. 519** to amend Electoral Area D Zoning Bylaw 1404: Rezoning Applications at Neigel Crescent, Jody Lynne Way and Craig Road to facilitate subdivisions of eight 2.0 hectare (4.94 acre) lots into individual 1.0 hectare (2.47 acre) fee simple lots.

My name is:	Gale Britten
I live at:	3100 Brent Rd C.R.
	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three
	I <u>DO</u> support the rezoning of eight lots from Country Residential Four to Country Residential Three, <u>subject to conditions listed below:</u>
✓	I DO NOT support the rezoning of eight lots from Country Residential Four to Country Residential Three <u>I would support CR 3A</u>
	I have no comments about the above rezoning and subdivision proposal

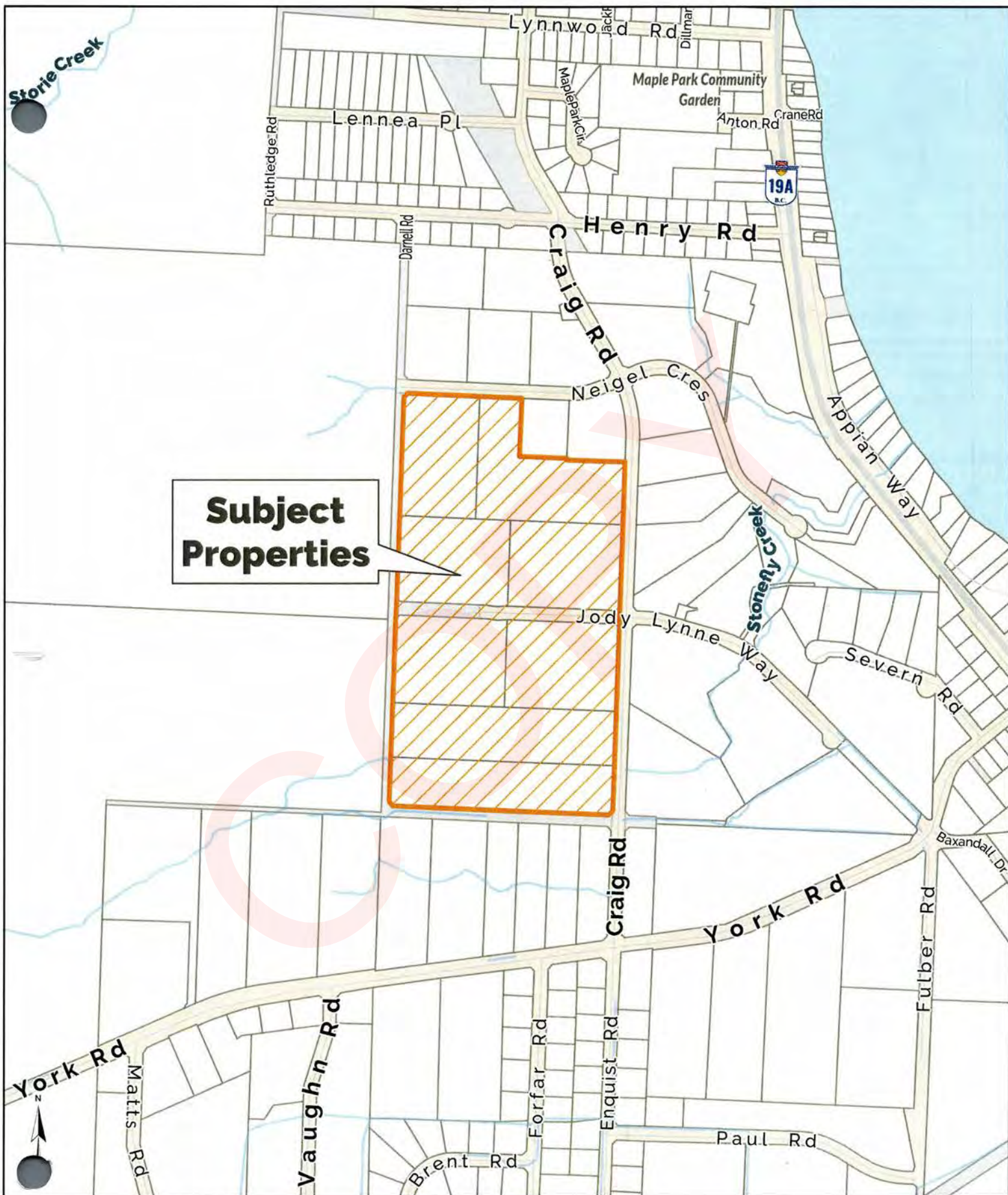
These parcels are currently bisected by Statutory Rights-of-Way VIP61813 & VIP61827 (known as Hagel Greenway). Each parcel will be required to demarcate/clear the SRW for completion to Strathcona Regional District trail standards:

✓	I would use Hagel Greenway to walk/jog/run with or without a dog(s) or pet(s)
	I would use Hagel Greenway to walk/jog/run with children or a baby stroller
	I would use Hagel Greenway to ride a bicycle - road/mountain bike or e-bike
	I would use Hagel Greenway to ride a horse or other domestic livestock
	I would not use Hagel Greenway

