



STAFF REPORT

DATE: June 20, 2025 **FILE:** 0550-04 Board

TO: Chair and Directors
Regional Board

FROM: David Leitch
Chief Administrative Officer

RE: **BYLAW NO. 598 – CORTES ISLAND ZONING REGULATIONS**

PURPOSE/PROBLEM

To consider first and second readings for Bylaw No. 598 which would replace the current zoning regulations for Electoral Area B (Cortes Island) contained in Bylaw No. 2455 following a comprehensive program of community outreach and feedback.

EXECUTIVE SUMMARY

At its June 4, 2025 regular meeting the Electoral Areas Services Committee considered the attached report and passed the following resolution:

Vonesch/Mawhinney: EASC 161/25

THAT the Committee recommend that Bylaw No. 598, being Cortes Island Zoning Bylaw 2025, be forwarded to the Board for first and second reading.

Bylaw No. 598 has been prepared for the Board's consideration and following first and second readings, it must proceed to public hearing. To support Bylaw No. 598 being adopted in a timely manner, the following options for public hearing dates have already been secured at the Mansons Hall on Cortes Island for the Board's consideration.

- Monday, July 7, 2025
- Wednesday, July 16, 2025
- Thursday, September 4, 2025
- Monday, September 8, 2025

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

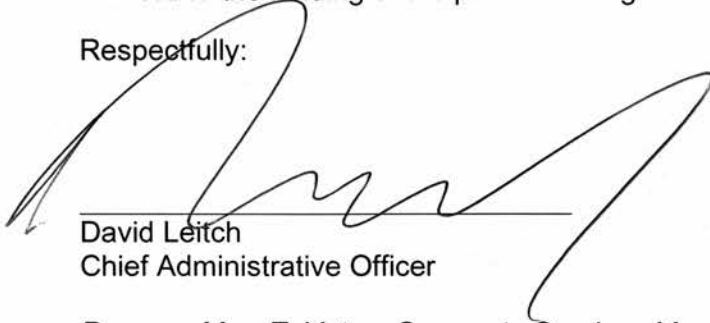
RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 598, being a bylaw to regulate the use of land within Electoral Area B (Cortes Island), be now introduced and read a first time.
3. THAT Bylaw No. 598 be given second reading.

4. THAT a public hearing for Bylaw No. 598 be scheduled to take place at 12:00 noon on _____, 2025 at Mansons Hall located at 983 Beesley Rd, Mansons Landing, Cortes Island, and

THAT the holding of the public hearing be delegated to Director Vonesch.

Respectfully:



David Leitch
Chief Administrative Officer

Prepared by: *T. Yates, Corporate Services Manager*
A. Nelson, Community Services Manager

Attachments: Bylaw No. 598
Copy of May 28, 2025 report to the Electoral Areas Services Committee



BYLAW NO. 598

A BYLAW TO ENACT ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA B (CORTES ISLAND)

WHEREAS the Regional District may, pursuant to s.479 of the *Local Government Act*, divide an electoral area into zones and establish the boundaries of those zones;

AND WHEREAS the Regional District may regulate or prohibit uses, densities, siting, shape and other matters related to the use of property within a zone subject to such restrictions as may be set by statute or common law;

AND WHEREAS the regulations may be different for different zones or different areas;

AND WHEREAS the Regional Board wishes to enact zoning regulations affecting land located within Electoral Area B (Cortes Island) having due regard to the requirements of the *Local Government Act* and other legislation;

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

Zoning Regulations

1. THAT part of the Regional District contained within Electoral Area B (Cortes Island) is hereby divided into zones together with such regulations regarding use, density, siting, shape and other matters related to the use of property in accordance with Schedules 'A' and 'B', attached to and forming part of this bylaw.

Repeal

2. Bylaw No. 2455, being Electoral Area 'I' (Cortes Island) Zoning Bylaw 2002, enacted by the Comox-Strathcona Regional District on October 27, 2003 and all amendments thereto, is repealed in its entirety.

Citation

3. This bylaw may be cited for all purposes as Bylaw No. 598, being Cortes Island Zoning Bylaw 2025.

READ A FIRST TIME ON THE ____ DAY OF _____, 2025

READ A SECOND TIME ON THE ____ DAY OF _____, 2025

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2025

READ A THIRD TIME ON THE ____ DAY OF _____, 2025

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____,
2025**

Chair

Corporate Officer

SCHEDULE 'A'**PART I - ADMINISTRATION****1 APPLICATION**

1. This bylaw shall apply to all land, including the surface of the water, and all uses located within Electoral Area B of Strathcona Regional District as shown in Schedule B, 'Cortes Zoning Map'.

2 VIOLATION

1. A person who is an owner or occupier of land commits an offense under this bylaw if the person does any of the following:
 - a. uses land or a building or structure other than for a purpose specified for the zone in which the land, building or structure is located;
 - b. constructs, reconstructs, alters, moves, or extends a building or structure so that the building or structure contravenes the provisions of this bylaw;
 - c. constructs or places on a lot buildings or structures which exceed the density permitted by the zone in which the lot is located;
 - d. causes or permits any act or thing to be done in contravention of any provision of this bylaw;
 - e. fails to comply with an order, direction or notice given under this bylaw or prevents or obstructs a person authorized under Section 4, Item 1 of this bylaw from entering onto the property.
2. Nothing in this bylaw shall exempt any person from complying with the applicable requirements of any other bylaws of the Regional District, or any enactment of the Federal or Provincial government.

3 PENALTY

1. Any person who commits any of the following, commits an offence and each day that such offence continues shall be deemed to be a separate and distinct offence:
 - a. contravenes, violates or fails to comply with any provision of this bylaw;
 - b. suffers or permits any act or thing to be done in contravention or violation of this bylaw;
or
 - c. fails to do something required by this bylaw;
2. Any person who commits an offence as described in Section 3 (1) of this bylaw shall be liable, upon summary conviction, to any combination of:

SCHEDULE 'A'

- a. a minimum fine of \$200 to a maximum fine of \$50,000 and imprisonment for no more than 30 days as specified in the *Offence Act* of British Columbia and Community Charter; and
 - b. the fine imposed under Bylaw 119, Bylaw Contravention Ticket Information System Bylaw 2012; and
 - c. the costs of prosecution and any other penalty or order imposed pursuant to the Local Government Act or the *Offence Act* and their amendments and regulations under these Acts.
3. Upon conviction, the presiding authority may direct that no prosecution under Section 3.1 may be made, with respect to the continuance of the violation, for such period of time as determined.
4. Nothing in this bylaw limits Strathcona Regional District from utilizing any other provision of this bylaw or remedy available by law.

4 ENFORCEMENT

1. The Chief Administrative Officer, Senior Manager of Community Services, and all other officers of the SRD are hereby appointed by the Regional Board pursuant to Sections 225 and 419 of the Local Government Act to administer this bylaw. All officers of the SRD, including but not limited to the Building Official and Bylaw Enforcement Official, may enter any parcel, building, or premises at all reasonable times, and in accordance with Section 314.1 of the *Local Government Act*, to ascertain whether the regulations of this bylaw are being obeyed.
2. Persons referred to under Section 4, Item 1 of this bylaw may enter onto any property that is subject to this bylaw at any time considered reasonable by the Regional District to ascertain whether the requirements of the bylaw are being met or the regulations are being observed.

5 INTERPRETATION

1. Where two or more regulations within this bylaw conflict, the more restrictive regulation shall apply.
2. All dimensions and measurements in this bylaw are expressed using the Standard International Units (metric) system. For the purposes of this bylaw, the following units of measurement shall be abbreviated, as specified in brackets:

square metre or square metres (sq m)

hectare or hectares (ha)

3. The format of this bylaw follows a simple layout intended to facilitate its use. Major divisions within the bylaw are called "Parts" and major divisions within Parts are called "Sections". Each Section is further divided into "Subsections" or letters a, b, c, and so on.

SCHEDULE 'A'

6 DEFINITIONS

The following definitions shall be used to interpret this bylaw.

Accessory Use means a use that is customarily incidental to the permitted principal use of the land, building or structure that is located on the same lot, or that is located on common property within the same strata plan.

Accommodation means the use of any part of a building or structure for the temporary sleeping and living activities of a person or household and is not for permanent or seasonal residential use.

Agricultural Land Commission Act Protected Use (ALCA) means a use, which may be a farm use or non-farm use, defined and regulated by the *Agricultural Land Commission Act* and ALR Regulations that may not be prohibited by local government when it takes place on ALR lands.

Agricultural Land Reserve (ALR) means a reserve of land established and regulated by the *Agricultural Land Commission Act* and subject to the associated regulations.

Agricultural Products means commodities or goods derived from the cultivation and husbandry of land, plants, and animals.

Agricultural Use means the use of land to grow, rear, produce, harvest and process of agricultural products, including livestock, and can also include the marketing of products grown, reared, produced, harvested on these lands and may include lawful cannabis production where the lot is 1.0 hectare or greater in area or where permitted as an ALCA protected use.

Aquaculture means the farming of fish, shellfish or aquatic plants over land or the surface of water.

Automobile Service Station means the use of any part of land, building or a structure for the selling and dispensing of vehicular fuels or automotive parts and accessories, as well as the washing or servicing and repair of vehicles excluding body repairs.

Bed and Breakfast means the use of a room or rooms without cooking facilities in an owner-occupied dwelling for the temporary sleeping accommodation of the travelling public, with breakfast meals being prepared and served to guests.

Boarding House means a dwelling in which the primary occupant supplies residential accommodation for a fee but specifically excludes tourist accommodation or short-term rental.

