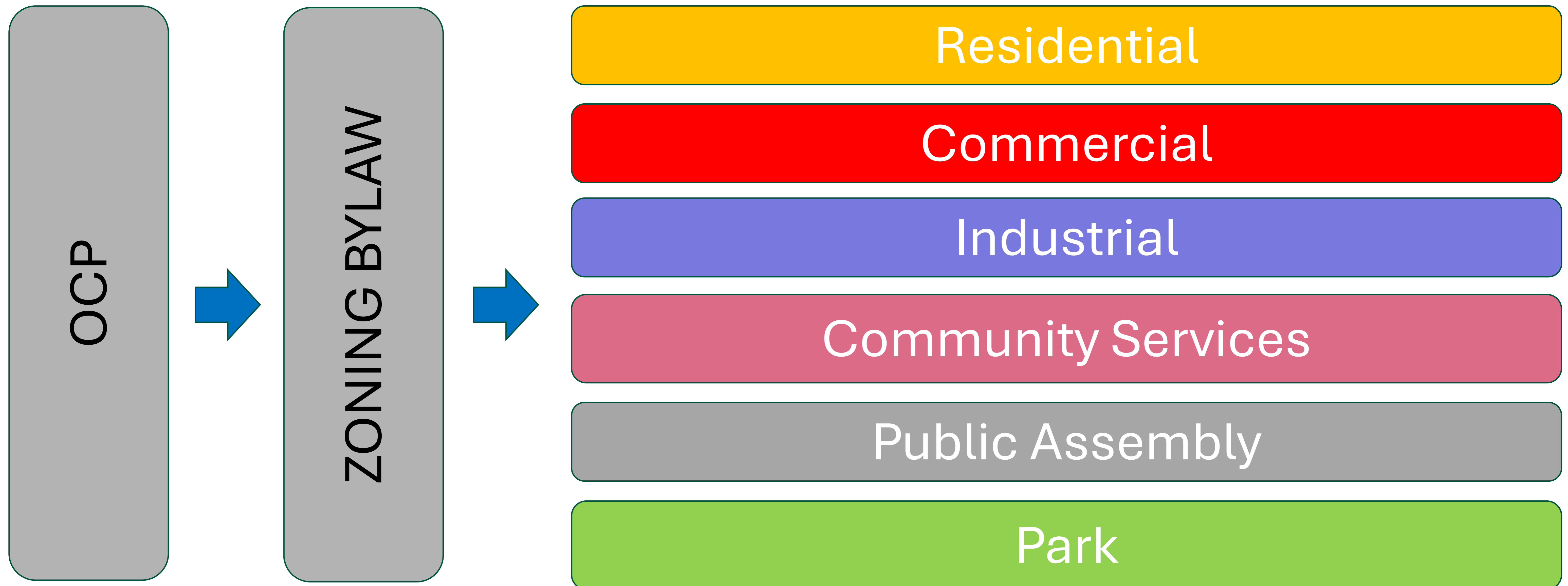


Cortes Island Zoning Bylaw

The Zoning Bylaw is provided with a framework within the Official Community Plan (OCP) land designations. The zoning must be consistent with the OCP.



What is a Zoning Bylaw?

A Zoning Bylaw provides clear regulations for land uses and development throughout the community. It regulates how land and the surface of the water, as well as buildings and other structures may be sited and used.

Zoning Bylaws may divide the whole or part of a community into zones, name each zone, and establish the boundaries of those zones. The zones are described in the bylaw and shown on a zoning map.