Hagel Greenway trail improvement options:

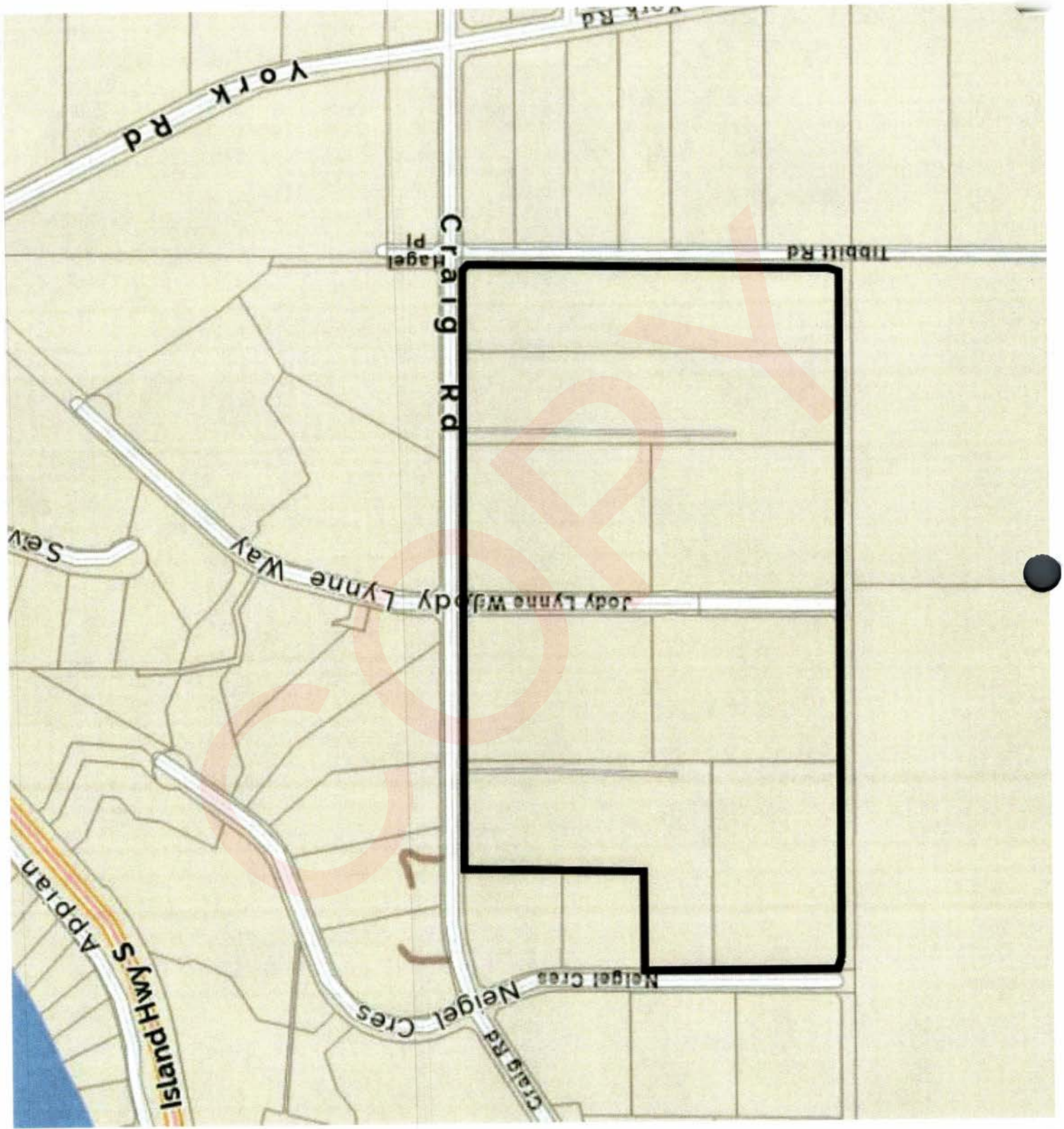
✓	gravel pathway or paved pathway
	fencing to control pets and protect livestock
	crossings suitable for horses at Stonefly Creek and other ditches
	gate or bollard to prohibit motorized dirt bikes or quads using Hagel Greenway
	I do not support Hagel Greenway trail improvements at this time

Application



Subject Properties

Lots A, B, C VIP61808; Lots 1, 2, 3 VIP61818; Lots 1, 2 VIP61824
Section 34, Comox Land District