Building means a structure used or intended for supporting or sheltering any use or occupancy and has the same meaning as prescribed in the *B.C. Building Code*.

Building Area means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls.

Building or Structure, Principal means one or more buildings or structures used for the principal use of that lot.

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Buildings and Structures, Accessory means a building or structure that is on the same lot as the principal building or structure that is used incidentally to a principal building or that plays an accessory role. Examples of Residential Use Accessory Buildings and Structures include but are not limited to: garages, sheds, and greenhouses.

Bulk Water Bottling means the process of bottling bulk water for distribution, commercial or industrial purposes, sale or financial gain.

Bulk Water Processing means the process of altering bulk water for any purpose other than private residential or agricultural use as permitted by the appropriate Provincial agency.

Bulk Water Sales means the sale of bulk water for commercial purposes or financial gain, but specifically excludes the receipt of water by parcels of land where supplemental water is required to enable private domestic, agricultural, commercial or industrial consumption as permitted by zoning.

Campground means an area of land comprised of two or more individual campsites intended for, occupied by, maintained for, or used for the commercial accommodation of a person or persons, which may or may not have accessory laundry, office and recreation facilities for the sole use of the occupants of the campground, but excludes tourist accommodation units, manufactured home park, and residential use.

Campsite means an area of land, which may or may not be in a campground, that is used for the accommodation of a person or persons and may or may not be commercial.

Cannabis Production has the same meaning as 'produce' in the *Cannabis Control and Licensing Act* (British Columbia).

Cannabis Retail Sales means the sale of cannabis and cannabis accessories authorized by a license issued under the *Cannabis Control and Licensing Act*.

Cannabis has the same meaning as in the *Cannabis Control and Licensing Act* (British Columbia).

Caretaker's Dwelling Unit means an accessory dwelling unit occupied by a person employed to look after the principal use on the same lot and is limited in floor area to 100 square metres.

Childcare Centre means the provision of childcare licensed under the *Community Care & Assisted Living Act* and the Child Care Licensing Regulation.

Clustered Housing means residential dwelling units arranged or oriented on a single lot such that they are positioned close together.

Common Facility means buildings, structures, equipment, recreational facilities or other physical improvements provided as an amenity for the use and benefit of the residents, or guests, of the site and not open to the public.

Community Garden means the use of public or private land for the growing of food, flowers, native and ornamental plants, edible berries and food perennials.

Community Health Facility means one or more buildings specifically designed as clinical facilities for medical treatment, i.e. a medical clinic.

SCHEDULE 'A'

Community Sanitary Sewerage System means a system of sewage collection, treatment and disposal as defined in *Subdivision Servicing Standards Bylaw No. 64, 2010*.

Community Water System means a system of waterworks as defined in *Subdivision Servicing Standards Bylaw No. 64, 2010*.

Density has the same meaning as the *Local Government Act*, section 455, calculated as lot area divided by the number of units permitted for that lot based on the zoning in effect and rounding off fractions of 0.50 or greater to the next highest whole number and fractions of less than 0.50 to the next lowest number.

Derelict Vehicle means part of any wrecked vehicle or all or part of any motor vehicle which is not validly registered and licensed in accordance with the *Motor Vehicle Act*, and which is not housed in garage or carport.

Dock means a marine-based structure, or set of structures, generally consisting of a pier or wharf, and may include a ramp, float, and supporting structures, which is used for the mooring of watercraft in association with the permitted use.

Duplex means any building divided into two dwelling units which are either placed one above the other; or side by side, sharing a common wall and under one roof, each unit of which is occupied or intended to be occupied as a residence.

Dwelling Unit means one or more rooms in a building that are used for, intended to be used for, or constructed to be occupied as a permanent home or residence that contains one kitchen, one or more sleeping areas, one or more washrooms, and living areas and is not available for commercial Tourist Accommodation unless specifically permitted by this bylaw. This does not include a recreational vehicle but may include a manufactured home.

Dwelling Unit, Accessory means a self-contained dwelling unit of no more than 110 square metres in floor area, that is ancillary to a Detached Dwelling Unit located on the same property.

Dwelling Unit, Attached means separate dwelling units attached to one another by a common wall, each unit having an independent entrance but specifically excludes a Secondary Suite contained within a Detached Dwelling Unit.

Dwelling Unit, Detached means a building containing only one (1) dwelling unit, excluding any floor area within a separate secondary suite.

Dwelling Unit, Secondary Suite means an additional dwelling unit with its own kitchen, sleeping area, and washroom facilities contained within a single Detached Dwelling. The two dwelling units (the Single Detached Dwelling 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.

Fabricating means assembling from parts.

Float Home means a structure built on a floatation system anchored or moored, which is used for, or intended to be used for, residential use or as an accommodation unit and is not used for or intended to be used for navigation, or useable as a navigable craft.

Floodplain Setback has the same meaning as that contained within *Bylaw No. 2782, Floodplain Management Bylaw, 2005* as amended.

SCHEDULE 'A'

Floor Area means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies

Forestry means the science, art and practice of managing and using the natural resources that occur on and in association with forest lands including log handling, silviculture and the conservation and management of forests and forest resources including wildcrafting guided by, but not necessarily limited to, the rules, regulations and policies of Federal and Provincial agencies.

Frontage means the length of the front lot line.

Greenhouse means a building for the growing of plants, shrubs, trees and similar vegetation which are primarily transplanted outdoors on the same lot containing such greenhouse.

Greenway means a recreational or pedestrian corridor for non-motorized journeys that link existing green spaces.

Height, Building or Structure means the vertical distance at any point between the highest point of the building or structure and the Average Natural Grade as shown in Figure 1.

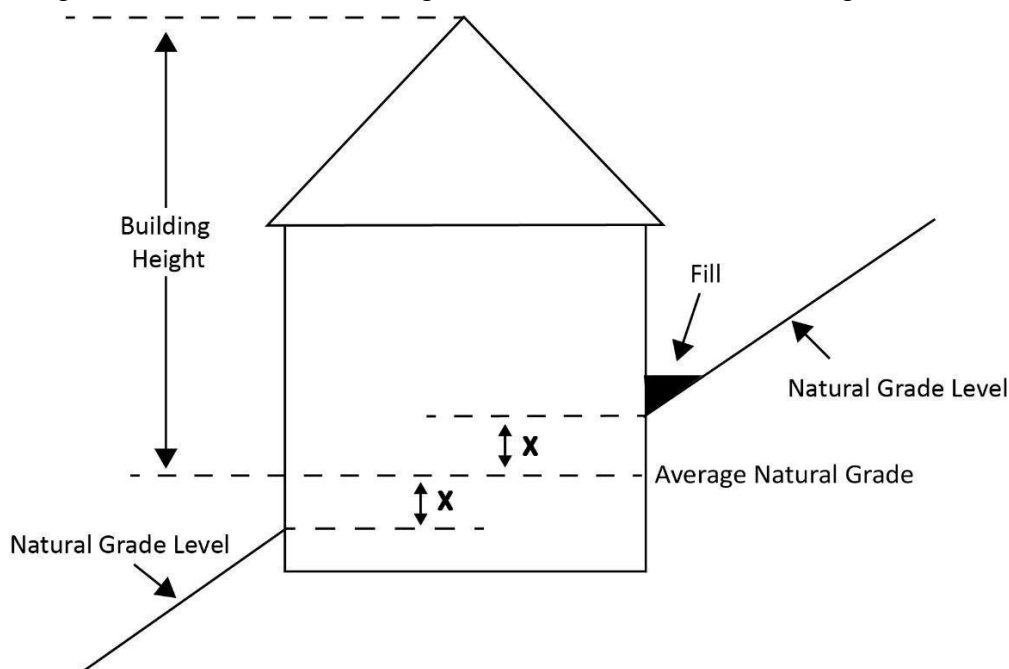


Figure 1

Home Occupation means the conduct of a business or occupation that is accessory to a permitted principal residential use and does not change the residential character or appearance of the dwelling unit, building or lot.

Household means one or more persons sharing a dwelling unit, accommodation unit, recreational vehicle or tent structure.

Industrial Use means processing, fabricating, testing, assembling, servicing, repairing, manufacturing, or maintenance of goods or materials and can include activities such as a sawmill, log handling, resource processing and aggregate processing.

SCHEDULE 'A'

Kitchen means a room or area of a building used for the preparation or cooking of food and which contains cooking, washing and food cold storage facilities with cabinetry and ventilation for the cooking facilities.

Landscape Screen means a continuous fence, wall, berm, compact evergreen hedge or other landscape planting or combination thereof, of sufficient height to visually shield or obscure one abutting structure, building or lot from another and is broken only by access drives and walks.

Livestock means any animals used for agricultural purposes, which are used or the products of which are used for eventual consumption and in addition includes animals for work, or that are capable of work, such as horses, donkeys or mules.

Log Handling means the industrial activities of log dumping, storing, sorting, booming, barging and all related industrial activities.

Lot means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the *Strata Property Act*, or a legally recorded lease or license of occupation issued by the Province of British Columbia but excludes a highway.

Lot Area means the area of land within the boundaries of the Lot.

Lot Area Averaging means the method of calculating the number of lots when subdividing, for the creation of lots of varying sizes, some of which may be smaller than the specified minimum lot size for the zone but the average meets the minimum lot size.

Lot Coverage means the total lot area covered by buildings and structures expressed as a percentage of the total lot area. The area of buildings shall be determined by measuring to the outside of the exterior walls and for structures with no defined exterior wall measured to the drip line of the roof or in the case of decks and porches, includes the horizontal flooring area as shown in Figure 2.

