

BYLAW NO. 555

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO QUADRA ISLAND

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1213, adopted zoning regulations for Quadra Island and vicinity 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 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 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 Bylaw No. 555, being Quadra Island Zoning Bylaw 1990, Amendment No. 148.


READ A FIRST TIME ON THE 22ND DAY OF MAY, 2024

READ A SECOND TIME ON 22ND DAY OF MAY, 2024

READ A THIRD TIME ON 22ND DAY OF MAY, 2024

RECONSIDERED, FINALLY PASSED AND ADOPTED ON 22ND DAY OF MAY, 2024


Chair


Corporate Officer

SCHEDULE 'A'SECTION ONE TEXT AMENDMENTS

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

'ACCESSORY DWELLING UNIT' means a building, or part of a building, that; is a self-contained residential accommodation unit of no more than 80 square metres in floor area, and has cooking, sleeping and bathroom facilities, and is secondary to a primary dwelling unit located on the same property.

'SECONDARY SUITE' means a complete living unit with its own kitchen, sleeping area, and washroom facilities contained within another dwelling. The two dwelling units (the primary residence and the secondary suite) and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.

2) Part 11 'ZONES', Section 11.2 Rural One is amended by replacing subsection 11.2.2 'CONDITIONS OF USE' items (b) and (c) with the following:

- b) Residential use is limited to: one (1) single **family dwelling** and one (1) **secondary suite** per **lot**; or
- c) One (1) single **family dwelling** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** where the **lot** has a minimum area of 4000 sq. m (0.99 acres); or
- d) Two (2) single **family dwellings** and one (1) **secondary suite** per single **family dwelling** are permitted where the lot has a minimum area of 4 hectares (9.88 acres) with one (1) additional single **family dwelling** and one (1) additional **secondary suite** for each additional 4 hectares (9.88 acres) to a maximum of five (5) single **family dwellings**.

3) Part 11 'ZONES', Section 11.3 Rural Two is amended by replacing subsection 11.3.2 'CONDITIONS OF USE' items (b) and (c) with the following:

- b) Residential use is limited to: one (1) single **family dwelling** and one (1) **secondary suite** per **lot**; or
- c) One (1) single **family dwelling** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** where the **lot** has a minimum of 4000 sq. m (0.99 acres); or
- d) Two (2) single **family dwellings** and one (1) **secondary suite** per single **family dwelling** are permitted where the **lot** has a minimum area of 4 hectares (9.88 acres) with one (1) additional single **family dwelling** and one (1) additional **secondary suite** for each additional 4 hectares (9.88 acres) to a maximum of five (5) single **family dwellings**.

4) Part 11 'ZONES', Section 11.3A Rural Two A is amended by replacing subsection 11.3.2 'CONDITIONS OF USE' item (a) with the following:

- a) Residential use is limited to: one (1) single **family dwelling** and one (1) **secondary suite** on any **lot** size; or
- b) One (1) single **family dwelling** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** on lots serviced by community sewer with a minimum lot area of 4000 sq m (0.99 acres); or unserviced lots with a minimum lot area of 1 ha (2.47 ac).

- 5) Part 11 'ZONES', Section 11.3A Rural Three is amended by replacing subsection 11.3A.2 'CONDITIONS OF USE' item (a) with the following:
- a) Residential use is limited to: one (1) single **family dwelling** and one (1) **secondary suite** on any **lot**; or
 - b) One (1) single **family dwelling** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** on lots serviced by community sewer with a minimum lot area of 4000 sq m (0.99 acres); or unserviced lots with a minimum lot area of 1 ha (2.47 ac).
- 6) Part 11 'ZONES', Section 11.3A(i) Rural Four is amended by replacing subsection 11.3A(i).2 'CONDITIONS OF USE' items (a) and (b) with the following:
- a) Residential use is limited to: one (1) single **family dwelling** and one (1) **secondary suite** on any **lot**; or
 - b) One (1) single **family dwelling** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** on lots serviced by community sewer with a minimum lot area of 4000 sq m (0.99 acres); or unserviced lots with a minimum lot area of 1 ha (2.47 ac).
 - c) Two (2) single **family dwellings** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** per single **family dwelling** are permitted on any **lot** larger than 50 hectares (123.6 acres).
- 7) Part 11 'ZONES', Section 11.3A(ii) Rural Five is amended by replacing subsection 11.2.2 'CONDITIONS OF USE' items (a) and (b) with the following:
- a) Residential use is limited to: one (1) single **family dwelling** and one (1) **secondary suite** on any **lot**; or
 - b) One (1) single **family dwelling** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** on lots serviced by community sewer with a minimum lot area of 4000 sq m (0.99 acres); or unserviced lots with a minimum lot area of 1 ha (2.47 ac).
- 8) Part 11 'ZONES', Section 11.3B Country Residential Two (CR-2) is amended by inserting subsection 11.3B.1(i) 'CONDITIONS OF USE' with the following item (a):
- a) Residential use is limited to: one (1) single **family dwelling** and one (1) **secondary suite** on any **lot**; or
 - b) One (1) single **family dwelling** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** on lots serviced by community sewer with a minimum lot area of 4000 sq m (0.99 acres); or unserviced lots with a minimum lot area of 1 ha (2.47 ac).
- 9) Part 11 'ZONES', Section 11.4 Residential One (R-1) is amended by inserting subsection 11.4.1(i) 'CONDITIONS OF USE' with the following item (a):
- a) Residential use is limited to: one (1) single **family dwelling** and one (1) **secondary suite** on any **lot**; or

- b) One (1) single **family dwelling** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** on lots serviced by community sewer with a minimum lot area of 4000 sq m (0.99 acres); or unserviced lots with a minimum lot area of 1 ha (2.47 ac).

10) Part 11 'ZONES', Section 11.4 Residential One (R-1) is amended by deleting item (c), being "One guest dwelling per lot, where the lot area is 4000.0 square metres (0.99 acres) or more and subject to a maximum building floor area of 80 square metres (861.1 square feet)."

11) Rural One, Rural Two, Rural Two A, Rural Three, Rural Four, Rural Five, Country Residential Two, and Residential One 'PERMITTED USES' are amended by replacing "Single **family dwelling**" with "Residential use"