ZONES

Commercial

Industrial

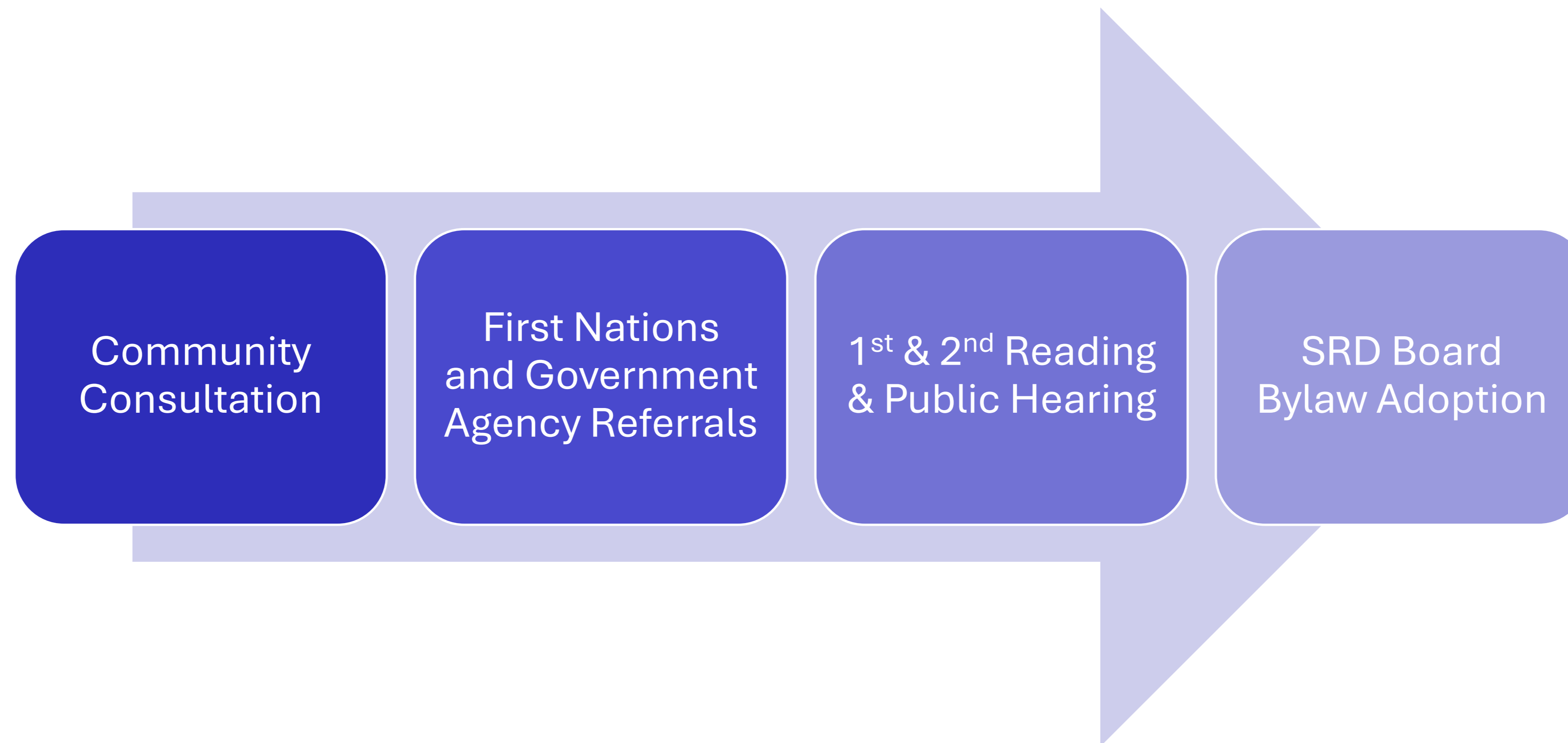
Park

Residential

Community Services

Public Assembly

The Zoning Bylaw Update Process



Next Steps:

1. Agency Referrals & Consultation
2. Public Hearing
3. Consideration by SRD Board

How to Participate

Step 1

Familiarize yourself with Zoning Bylaw Topic Boards

Step 2

Review the draft Zoning Bylaw sections

Step 3

Share your feedback!

- Fill out a written comment sheet and place it in the [Comment Box](#)
- Share your feedback online at <https://srd.ca/cortes-zoning-bylaw-review>

What are the changes?

IN

- Simplified, more user-friendly format
 - New terms and definitions
 - New purpose descriptions for each zone
 - One additional secondary dwelling permitted on all 1.0h+ residential/rural lots
 - New section on clustered housing
 - New Agricultural Land Reserve zone
- Removed regulations outside of SRD jurisdiction
 - Removed or consolidated duplicate zones

OUT

Changes to Definitions

Current	New
Single family dwelling unit	Detached dwelling unit
“Air BnB” or “Bed and Breakfast”	Short Term Rental
Cottage	Additional Dwelling Unit (ADU)
Hotel, Motel, Inn, Hostel, Lodge, Resort.	Tourist Accommodation
“Active” and “Passive” Aquaculture	Aquaculture

New terms not previously defined
Cannabis Retail Sales
Cannabis Production
Clustered Housing
Modular Home

Residential and Community Zones

ZONE	Density and maximum number of homes permitted
<p>Residential One (R-1)* Permitted Uses: Residential, Agriculture, Community Gardens, Greenways, Park Permitted Accessory Uses: Home Occupation, Short-Term Rental, Accessory Buildings and Structures</p>	<p>On any lot size: one detached dwelling unit, one secondary suite or one additional dwelling unit. Minimum Lot Area: 1 ha On lots > 1 hectare: one detached dwelling unit, one secondary suite and one additional dwelling unit. Each additional hectare – one additional detached dwelling (ADU). Maximum: Five units including the suite and ADU.</p>
<p>Rural Residential One (RR-1)* Permitted Uses: Residential, Agriculture, Community Gardens, Greenways, Park Permitted Accessory Uses: Home Occupation, Short-Term Rental, Accessory Buildings and Structures</p>	<p>On any lot size: one detached dwelling unit, one secondary suite or one additional dwelling unit. Minimum Lot Area: 2 ha. On lots > 1 hectare: one detached dwelling unit, one secondary suite and one additional dwelling unit. Each additional 2.0 hectares – one additional detached dwelling. Maximum: Five units including the suite and ADU.</p>
<p>Rural One (RU-1)* Permitted Uses: Residential, Forestry, Agriculture, Community-Based Fish Hatchery, Community Gardens, Greenways, Park Permitted Accessory Uses: Home Occupation, Short-Term Rental, Accessory Buildings and Structures</p>	<p>On any lot size: one detached dwelling unit, one secondary suite or one additional dwelling unit. Minimum Lot Area: 4 ha. On lots > 1 hectare: one detached dwelling unit, one secondary suite and one additional dwelling unit. Each additional 4.0 hectares – one additional detached dwelling. Maximum: Seven units including the suite and ADU.</p>
<p>Residential Multiple One (RM-1)</p>	<p>On any lot size up to six attached dwelling units.</p>
<p>Community Land (CLS-1) Stewardship One</p>	<p>On any lot size: two detached dwelling units, one secondary suite or one additional dwelling unit. With restrictions, one unit per 4.0 hectares and one additional secondary suite or ADU.</p>
<p>Community Services One (CS-1)* (consolidated with CS-2)</p>	<p>On any lot size: 12 dwelling units per hectare to a maximum of 25 per lot.</p>