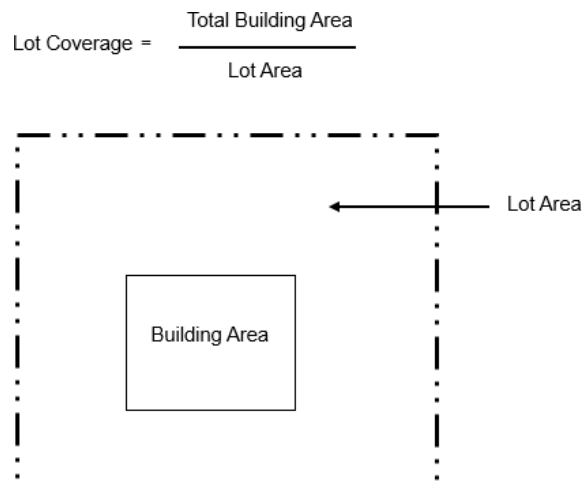


Figure 2

Lot Line means the boundary of a lot.

Lot Line, Exterior Side means a lot line that is not a front or rear lot line and that is common to the lot and an abutting road allowance.

SCHEDULE 'A'

Lot Line, Front means the lot line or lines common to a lot and adjoining a road allowance, and in the case of lots having more than one such line, the shorter line that is at least 20 metres is considered the front lot line. In the case of a hooked lot, the lot line that adjoins the larger portion of the lot is considered the front lot line. In the case of a panhandle lot, the line that is generally parallel to the road allowance and perpendicular to the lot lines that form the access strip is also considered the front lot line. In the case of a lot with water access only, the lot line adjoining the natural boundary of the body of water shall be the front lot line.

Lot Line, Rear means the lot line opposite to and most distant from the front line and where the rear portion of a lot is bounded by intersecting lot lines, the point of intersection is deemed to be the rear lot line.

Lot Line, Interior Side means a lot line connecting the front and rear lot lines and common to the lot and an abutting lot or a lane.

Low-Impact Recreation means non-motorized recreation requiring minimal infrastructure and that has a minimum impact on the natural environment.

Manufactured Home means a dwelling unit designed to be moved from time to time, which arrives at the site where it is to be occupied complete and ready for occupancy except for placing on foundation supports, connections of utility services, and some incidental assembly, and meets Canadian Standards Associations Z-240 (CAN/CSA Z240) Standards, but specifically excludes a recreational vehicle.

Marina means a system of structures for berthing, launching, mooring, securing, servicing and storing powered and unpowered watercrafts and may include accessory uses where permitted in this bylaw. Marina use includes yacht clubs and structures commonly associated with marine moorage but excludes residential uses.

Manufactured Home Park means the use of land for the provision of spaces for two or more manufactured homes on land zoned for manufactured home park use and for imposing a charge or rental for the use of such space.

Manufactured Home, Park Model means a seasonal accommodation unit built on a single chassis with wheels meeting the national building standards code Canadian Standards Association Z241. A Park Model can be up to 538 square feet in size or less.

Modular Home means a dwelling unit constructed partially or completely off-site and then transported to a property and assembled there on foundation supports, connections to utility services, and meets Canadian Standards Associations A-277 (CAN/CSA A277) Standards.

Moorage or Moored or Moor means to secure a watercraft to a fixed structure, float, dock, pier, or mooring buoy. Unless expressly permitted in a zone, moorage excludes buildings such as boathouses, boat shelters, and sheds for storage and maintenance, permanent or indefinite moorage, and residential or accommodation uses.

Moorage, Commercial means moorage which is used as the principal location for the operation of a business or commercial service, or where a fee is charged or collected to moor or berth.

Moorage, Industrial means moorage which is used as the principal location for the operation of an industrial business or service.

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Moorage, Private means non-commercial, exclusive moorage of a watercraft within the foreshore zone for personal use accessory to a residential use on the upland lot.

Moorage, Public means non-commercial moorage available for use by the public.

Moorage, Temporary means moorage for a period of up to 30 days.

Motor Vehicle Salvage Yard means an area of land where 3 or more derelict vehicles are stored, kept, wholly or partially disassembled or repaired or crushed and where parts from derelict vehicles may be salvaged, purchased, or reused or where vehicles not in operable condition or used parts of motor vehicles are stored or kept.

Natural Boundary has the same meaning as under the *B.C. Land Act*.

Office Use means a use of the carrying on of a business, the conduct of public administration, the practice of a profession or the administration of an industry and includes financial institutions and real estate offices, but excludes the sale, rental, servicing and repair of goods and the manufacture or processing of a product.

Outdoor Storage means the storage of equipment, goods, and materials outside of a building or structure and does not involve permanent structures to enclose such items.

Panhandle means a narrow, elongated portion of a lot, the primary purpose of which is to provide access to the building area as shown in Figure 3.

Park Use means any area of land or water which is open to the general population and reserved for outdoor recreational, scenic or conservation purposes.

Parking Space means area of land used for the parking of one vehicle but does not include streets or driveways or areas providing access to a parking space.

Portable Sawmill means a portable mill designed to be towed from site to site and is used to produce lumber from trees grown on the site on which it is located.

Principal Building means the main building or structure on a lot which reflects the primary use of that land.

Principal Use means the main purpose for which land, buildings or structures are used.

Processing means mechanical or chemical transformation of materials or substances into new or value-added products not necessarily intended for sale or consumption.

Processing, Aggregate means the extraction and processing of aggregates.

Processing, Resource means the processing of forest and marine resources such as trees, salal, mushrooms, molluscs, crustaceans, marine plants and organisms. Resource Processing may include seafood processing and wood processing but specifically excludes aggregate processing and cannabis production.

Processing, Seafood means the processing of water organisms for food after it is harvested and may include the freezing, salting, drying, smoking or packaging of these items.

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Processing, Wood means the processing of wood items such as moldings, shakes, fencing, furniture, doors, windows and other wood products.

Public means available for the use and benefit of all people but is not offered for commercial gain.

Public Assembly Uses means the use of land, buildings or structures for civic uses such as religious institutions, cemeteries, clubs, hospitals, health care and emergency services, fire stations, community care facilities, libraries, government offices, childcare centres, schools, museums, community halls, auditoriums, and public recreation facilities.

Qualified Environmental Professional has the same meaning as under the *Riparian Areas Protection Regulation*.

Recreation Facility means one or more facilities used and equipped for the conduct of sports, leisure and entertainment activities which may include instructional courses, equipment rentals, showers and storage but specifically excludes a golf course.

Recreational Vehicle means any structure, trailer, or vehicle used, intended to be use or designed to be used for temporary accommodation meeting the Canadian Standards Association Z240RV Standards and which is used, designed or intended to be mobile on land, whether self-propelled or not, but specifically excludes manufactured homes and park model trailers.

Residential Footprint means the area of a lot that includes all permitted buildings and structures associated with residential use.

Residential Use means the permanent occupancy and use of a dwelling unit.

Resort see Tourist Accommodation.

Restaurant means the use of a building or structure to sell prepared foods and beverages but specifically excludes neighbourhood pubs.

Retail Sales means the offering for sale of goods to the public and the accessory maintenance and repair of goods sold but specifically excludes automobile service stations and the sale of fuel.

Retail Sales Area means the total floor area on which retail sales are taking place, including areas used for retail purposes inside buildings (indoors) and areas outside buildings (outdoors).

Riparian Area has the same meaning as in the *Riparian Areas Protection Regulation (RAPR)*.

Salvage yard means an area of land where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, glass, papers, wire, ropes, machinery and any other scrap or salvage are stored or kept for private or commercial purposes, or as part of a trade or calling, including a motor vehicle salvage yard.

Sawmill means a permanent facility in which logs are sawn into dimensional sizes. Unless expressly prohibited elsewhere in this bylaw, a sawmill may include a planer mill and other equipment normally associated with the production of finished lumber products, including a wood drying kiln as accessory uses.

Seasonal means a length of time that fluctuates according to one or more seasons (spring, summer, fall and winter) but not all seasons, or at a specific time of the year.

SCHEDULE 'A'

Service Establishment means an establishment where professional or personal services are provided and goods, wares, merchandise, articles or things accessory to the provision of such services are sold. Without restricting the generality of this definition, service establishments may include but are not limited to; barber shops, beauty salons, catering, dry cleaning, engineering, health care, animal care, launderette, legal offices, photographic studios, and shoe repair, but specifically excludes automobile repair.

Setback means the minimum horizontal distance specified in this bylaw that a building, structure or use must be sited from a lot line, building, body of water or other feature as may be identified elsewhere in this bylaw as shown in Figure 3.