A
PLAN VIP64811

LOT C
PLAN VIP61244

1
PLAN VIP61818

RESTRICTIVE
COVENANT
PLAN VIP61819

SRW
PLAN VIP61823

REM-2
PLAN VIP61818

RESTRICTIVE
COVENANT
PLAN VIP61820

RESTRICTIVE
COVENANT
PLAN VIP61809

PLAN VIP61808

SRW
PLAN VIP61813

RESTRICTIVE
COVENANT
PLAN VIP61821

PLAN VIP61818

JODY

LYNNE

WAY

ROAD

ROAD

CRAIG

DARNELL

B
PLAN VIP61808

RESTRICTIVE
COVENANT
PLAN VIP61810

SRW
PLAN VIP61813

A
PLAN VIP61808

RESTRICTIVE
COVENANT
PLAN VIP61831

RESTRICTIVE
COVENANT
PLAN VIP61825

SRW
PLAN VIP61827

PLAN VIP61824

RESTRICTIVE
COVENANT
PLAN VIP61825

PLAN VIP61824

First Nations Consultation



File: 3360-20/RZ 3D 23 to RZ 10D 23

August 11, 2023

Sent via email: kristen.broadfoot@homalco.com

Homalco (Xwemalhkwa) Nation
1218 Bute Crescent
Campbell River, BC V9H 1G5

Attn: Kristen Broadfoot, Administrator

Dear: Ms. Broadfoot,

**Re: Application to amend Bylaw No. 1404 "Campbell River Area Zoning Bylaw, 1991"
Electoral Area 'D' of the Strathcona Regional District**

The purpose of this application is to consider rezoning eight residential lots from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these eight 2.0-hectare (4.94 acre) lots into two 1.0-hectare (2.47 acre) parcels. The existing properties are serviced by water, each with a connection to the Area D community water system and onsite sewage disposal by way of septic field. It will be a requirement that the new lots also be connected to the community water system and that septic fields are designed and installed as per Island Health standards. Future development (including subdivision) of these properties will require issuance of one or more Environmentally Sensitive Areas Development Permits, which will identify Streamside Protection and Enhancement Areas (SPEAs) to protect sensitive areas.

The SRD recognizes that this development proposal is in your traditional territory and it is important to us to consult with your Nation in a manner that respects your traditions and wishes. To ensure that your interests are clearly understood and considered we have provided a referral comment form for your convenience. If your interests are affected, we would appreciate receiving additional information in this regard to give due consideration and address or soften the potential impact the application may have. In the event that you may decide that your interests are "unaffected", please communicate that on the form attached.

Should the method we are using not work for you, please let us know how we can change or improve our method so that we can be as effective in communicating with you as we can. As we proceed with processing this application, it is important to include your position in a follow-up report to the SRD Board. To have your comments communicated to the Board, please provide your comments in this regard by **September 8, 2023**.

If you have any immediate questions regarding the proposal, or should you wish to open a discussion and/or coordinate a meeting, please contact John Neill, Planner, at 250-830-6706 or jneill@srd.ca

Respectfully,

A handwritten signature in black ink that reads "A. Nelson".

Aniko Nelson
Senior Manager, Community Services
Enclosures



File: 3360-20/RZ 3D 23 to RZ 10D 23

August 11, 2023

Sent via email: jordan.templeman@komoks.ca

K'omoks First Nation
3330 Comox Road
Courtenay BC V9N 3P8

Attn: Jordan Templeman, Deputy CAO

Dear: Mr. Templeman,

**Re: Application to amend Bylaw No. 1404 "Campbell River Area Zoning Bylaw, 1991"
Electoral Area 'D' of the Strathcona Regional District**

The purpose of this application is to consider rezoning eight residential lots from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these eight 2.0-hectare (4.94 acre) lots into two 1.0-hectare (2.47 acre) parcels. The existing properties are serviced by water, each with a connection to the Area D community water system and onsite sewage disposal by way of septic field. It will be a requirement that the new lots also be connected to the community water system and that septic fields are designed and installed as per Island Health standards. Future development (including subdivision) of these properties will require issuance of one or more Environmentally Sensitive Areas Development Permits, which will identify Streamside Protection and Enhancement Areas (SPEAs) to protect sensitive areas.

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Respectfully,

A handwritten signature in black ink that reads "A. Nelson". The signature is fluid and cursive, with a long, sweeping underline.

Aniko Nelson
Senior Manager, Community Services
Enclosures



File: 3360-20/RZ 3D 23 to RZ 10D 23

August 11, 2023

Sent via email: referrals@weiwaikum.ca

Wei Wai Kum First Nation
1400 Weiwaikum Road
Campbell River BC V9W 5W9

Attn: Courtney Fidler, Treaty Administrator

Dear: Ms. Fidler,

**Re: Application to amend Bylaw No. 1404 "Campbell River Area Zoning Bylaw, 1991"
Electoral Area 'D' of the Strathcona Regional District**

The purpose of this application is to consider rezoning eight residential lots from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate subdivision of each of these eight 2.0-hectare (4.94 acre) lots into two 1.0-hectare (2.47 acre) parcels. The existing properties are serviced by water, each with a connection to the Area D community water system and onsite sewage disposal by way of septic field. It will be a requirement that the new lots also be connected to the community water system and that septic fields are designed and installed as per Island Health standards. Future development (including subdivision) of these properties will require issuance of one or more Environmentally Sensitive Areas Development Permits, which will identify Streamside Protection and Enhancement Areas (SPEAs) to protect sensitive areas.

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Enclosures