



## BYLAW NO. 305

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### A BYLAW TO AMEND BYLAW NO. 3050, BEING QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007

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**WHEREAS** the former Comox-Strathcona Regional District has, by Bylaw No. 3050, adopted an official community plan for part of Electoral Area 'C' (Quadra Island) 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 3050 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. 3050, being Quadra Island Official Community Plan Bylaw 2007, 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. 305, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 12.

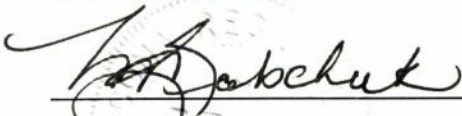
**READ A FIRST TIME ON THE                      22<sup>ND</sup> DAY OF                      MARCH, 2018**

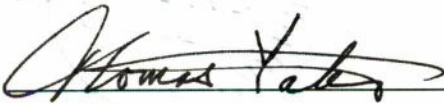
**READ A SECOND TIME ON THE                24<sup>TH</sup> DAY OF                      MAY, 2018**

**PUBLIC HEARING HELD ON THE                19<sup>TH</sup> DAY OF                      JUNE, 2018**

**READ A THIRD TIME ON THE                 18<sup>TH</sup> DAY OF                      JULY, 2018**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 18<sup>TH</sup> DAY OF JULY, 2018**

  
\_\_\_\_\_  
Chair

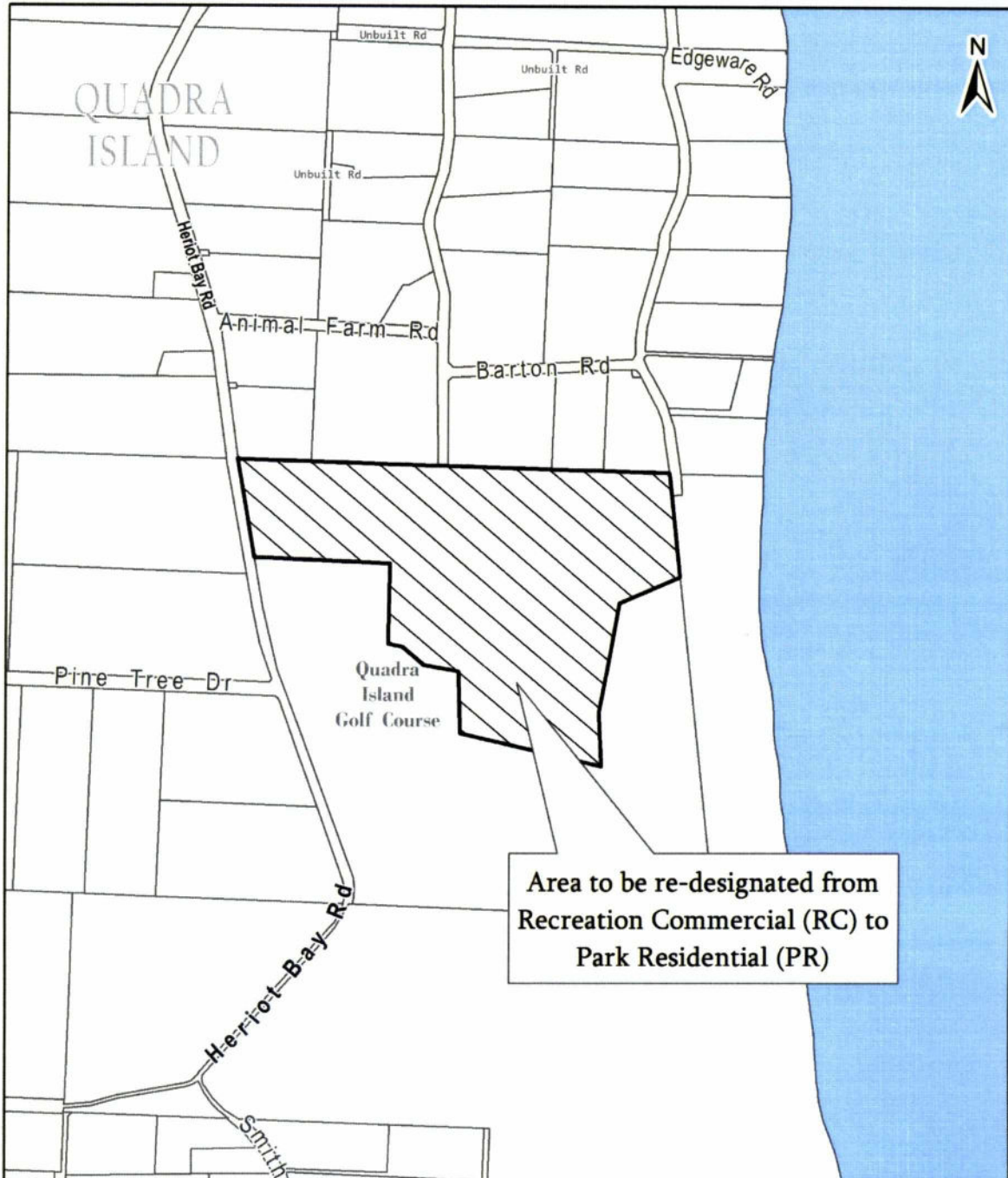
  
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Corporate Officer

**SCHEDULE 'A'****SECTION ONE TEXT AMENDMENT****Park Residential Policies**

- 3.1.3.1(a) Areas designated as park residential are identified in Schedule A-1 and represent those areas where there is a demand for additional residential lots within an area of significant recreational amenity. These areas are expected to provide smaller residential lots as well as opportunities for local residents to enjoy the countryside, while preserving the essential rural character of the area through the sensitive placing of houses and accessory buildings well back from property lines, the retention of significant vegetative buffers and wetland areas, as well as the provision of multi-use trails to link one part of the site with another.
- (b) The following policies apply to those lands designated park residential:
- (i) A minimum lot size of 6500 square metres (1.6 acres) shall apply to those lands designated park residential where the land being proposed for subdivision is serviced by an approved community sewer system and/or waterworks or both, where site specifics dictate. Where lands are not serviced as outlined above, these lands shall be subdivided in accordance with Ministry of Health Services regulations, in which case the minimum lot size shall not be less than 1 hectare (2.47 acres).
  - (ii) The minimum parcel size as stated above may be varied by five percent (5%) to facilitate subdivisions that consider the geographic or other conditions of the subject property.
  - (iii) A minimum of fifteen percent (15%) of land designated park residential is to be dedicated as park, including a public trail system for the recreational enjoyment of local residents.

**SECTION TWO MAP AMENDMENT**

The land use designation for land described as Part Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, except Part in Plan VIP75891 on 'Schedule A-1' of Bylaw No. 3050, being the 'Quadra Island Official Community Plan Bylaw, 2007', is hereby amended from 'Recreation Commercial' (RC) to 'Park Residential' (PR) as shown on the attached Appendix '1'.



Area to be re-designated from  
Recreation Commercial (RC) to  
Park Residential (PR)



**CP 3C 18 - Quadra Links Ltd.**  
Proposed Bare Land Strata portion of  
Lot 2, Plan VIP36442, District Lot 122, Sayward Land District  
Except Plan VIP75891, QUADRA ISLAND & DL 154

**Appendix '1'**

Part of Schedule 'A' of Bylaw No.305, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 12.

Amends 'Schedule A-1' of Bylaw No. 3050, being Quadra Island Official Community Plan Bylaw 2007.