SCHEDULE 'A'

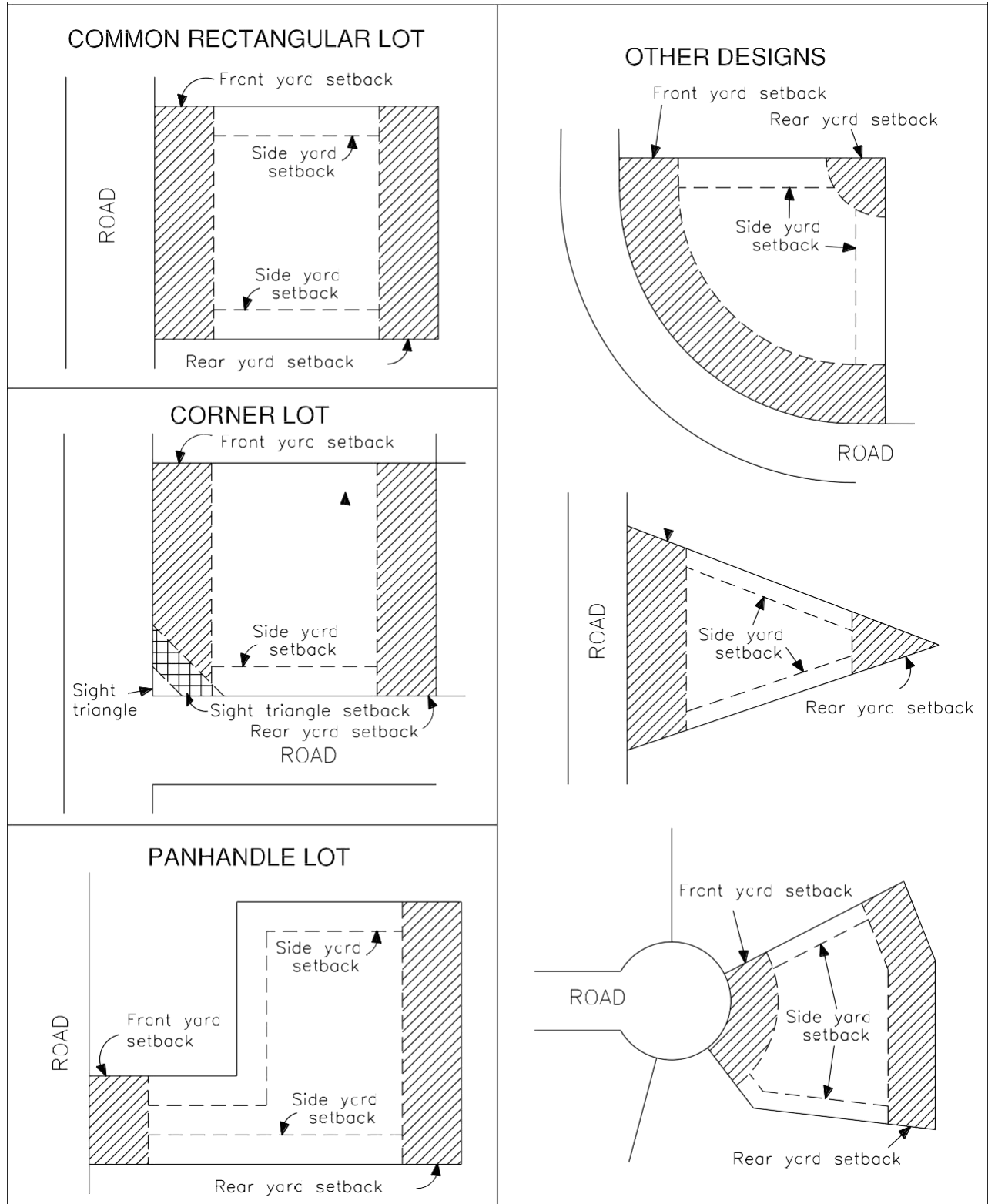


Figure 3

Shooting Range, Outdoor means any area of land that is used for organized outdoor shooting events or practice using any instrument designed for that purpose, including, but not limited to, archery equipment, rifles, shotguns and pistols.

SCHEDULE 'A'

Short-Term Rental means the rental of a dwelling unit or portion thereof to the travelling public for a period of less than ninety (90) consecutive days and includes Bed and Breakfasts.

Sign means any object, device, display, structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to an object, service, event or location by any means including words, letters, figures, design, symbols, fixtures, colours, illumination or projected images.

Storage, Outdoor means the keeping, in the open or a roofed area with unenclosed sides, of any goods, material, merchandise or vehicles associated with a permitted principal use, in the same place for more than twenty-four hours.

Structure means any combination of materials constructed, erected, fixed to, supported by, or sunk into land or water for use, occupancy or ornamentation and includes camping spaces, mobile home spaces, but specifically excludes retaining walls, fences, shoreline protection devices, rack and bag oyster culture growing equipment, landscaping, paving improvements and signs unless otherwise noted in this bylaw.

Tourist Accommodation means the provision of temporary accommodation for the travelling public which may include a hostel, hotel, lodge, motel, inn, or resort, and associated accessory uses such as meeting rooms, restaurants, gift shops and recreational facilities, but shall not include campsite or campground and excludes the use or the occupancy of units for permanent residential use or short-term rental.

Utility Use means a use of land for the establishment of utility facilities and associated works and structures for the provision of water, sewer, electrical, natural gas, communications, fire protection, drainage, recycling and transfer station services, and similar services; where such use is established by a local, provincial, or federal government, an improvement district, a Crown corporation, or by a company regulated by a government commission. Utility use specifically excludes wind turbines (wind farms), and telecommunications towers.

Warehousing means the storage of commercial, industrial, household, freight, or private goods and includes the storage of goods by a distributor or supplier who markets goods for retail sales conducted at other locations.

Watercraft means a boat, ship, or other similar vessel that is designed, used, or capable of being used for navigation in, on, through, or immediately above water, whether human-powered, motorized, or unpowered, including power boats, sail boats, personal watercraft, float plane, paddleboats, watercycles, sailboards, kiteboards, canoes, kayaks, rowboats, rowing shells, and other similar human-powered, motorized or unpowered watercraft.

Wholesale means the activity of selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers and includes the maintenance and repair of such goods that are sold.

Yacht Club means the use of land, buildings and structures for the establishment of facilities for use by yacht club members and guests for recreational purposes. Buildings and structures may include a clubhouse, accommodation units and shared amenities such as a kitchen, laundry room and showers. Use of the accommodation units shall be restricted to temporary occupancy by yacht club members and their guests and shall exclude residential use.

Yard, Front means the area from the front lot line to a line drawn parallel to the front lot line equal to the minimum required building setback from the front lot line.

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Yard, Rear means the area from the rear lot line to a line drawn parallel to the rear lot line equal to the minimum required building setback from the rear lot line.

Yard, Side means the area from the side lot line to a line drawn parallel to the side lot line equal to the minimum required building setback from the side lot line excluding the Front yard and Rear Yard.

PART II - GENERAL REGULATIONS**7 GENERAL COMPLIANCE**

1. No person shall use, occupy or permit any person to use or occupy any land or building in contravention of this bylaw.
2. Nothing contained in this bylaw shall relieve any person from the responsibility to seek and comply with other legislation applicable to that use, activity or other matter regulated under this bylaw.
3. Every use of land, building and structure permitted in each zone shall conform to all the regulations of the applicable zone and all other regulations of this bylaw.

8 GENERAL PROHIBITIONS

1. No land, building or structure may be used or occupied, or left with no use, except in conformity with this bylaw.
2. No building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged, except in conformity with this bylaw.

9 PERMITTED AND PROHIBITED USES

1. Any use not expressly permitted in this bylaw is prohibited.
2. Any use not specifically permitted in a zone is prohibited from that zone.
3. Where a use is expressly permitted in one zone, such use is prohibited in every zone where it is not expressly permitted.
4. No land, building or structure may be used for a use that is not specifically listed under the headings "Permitted Principal Uses" and "Permitted Accessory Uses" in the zone that the land, building or structure is located.

9.1 Uses Permitted in All Zones

The following uses are permitted in all upland zones, in accordance with any conditions noted in this section or otherwise in the applicable zone:

- a. Accessory buildings and accessory structures (excluding principal buildings)
- b. Agricultural use
- c. Home occupations accessory to residential use (and subject to further Home Occupation regulations contained in this bylaw)

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- d. Short-term rentals Accessory to Residential Use
- e. Low-impact recreation
- f. Parks, Greenways, Community Gardens and other natural areas
- g. Solar energy systems for on-site use
- h. Utility Use

The following uses are permitted in all foreshore zones, in accordance with any conditions noted in this section or otherwise in the applicable zone:

- 1. Low-impact recreation
- 2. Private moorage

9.2 Uses Prohibited in All Zones

The following uses are prohibited in all land zones, in accordance with any conditions noted in this section unless otherwise specifically permitted within a particular zone:

- 1. Wrecking and storage of more than 3 derelict vehicles except as Accessory to fire station use.
- 2. Bulk water sales, bulk water processing, and bulk water bottling.

10 ESTABLISHMENT OF ZONES

- 1. Electoral Area 'B' of Strathcona Regional District is divided into the zones contained within this bylaw. The extent of each zone is shown on Schedule B 'Cortes Zoning Map' which is attached to and forms part of this bylaw.
- 2. Except as shown on the zoning map as follows;
 - a. where a zone boundary is designated as following a highway or a natural watercourse the centreline of the highway or the natural boundary of the watercourse is the zone boundary;
 - b. where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary is determined by the electronic version of the zoning map to the centre of each zoning line;
 - c. where Land and Water Zone boundaries shown on Schedule B 'Cortes Zoning Map' abut, the zone boundary shall be the surveyed lot line as shown on the most recent plan registered in the Land Title Office, and where there is no such plan the natural boundary of the body of water is the zone boundary; and
 - d. where a zone boundary has frontage on the body of water, such zoning discontinues at the natural boundary of the body of water and the foreshore zone for the adjacent area commences.

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11 AGRICULTURAL LAND RESERVE

1. Lots in the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act* and orders of the Agricultural Land Commission. Approval from the Agricultural Land Commission may be required to enable ALR uses permitted in this bylaw.
2. Unless an activity is explicitly designated farm use as defined in the *Agricultural Land Commission Act*, or permitted by this bylaw pursuant to the *Agricultural Land Use Regulation*, the use is prohibited unless approval has been granted by the ALC for a non- farm use or is subject to Section 23(1) of the *Agricultural Land Commission Act*, and the non-farm use is permitted by this bylaw.