Resource Zones

ZONE	Uses Permitted
Forestry One (F-1)	Forestry, log handling and storage, sawmill where > 10 ha, agriculture, residential (two). Accessory uses: Accessory buildings and structures, wood processing.
Forestry Two (F-2)	Forestry, log handling / storage, agriculture, residential (two). Accessory uses: Accessory buildings and structures.
Forest Land Stewardship (FLS-1)	Residential, forestry, agriculture, community-based fish hatchery, community gardens, greenways, park use. An any lot size: 2 detached dwelling units and one secondary suite or on ADU per detached dwelling unit. With restrictions, up to 25 units with one per 4.0 hectares and one additional suite or ADU.
Agricultural Land Stewardship (ALS-1)	Residential, forestry, agriculture, public assembly, community-based fish hatchery, community gardens, greenways, park use. On any lot size: Two detached dwelling units and one secondary suite or ADU. With restrictions, up to 11 dwelling units with one per 4.0 ha and one additional suite or ADU.
Agriculture One (AG-1)*	Residential, farm use (ALC Act) and with approval some non-farm uses. Accessory buildings and structures.
Access One (AC-1)* <small>(consolidated with AC-2)</small>	Navigational aids, public and private moorage.
Aquaculture One (AQ-1)*	Aquaculture over land and surface of the water. Accessory use: navigational aids.
Aquaculture Two (AQ-2)*	Aquaculture over land and surface of the water. Accessory use: navigational aids, sorting, grading, handling, and storage structures, no seafood processing.
Aquaculture Three (AQ-3)*	Aquaculture over land and surface of the water. Accessory use: navigational aids, sorting, grading, handling, storage structures and seafood processing.

*Amended

Commercial / Industrial Zones

ZONE	Uses Permitted
Service Commercial One (SC-1)	Service Establishment, retail sales, wholesale, office, automobile service station, restaurant, community garden, marina, public assembly, agriculture. Accessory Uses: Residential (two) dwelling units.
Resource Commercial One (RC-1)	Resource processing, office, warehousing, wholesale, agriculture. Accessory Uses: retail sales, residential (one detached dwelling unit and one secondary suite or one ADU).
Marine Commercial One (MC-1)	Commercial, public and private moorage. Accessory Uses: Navigational aids.
Marine Commercial Two (MC-2)	Commercial, recreational club, public and private moorage, marina. Accessory Uses: Navigational aids, accessory buildings and structures.
Tourist Commercial One (TC-1) <small>(removed TC-1A)</small>	Tourist accommodation, campground. Accessory Uses: Retail Sales, residential (one detached dwelling and one secondary suite or one cottage).
Tourist Commercial Two (TC-2)* <small>(consolidated with TC-3)</small>	Tourist accommodation, campground, restaurant, marina, yacht club outstation, fuel sales (site specific). Accessory Uses: common facility, retail sales, office, residential (one detached dwelling unit and one secondary suite or one cottage, accessory buildings and structures.
Industrial One (I-1)	Industrial, resource processing, aggregate processing, warehousing, outdoor storage, junkyard, sawmill, park use, greenways, community garden. Accessory uses: office, retail sales, residential (two dwelling units), accessory buildings and structures.
Marine Industrial One (MI-1)	Industrial, public and private moorage, log dumping, booming and storage. Accessory Uses: navigational aids, accessory buildings and structures.

Public Use and Amenity Zones

ZONE	Uses Permitted
Park One (P-1)	Park use, greenways, community garden, community-based fish hatchery. Accessory uses: Residential (one) as caretaker's residence, accessory buildings and structures.
Public Assembly One (PA-1)	Public assembly, residential (one). Accessory uses: Accessory buildings and structures.
Firearms Range One (FR-1)	Outdoor shooting range, agriculture, community gardens, greenways, park use. Accessory uses: Accessory buildings and structures.