



BYLAW NO. 46

A BYLAW TO AMEND BYLAW NO. 1213, BEING 'QUADRA ISLAND ZONING BYLAW, 1990'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1213, adopted zoning regulations for Quadra Island and vicinity pursuant to Part 26 of the *Local Government Act*;

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1213 having due regard to the requirements of the *Local Government Act*;

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

Amendments

1. Bylaw No. 1213 being the 'Quadra Island Zoning Bylaw, 1990' is hereby amended as set out in Schedule 'A' attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as 'Quadra Island Zoning Bylaw, 1990, Amendment Bylaw No. 97'.

READ A FIRST TIME ON THE 24TH DAY OF FEBRUARY, 2011

READ A SECOND TIME ON THE 24TH DAY OF FEBRUARY, 2011

PUBLIC HEARING HELD ON THE 27TH DAY OF APRIL, 2011

READ A THIRD TIME ON THE 26TH DAY OF MAY, 2011

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 23RD DAY OF JUNE, 2011



Chair



Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

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

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

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

Industrial Three	Industrial	I – 3
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3) Part 9 'SUBDIVISION REQUIREMENTS', Section 9.1 1 is amended by inserting the following new zone after Industrial Two:

Industrial Three	(I-3)	1 hectare
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4) Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.8B	Industrial Three (I-3)
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11.8B	INDUSTRIAL THREE (I-3)
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A zone to regulate log handling operations on Part Fractional NW Quarter DL 215, Plan 1613R and Block E of DL 1517 and 1553, Sayward District.

11.8B.1 PERMITTED USES

a) Log handling

11.8B.2 PERMITTED ACCESSORY USES

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

11.8B.3 CONDITIONS OF USE

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

11.8B.4 LOT AREA

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

11.8B.5 SETBACKS

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

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

11.8B.6 LOT COVERAGE

- 1) The maximum lot coverage for all buildings and structures shall not exceed 25%.

END I-3

- 2) The Table of Contents is amended accordingly.

SECTION TWO MAP AMENDMENT

Land legally described as Part Fractional NW Quarter DL 215, Plan 1613R and Block E of DL 1517 and 1553, Sayward District as shown on 'Schedule A-2' of Bylaw No. 1213, being the 'Quadra Island Zoning Bylaw, 1990', is hereby amended from 'Rural One' (RU-1) to Industrial Three (I-3), as shown on the attached Appendix '1'.