12 HOME OCCUPATIONS

1. A Home Occupation is only permitted as an accessory use to a permitted residential use and requires an application approved by the Regional District.
2. The following are not permitted as Home Occupations:
 - a. Motor vehicle salvage yard
 - b. Salvage Yard
 - c. Bulk storage
 - d. Planer mill
3. The following Home Occupations are only permitted on lots 4 hectares or greater:
 - a. Sawmills (excluding planer mills)
 - b. Animal clinics
 - c. Veterinary services (other than mobile services)
 - d. Kennels
4. More than one Home Occupation may operate from any lot, subject to compliance with all other conditions of this section.
5. Any Home Occupation which is not housed within a building, or which creates external noise shall be restricted to the following hours and days of operation: 9:00 a.m. to 5:00 p.m. daily.
6. Outdoor storage of materials, equipment, containers of finished products and designated work areas must be visually screened from public roads, adjacent lots and the waterfront by a landscape screen.
7. A maximum of five (5) persons, including at least one person who resides on the lot on which the Home Occupation is carried out, may be employed in connection with a Home Occupation.
8. Home Occupation work areas are not permitted in any required front, rear, or side yard setback areas.

SCHEDULE 'A'**PART III - SITING****13 LOT AREA**

1. Minimum Lot Area requirements are stipulated in each zone.
2. Lots smaller than the Minimum Lot Area in a given zone may be created through the use of lot area averaging subject to the following:
 - a. The maximum number of lots which may be created by a lot area averaging subdivision shall be determined by dividing the area of land remaining in the parent parcel, after dedication or transfer of land for roads, parks and/or schools, by the specified lot area for the zone.

14 DENSITY

1. Where a zone includes a maximum density regulation:
 - a. if an absolute number of units figure is specified, no lot may be subdivided, and no lot may be developed, with more than the number of lots or units specified for the zone that applies to the lot;
 - b. where units per/hectare is specified, no lot may be subdivided, and no lot may be developed, with more than the number of lots or units per hectare as determined by applying the maximum number specified for the zone in which the lot is located to the area of the lot; and
 - c. where square metres (sq m or m²) is specified, no lot may be developed with more than the maximum area specified for the zone in which the lot is located to the area of the lot.
2. For certainty, where more than one of the density regulations above apply to any particular lot, all are applicable and the most restrictive governs.

14.1 Clustered Housing

1. Where a lot contains an approved septic system or a community sanitary sewerage System proven to achieve servicing requirements associated with the density proposed, the number of dwelling units permitted are encouraged to be clustered to one location on the lot to promote the preservation of natural open space and environmentally sensitive areas subject to the following:
 - a. The Dwelling Units located on the subject lot are compliant with the permitted residential use and density of each zone contained within this bylaw.
 - b. Dwelling Units meet the spatial separation requirements from other dwelling units as contained within the B.C. Building Code.

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15 SETBACKS

1. Where a zone includes a regulation entitled 'Minimum Setbacks', no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged nearer to the lot line than the distance specified for the zone in which the building or structure is located, and for certainty:
 - a. Setbacks may vary according to any combination of use, building, structure or location within a zone or adjacent zone, or by lot dimensions, or to a specific highway, and the provisions of this bylaw must be interpreted accordingly;
 - b. Any portion of a building or structure located below finished grade is subject to all setbacks for the zone in which the building or structure is located.
 - c. Greater setback requirements may apply under sections of the British Columbia Building Code.
2. Exceptions to the Minimum Setback Requirements:
 - a. Where bay windows, chimneys, cornices, gutters, leaders, ornamental features, pilasters, automobile service station canopies, sills, or steps project beyond the face of a building, the setback for the projecting feature may be reduced by not more than 0.6 metres.
 - b. Where eaves and sunlight controls project beyond the face of a building, the setback may be reduced for the projecting feature by not more than 50% of such distance up to a maximum of 2.0 metres.
 - c. Antennas, flagpoles, freestanding lighting poles, pools, retaining walls less than 2.0 metres in height, signs, shoreline protection devices, utility use, warning devices, and telecommunication devices.

15.1 Road Setbacks

1. No part of any building or structure is to be located within 7.5 metres of a local public road right of way that abuts a front or rear lot line.
2. No part of any building or structure is to be located within 4.5 metres of a local public road right of way that abuts a side yard.

15.2 Stream Setbacks

1. Where the siting of buildings and structures is proposed adjacent to streams and where the Riparian Areas Protection Regulations (RAPR) applies, no building or structure shall be sited closer than 15.0 meters of a stream.
2. Where the RAPR is not applicable and where the definition of stream pursuant to the RAPR does not apply, no building or structure shall be sited within 7.5 meters of a water feature.

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3. Notwithstanding the above, the Regional District Floodplain Management Bylaw also specifies floodplain setback (as well as flood construction levels) requirements that may further regulate siting of buildings and structures adjacent to streams and the sea.
4. For certainty, where a lot line exists along a natural boundary of a stream, lake, or the sea, both stream and building/structure setback requirements are applicable, and the largest setback governs.

16 BUILDINGS AND STRUCTURES**16.1 Lot Coverage**

1. Where a zone includes a regulation entitled 'Maximum Lot Coverage', the lot coverage of all buildings and structures on the lot must not exceed the percentage specified for the zone in which the lot is located.
 - a. Exemptions include greenhouses.

16.2 Height

1. Unless otherwise specified within any upland zone, no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged in a manner that exceeds 10 metres in height.
2. Unless otherwise specified within any foreshore zone, no buildings or structures may be placed, constructed, sunk into, erected, moved, sited, altered, or enlarged in a manner that exceeds 3.5 metres in height.
3. Unless otherwise specified, the following shall not be subject to the height requirements of this bylaw: antennas, church spires, belfries, farm buildings including silos, utility use, flagpoles, monuments, transmission towers, warning devices, water tanks, chimneys, ventilation machinery and elevators.
4. Fences shall be limited to no more than 2 meters in height.

17 SIGNS

1. Signs advertising a Business or Home Occupation including a Short-Term Rental shall be permitted on any lot as provided below.
2. Where a Home Occupation is operated, a single non-illuminated sign not exceeding 1.5 square metre in total area and located on the same lot is permitted. Furthermore,
 - a. Where more than one Home Occupation is carried out on a lot, one additional sign only, not exceeding 1.5 square metre in total area, shall be permitted on each lot; and

SCHEDULE 'A'

- b. Home Occupation signage shall not be internally illuminated, but may be accented by subdued, exterior lighting.
- 3. For every lot zoned Service Commercial, Tourist Commercial, Industrial, Marine Commercial, or Marine Industrial, the following conditions shall apply:
 - a. One single freestanding sign, not exceeding the dimensions specified below, which advertises the services or products offered on the listed zones, may be placed on an off-site location.
 - b. Signs for a business on the listed zones are subject to the following conditions:
 - i. Fascia signage shall not project beyond the roof line of any building.
 - ii. Freestanding signs shall not exceed 3.0 metres in height.
 - iii. The maximum total area of all freestanding sign faces on a lot shall be 3.0 sq m for each frontage of property presented to a road or to the waterfront.

18 OFF STREET PARKING

- 1. No uses shall result in on-street parking.
- 2. All Dwelling Units including Home Occupations, Short-Term Rentals, and Tourist Accommodations shall be allocated at least one off-street parking space within the property boundary in addition to any parking requirements for other land uses (if any) on the lot.
- 3. At least 1 in 10 parking spaces on lots zoned Service Commercial One, Tourist Commercial One, Tourist Commercial Two, or Public Assembly One shall be accessible for persons with disabilities and shall be located such that there is direct unobstructed access to the main entrance of the principal building.
 - a. Accessible parking spaces shall be at least 3.7 meters wide.

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PART IV - ZONE REGULATIONS**19 RESIDENTIAL ONE (R-1)**

The purpose of the R-1 zone is to accommodate residential use on lots as small as 1 hectare, or 0.8 hectare on lots with an approved Community Sanitary Sewerage System.

19.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
2. Residential Use is limited to:

Lot Size	Maximum Density Permitted
Less than 1 ha	Two (2) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite; <i>or</i> One (1) Detached Dwelling Unit and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex
1 to less than 2 ha	Three (3) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex and One (1) Accessory Dwelling Unit
2 to less than 3 ha	Four (4) Dwelling Units total
3 ha or greater	Five (5) Dwelling Units total

19.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

19.3 Conditions of Use

1. In the R-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1 ha
Maximum Lot Coverage	Any lot less than or equal to 1 ha: 20% Any lot greater than 1 ha: 10%

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Setback		
Setback type	Residential use	All other permitted uses
Setback from all property lines	4.5 m	4.5 m

End • R-1

20 RURAL RESIDENTIAL ONE (RR-1)

The purpose of the RR-1 zone is to accommodate residential use on mid-sized lots that creates a buffer between Residential and Rural areas.

20.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
2. Residential Use is limited to:

Lot Size	Maximum Density Permitted
Less than 1 ha	Two (2) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite; <i>or</i> One (1) Detached Dwelling Unit and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex
1 to less than 4 ha	Three (3) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex and One (1) Accessory Dwelling Unit
4 to less than 6 ha	Four (4) Dwelling Units total
6 ha or greater	Five (5) Dwelling Units total

20.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

SCHEDULE 'A'

20.3 Conditions of Use

1. In the RR-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	2 ha
Maximum Lot Coverage	5%

Setback		
Setback type	Residential use	All other permitted uses
Setback from all property lines:	4.5 m	4.5 m

End • RR-1

21 RURAL ONE (RU-1)

The purpose of the RU-1 zone is to accommodate limited residential development while protecting lands for conservation and agriculture.

21.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Forestry
2. Residential Use is limited to:

Lot Size	Maximum Density Permitted
Less than 1 ha	Two (2) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite; <i>or</i> One (1) Detached Dwelling Unit and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex
1 to less than 8 ha	Three (3) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite and 1 Accessory Dwelling Unit; <i>or</i> One (1) Duplex and One (1) Accessory Dwelling Unit
8 to less than 12 ha	Four (4) Dwelling Units total
12 to less than 16 ha	Five (5) Dwelling Units total
16 ha or greater	Six (6) Dwelling Units total

SCHEDULE 'A'

21.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

21.3 Conditions of Use

1. In the RU-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	4 ha
Maximum Lot Coverage	5%

Setback		
Setback type	Residential use	All other permitted uses
Setback from all property lines:	7.5 m	7.5 m

End • RU-1

22 COMMUNITY LAND STEWARDSHIP ONE (CLS-1)

The purpose of the CLS-1 zone is to accommodate community-oriented, clustered, cooperative model of shared residential use with emphasis on protection for sensitive natural areas, including the foreshore, safeguarding significant forested areas and developing interior roads at a scale and design standard in keeping with the rural character of Cortes Island.

22.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Forestry
2. Residential Use is limited to:
 - a. Up to sixteen (16) Dwelling Units per lot, subject to the density not being greater than one Dwelling Unit for each 4 hectares of land.

22.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

SCHEDULE 'A'

2. Accessory to all other Permitted Principal Uses:

- a. Retail Sales
- b. Sawmill
- c. Wood Processing
- d. Metal Fabricating
- e. Common Facility

22.3 Conditions of Use

- 1. Location of parking areas shall be subject to setback requirements.
- 2. With registration of a Section 219 Covenant precluding future subdivision:
 - a. All significant natural features shall be protected.
 - b. All buildings and structures shall be located on the Residential Footprint and shall be clustered to provide maximum conservation and protection.
- 3. In the CLS-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	16 ha
Maximum Lot Coverage	Metal fabricating, sawmill and wood processing use (including vehicle parking, sorting and storage areas): 3% All uses combined: 6%

Setback				
Setback type	Residential use	Metal fabricating, sawmill and wood processing use	Retail sales use	All other permitted uses
Setback from all property lines	7.5 m	30.0 m	15.0 m	7.5 m

End • CLS-1

23 FOREST LAND STEWARDSHIP ONE (FLS-1)

The purpose of the FLS-1 zone is to accommodate land use that enables larger tracts of forested lands to be protected for forest management and conservation while still permitting residential use. It is best suited for properties large enough to accommodate residential use while preserving a separate forest zone of sufficient size to practice active forest management. This zone is ideal for landowners interested in an ecosystem-based management approach that blends forest conservation with selection logging and other sustainable forest management practices.

SCHEDULE 'A'

23.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Forestry
2. Residential Use is limited to:
 - a. On any lot size: One (1) Detached Dwelling Unit and one (1) Secondary Suite.
 - b. Up to twenty-five (25) Detached Dwelling Units and twenty-five (25) Secondary Suites per parent lot, subject to the parent lot density not being greater than two (2) Dwelling Units for each 4 hectares of land.

23.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

23.3 Conditions of Use

1. Accessory buildings and structures are limited to within the residential footprint only.
2. With registration of a Section 219 Covenant precluding future subdivision:
 - a. A minimum of 60% of the parent parcel proposed for subdivision shall be used for sustainable silviculture, forestry or conservation;
 - b. A maximum of 40% of the parent parcel proposed for subdivision shall be used for residential use;
 - c. A minimum 25% of the residential footprint shall be used for conservation; and
 - d. Residential use shall be clustered to provide maximum forest conservation area.
3. In the FLS-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1.0 hectare
Maximum Lot Coverage	6%

Setback				
Setback type	Residential use	Metal fabricating, sawmill and wood processing use	Retail sales use	All other permitted uses
Setback from all property lines	7.5 m	30.0 m	15.0 m	7.5 m

SCHEDULE 'A'

24 AGRICULTURAL LAND STEWARDSHIP ONE (ALS-1)

The purpose of the ALS-1 zone is to accommodate agriculturally productive lands outside and/ or adjacent to the Agricultural Land Reserve (ALR) and enable shared ownership and clustered housing on larger parcels arranged in such a way that preserves, protects, restores, and enhances the natural environment.

24.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Forestry
 - c. Public Assembly Use
2. Residential Use is limited to:
 - a. On any lot size: One (1) Detached Dwelling Unit and one (1) Secondary Suite.
 - b. Up to eleven (11) Detached Dwelling Units and eleven (11) Secondary Suites per parent lot, subject to the parent lot density not being greater than two (2) Dwelling Units for each 4 hectares of land.

24.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures
2. Accessory to all other uses:
 - a. Campground use limited to:
 - i. A maximum of 30 campsites.
 - b. Retail Sales
 - c. Common Facility
 - d. Low-impact recreation

24.3 Conditions of Use

1. Retail sales use is restricted to the display and sale of products grown, harvested, reared, produced or manufactured on site.
2. Accessory campsites shall be located on the Residential Footprint.
3. With registration of a Section 219 Covenant precluding future subdivision:
 - a. All buildings and structures shall be located on the Residential Footprint and shall be clustered to provide maximum conservation and protection.

SCHEDULE 'A'

4. In the ALS-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	15 ha
Maximum Lot Coverage	2%

Setback				
Setback type	Residential use	Campsite use	Retail sales use	All other permitted uses
Setback from all property lines	7.5 m	7.5 m	7.5 m	7.5 m
Setback from natural boundary of any lake	38.0 m			

End • ALS-1

25 RESIDENTIAL MULTIPLE ONE (RM-1)

The purpose of the RM-1 zone is to accommodate a Residential Use which allows for small, attached Dwelling Units.

25.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
2. Residential Use is limited to:
 - a. On any lot size: up to six (6) attached Dwelling Units

25.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

SCHEDULE 'A'

25.3 Conditions of Use

1. In the RM-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1 ha
Maximum Lot Coverage	40%

Setback	
Setback type	Permitted Use
Setback from all property lines:	7.5 m

End • RM-1

26 COMMUNITY HOUSING AND SERVICES ONE (CS-1)

The purpose of the Community Housing and Services One (CS-1) zone is to accommodate non-market or special purpose development which includes a mix of accessible, affordable, and senior's residential and community development uses such as health, social, and recreational services while permitting modest density of housing in community centers.

26.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Community Health Facilities
2. Residential Use is limited to:
 - a. Up to a maximum of 35 Dwelling Units per lot.

26.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures
 - d. Common Facility

SCHEDULE 'A'

26.3 Conditions of Use

1. For every building or structure, accessible parking is to be located on the subject property.
2. In the CS-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1 ha
Maximum Lot Coverage	40%

Setback			
Setback type	Residential use	Parking, loading or outdoor storage area	All other permitted use
Setback from all property lines	7.5 m		7.5 m
abutting R-1, RR-1, RU-1		4.5 m	
abutting all remaining zones		1.5 m	

End • CS-1

27 FIREARMS RANGE ONE (FR-1)

The purpose of the FR-1 zone is to accommodate a shooting range as a recreational use separate from general Park Use.

27.1 Permitted Principal Uses

1. On any lot:
 - a. Outdoor Shooting Range

27.2 Permitted Accessory Uses

1. Accessory Buildings and Structures

SCHEDULE 'A'

27.3 Conditions of Use

1. All outdoor storage shall be screened from any abutting property.
2. In the FR-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	6 ha
Maximum Lot Coverage	1%

Setback	
Setback type	Permitted use
Setback from all property lines	30.0 m

End • FR-1

28 PUBLIC ASSEMBLY ONE (PA-1)

The purpose of the PA-1 zone is to accommodate a range of public use amenities and facilities that require large land areas.

28.1 Permitted Principal Uses

1. On any lot:
 - b. Public Assembly Use
 - c. Residential Use
2. Residential Use is limited to:
 - a. On any lot size: one (1) Dwelling Unit per lot.

28.2 Permitted Accessory Uses

1. Accessory Buildings and Structures

28.3 Conditions of Use

1. All outdoor storage shall be screened from any abutting property.
2. In the PA-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1 ha
Maximum Lot Coverage	40%

SCHEDULE 'A'

Setback	
Setback type	Permitted use
Setback from all property lines	7.5 m

End • PA-1

29 AGRICULTURE ONE (AG-1)

The purpose of the AG-1 zone is to accommodate agricultural uses on land located within the Agricultural Land Reserve (ALR). Uses permitted on lands within the Agricultural Land Reserve are subject to the *Agricultural Land Commission Act (ALC)*, *Agricultural Land Reserve (ALR) Regulations*, and any orders of the Agricultural Land Commission.

29.1 Permitted Principal Uses

1. On any lot:
 - a. Residential
 - b. Agricultural use
 - c. Farm Use as defined in the *Agricultural Land Commission Act (ALCA)*
 - d. Non-farm uses as permitted by the Agricultural Land Commission (ALC):
 - a. Agritourism
 - b. Portable Sawmill
 - c. Aggregate Extraction
 - d. Kennel or pet boarding facility
 - e. Biodiversity conservation, passive recreation, heritage, wildlife, scenery viewing purposes
 - f. Educational uses
 - g. Park Use
 - h. Other uses identified in the *Agricultural Land Reserve Use Regulation*.
2. Residential Use is limited to:
 - a. On any lot size: as outlined in the *Agricultural Land Commission Act*.

29.2 Permitted Accessory Uses

1. Accessory Buildings and Structures
2. Home Occupation

SCHEDULE 'A'

29.3 Conditions of Use

1. In the AG-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the identified ALR site as identified in Schedule B.
Maximum Lot Coverage	Residential Use 1% Permitted non-farm uses 5% Farm use 50%

Setback	
Setback type	Permitted use
Setback from all property lines	7.5 m

End • AG-1

30 FORESTRY ONE (F-1)

The purpose of the F-1 zone is to accommodate forestry and forest management uses.

30.1 Permitted Principal Uses

1. On any lot:
 - a. Forestry
 - b. Log Handling and Storage
 - c. Sawmill where the lot is greater than 10.0 Hectares (with the exception of property located in the Gorge Harbour legally described as PID 006-740-537 NW 34 Acres of Section 23, Sayward Land District, Except Parcel A (DD 668341) and Except that part in Plan 11801, Cortes Island.
 - d. Residential
2. Residential Use is limited to:
 - a. On any lot size: Two (2) Dwelling Units.

30.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Accessory Buildings and Structures
2. All other uses:
 - a. Wood processing
 - b. Retail sale of forestry products produced on the same lot

SCHEDULE 'A'

30.3 Conditions of Use

1. In the F-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	40 ha
Maximum Lot Coverage	1% or up to 1000 sq m, whichever is smaller

Setback			
Setback type	Residential use	Wood processing and sawmill use	All other permitted uses
Setback from all property lines	7.5 m	30.0 m	7.5 m

End • F-1

31 SERVICE COMMERCIAL ONE (SC-1)

The purpose of SC-1 is to accommodate mixed commercial land uses which serve the needs of the local community.

31.1 Permitted Principal Uses

1. On any lot:
 - a. Service Establishment
 - b. Retail Sales
 - c. Restaurant
 - d. Office
 - e. Automobile Service Station
 - f. Wholesale
 - g. Public Assembly

31.2 Permitted Accessory Uses

1. Residential Use is limited to:
 - a. On any lot size: Two (2) Dwelling Units.

SCHEDULE 'A'

31.3 Conditions of Use

1. All automotive service station uses shall be screened from any abutting property.
2. In the SC-1 zone the following regulations apply:

Lot Size and Coverage				
Minimum Lot Area	Any lot: 1 ha			
Maximum Lot Coverage	50%			
Setback				
Setback type	Accessory Residential use	Parking, loading areas	Fuel pumps or pump islands	All other permitted uses
Setback from all property lines:				
abutting R-1 zone	7.5 m	4.5 m	7.5 m	7.5 m
abutting RR-1, RU-1	7.5 m	4.5 m	7.5 m	4.5 m
abutting all remaining zones	4.5 m	1.5 m	7.5 m	4.5 m

End • SC-1

32 TOURIST COMMERCIAL ONE (TC-1)

The purpose of the TC-1 zone is to accommodate small scale services and facilities catering to the needs of the vacationing public.

32.1 Permitted Principal Uses

1. On any lot:
 - a. Tourist Accommodation
 - b. Campground
2. Tourist Accommodation and Campground Use is limited to:

Lot Size	Maximum Density Permitted
Less than 2 ha	12 accommodation units and campsites in combined total
2 to less than 4 ha	18 accommodation units and campsites in combined total

32.2 Permitted Accessory Uses

1. Common Facility
2. Retail Sales
3. Residential Use is limited to:
 - a. On any lot size: One (1) Detached Dwelling Unit and either one (1) Secondary Suite or one (1) Accessory Dwelling Unit.

SCHEDULE 'A**32.3 Conditions of Use**

1. All campground uses and common facilities shall be screened from any abutting property.
2. In the TC-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	2 ha
Maximum Lot Coverage	30%

Setback	
Setback type	Permitted Use
Setback from all property lines	7.5 m

End • TC-1**33 TOURIST COMMERCIAL TWO (TC-2)**

The purpose of the TC-2 zone is to accommodate a moderate-scale broad mix of services and facilities catering to the needs of the vacationing public.

33.1 Permitted Principal Uses

1. On any lot:
 - a. Tourist Accommodation
 - b. Campground
 - c. Restaurant
 - d. Yacht Club
 - e. Fuel Sales permitted only on the following lots:
 - a. Lot 2, Plan 29368, Section 21, Sayward Land District, PID 000-011-291
2. Tourist Accommodation and Campground Use is limited to:

Lot Size	Maximum Density Permitted
Less than 2 ha	6 accommodation units and campsites in combined total
2 ha to less than 4 ha	20 accommodation units and campsites in combined total
4 ha or greater	38 accommodation units and campsites in combined total

SCHEDULE 'A'

33.2 Permitted Accessory Uses

1. Common Facility
2. Retail Sales
3. Office
4. Accessory Buildings and Structures
5. Residential Use is limited to:
 - a. On any lot size: One (1) Detached Dwelling Unit and either one (1) Secondary Suite or one (1) Accessory Dwelling Unit.

33.3 Conditions of Use

1. All campground uses and common facilities shall be screened from any abutting property.
2. In the TC-2 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	2 ha
Maximum Lot Coverage	15%

Setback		
Setback type	Campground use	All other permitted uses
Setback from all property lines	15.0 m	7.5 m

End • TC-2

34 PARK ONE (P-1)

The purpose of the P-1 zone is to accommodate natural open spaces for conservation and limited recreational uses.

34.1 Permitted Principal Uses

1. On any lot:
 - a. Park Use
 - b. Greenways
 - c. Community Garden

SCHEDULE 'A'

34.2 Permitted Accessory Uses

1. Residential Use limited to:
 - a. One (1) Dwelling Unit per lot, to function as a caretaker's Dwelling Unit.
 - b. Accessory Buildings and Structures.
2. All other uses:
 - a. Accessory Buildings and Structures.

34.3 Conditions of Use

1. In the P-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	No minimum area shall apply.
Maximum Lot Coverage	1% or up to 1000 sq m, whichever is smaller

Setback	
Setback type	Permitted Use
Setback from all property lines	7.5 m

End • P-1

35 INDUSTRIAL ONE (I-1)

The purpose of the I-1 zone is to accommodate small resource-based industrial uses which serve the local community needs.

35.1 Permitted Principal Uses

1. On any lot:
 - a. Industrial Use
 - b. Warehousing
 - c. Salvage Yard
 - d. Outdoor storage

35.2 Permitted Accessory Uses

1. Office
2. Retail Sales
3. Residential Use limited to:
 - a. On any lot size: Two (2) Dwelling Units.
 - b. Accessory Buildings and Structures

SCHEDULE 'A'

35.3 Conditions of Use

1. All salvage yards and outdoor storage spaces shall be screened from any abutting property.
2. In the I-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	4 ha
Maximum Lot Coverage	40%

Setback				
Setback type	Accessory Residential use	Accessory parking, loading or outdoor storage use	Industrial Use	All other permitted uses
Setback from all property lines	7.5 m	7.5 m	30.0 m	15.0 m

End • I-1

36 AQUACULTURE ONE (AQ-1)

The purpose of the AQ-1 zone is to accommodate Aquaculture uses where no structures are present above the surface of the water.

36.1 Permitted Principal Uses

1. Aquaculture over land or surface of the water, provided that no structures are visible above the surface of the water
2. Public and private moorage

36.2 Permitted Accessory Uses

1. None

36.3 Conditions of Use

1. Access to water and along shorelines shall be maintained at all times.
2. In the AQ-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	0 %

Setback	
All uses	0.0 m

End • AQ-1

SCHEDULE 'A'

37 AQUACULTURE TWO (AQ-2)

The purpose of the AQ-2 zone is to accommodate aquaculture uses for which limited structures and no processing are permitted.

37.1 Permitted Principal Uses

1. Aquaculture over land or surface of the water
2. Public and private moorage

37.2 Permitted Accessory Uses

1. Sorting, grading, handling, and storage structures, but no seafood processing

37.3 Conditions of Use

1. Access to water and along shorelines shall be maintained at all times.
2. In the AQ-2 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	75 sq m
Building Height	3.5 m

Setback	
All uses	0.0 m

End • AQ-2

SCHEDULE 'A'

38 ACCESS ONE (AC-1)

The purpose of the AC-1 zone is to protect against intrusive uses adjacent to the shoreline.

38.1 Permitted Principal Uses

1. Public and private moorage

38.2 Permitted Accessory Uses

1. None

38.3 Conditions of Use

1. Access to water and along shorelines shall be maintained at all times.
2. In the AC-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Not applicable.
Maximum Lot Coverage	Not applicable.

Setback	
All uses	0.0 m

End • AC-1

SCHEDULE 'A'

39 MARINE COMMERCIAL ONE (MC-1)

The purpose of the MC-1 zone is to accommodate commercial operations which occur over the surface of the water.

39.1 Permitted Principal Uses

1. Commercial moorage
2. Public and private moorage

39.2 Permitted Accessory Uses

1. None

39.3 Conditions of Use

1. In the MC-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	Not applicable.

Setback	
All uses	0.0 m

End • MC-1

SCHEDULE 'A'

40 MARINE COMMERCIAL TWO (MC-2)

The purpose of the MC-2 zone is to accommodate commercial operations which occur over the surface of the water.

40.1 Permitted Principal Uses

1. Commercial moorage
2. Public and private moorage
3. Marina

40.2 Permitted Accessory Uses

1. Accessory buildings and structures

40.3 Conditions of Use

1. In the MC-2 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	Not applicable.

Setback	
All uses	0.0 m

End • MC-2

SCHEDULE 'A'

41 MARINE INDUSTRIAL ONE (MI-1)

The purpose of the MI-1 zone is to accommodate industrial operations which occur over the surface of the water.

41.1 Permitted Principal Uses

1. Industrial Moorage
2. Public and private moorage
3. Log dumping, booming and storage

41.2 Permitted Accessory Uses

1. Accessory buildings and structures

41.3 Conditions of Use

1. In the MI-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	Not applicable.

MI-1	Setback
All uses	0.0 m

End • MI-1

SCHEDULE 'B'

ZONING MAP

The following map forms Schedule "B" and is available in full size.

Map 1: Cortes Zoning Map

Cortes Island - DRAFT Zoning

Cortes Draft Zoning (May 2025)

RESIDENTIAL:

- RM-1 Residential Multiple One
- CLS-1 Community Land Stewardship One
- CS-1 Community Services One
- R-1 Residential One
- RR-1 Rural Residential One

RURAL/RESOURCE:

- RU-1 Rural One
- F-1 Forestry One

Forest Land Stewardship

- ALS-1 Agriculture Land Stewardship One
- AG-1 Agriculture One
- AC-1 Access One
- AQ-1 Aquaculture One
- AQ-2 Aquaculture Two

COMMERCIAL/INDUSTRIAL:

- SC-1 Service Commercial One
- MC-1 Marine Commercial One
- MC-2 Marine Commercial Two

TC-1

- TC-2 Tourist Commercial Two
- I-1 Industrial One
- MI-1 Marine Industrial One

PUBLIC USE & PUBLIC ASSEMBLY:

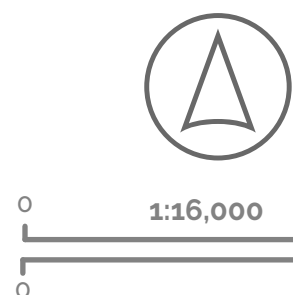
- P-1 Park One
- PA-1 Public Assembly One
- FR-1 Firearms Range One

NO DATA:

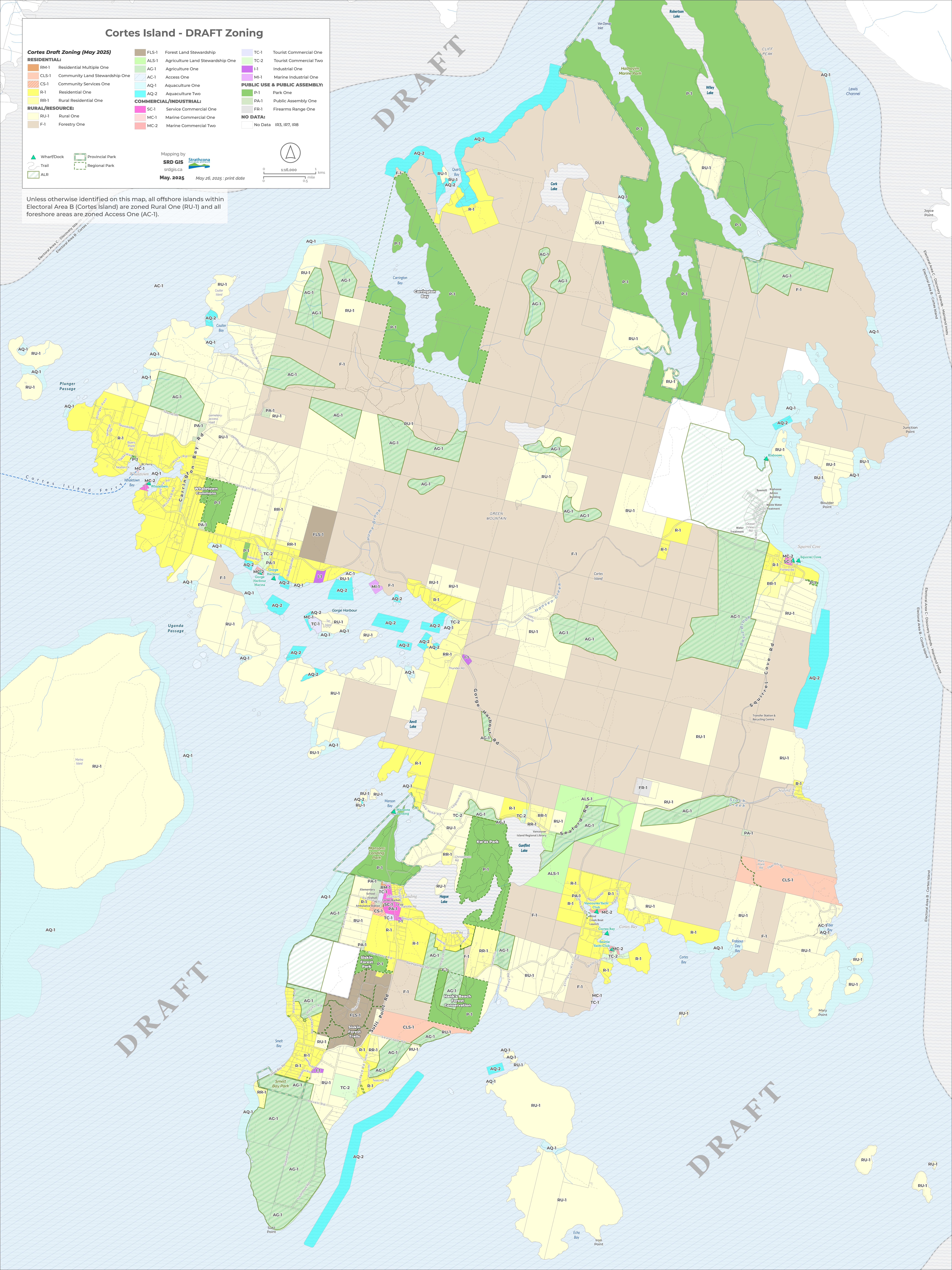
- No Data IR3, IR7, IR8

- Wharf/Dock
- Trail
- ALR
- Provincial Park
- Regional Park

Mapping by
SRD GIS
srdgis.ca
May, 2025 May 26, 2025 : print date



Unless otherwise identified on this map, all offshore islands within Electoral Area B (Cortes Island) are zoned Rural One (RU-1) and all foreshore areas are zoned Access One (AC-1).





STAFF REPORT

DATE: May 28, 2025

FILE: 0540-04 EASC / PJ 1B 18

TO: Chair and Directors,
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: **BYLAW No. 598 - CORTES ISLAND ZONING BYLAW 2025**

PURPOSE

To consider Bylaw No. 598, being Cortes Island Zoning Bylaw 2025, following a referral to the Cortes Island Advisory Planning Commission and a final round of public consultation prior to conducting a public hearing.

POLICY ANALYSIS

The attached report was considered at the April 23, 2025 meeting of the Board at which time the following resolution was adopted:

Vonesch/Whalley: SRD 345/25

THAT Bylaw No. 598, being Cortes Island Zoning Bylaw 2025, be referred to the Electoral Area B Advisory Planning Commission before being returned to the Electoral Areas Services Committee for further consideration.

EXECUTIVE SUMMARY

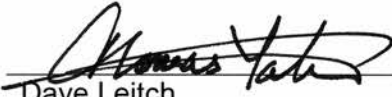
Bylaw No. 598 is offered for the Committee's consideration following completion of the initial consultation with the public, agencies and First Nations. This draft bylaw has received minor edits since it was last presented to the Electoral Area Services Committee following consideration by the Cortes Island Advisory Planning Commission (APC). The APC provided several recommendations for consideration which were from a technical land use perspective and in light of the previous consultation feedback provided through consultation with the public, agencies and First Nations. This last review offers minor revisions as supported by the most recent review by the APC as detailed in the planning analysis section of this report.

Based on the intensive and lengthy consultation conducted to date, Bylaw No. 598 is now offered for further consideration by the Committee.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend that Bylaw No. 598, being Cortes Island Zoning Bylaw 2025, be forwarded to the Board for first and second reading.

Respectfully:


Dave Leitch
Chief Administrative Officer

BACKGROUND

Staff have completed the consultation and referral processes for Bylaw No. 598 as previously directed which allows the bylaw to be further considered by the EASC at this time.

PLANNING ANALYSIS

The review of Bylaw No. 598 by the Electoral Area B Advisory Planning Commission resulted in the following recommendations:

Recommendation 1

THAT the storage and wrecking of more than three derelict vehicles be a permitted accessory use to Firehall as an accessory use to facilitate fire extrication exercises on Public Assembly One (PA-1) zoning.

Following a full review of the bylaw and land use considerations, this amendment has now been included under section 9.2 Prohibited Uses to allow storage and wrecking of more than 3 derelict vehicles as an accessory use to a fire station.

Recommendation 2

THAT Item 12.1 Home Occupations be amended to delete the words "and requires an application approved by the Regional District" after the words "permitted residential use".

This recommendation did not result in any amendments to the proposed zoning bylaw as the requirement for a Home Occupation application is not authorized through the zoning bylaw, but rather through the Planning Procedures and Fees Bylaw No. 5, 2008 (Schedule A-8). Bylaw No. 5 is applicable to the entire SRD. The provision in the proposed zoning bylaw is for clarity and awareness of this Home Occupations requirement. Other Electoral Area zoning bylaws contain similar provisions.

Recommendation 3

THAT Tourist Commercial One (TC-1) Zoning be amended to permit three accommodation units in addition to the residential use of one detached dwelling unit and either one secondary suite or one accessory dwelling unit on parcels less than 2 hectares in size

Recommendation 4

THAT parcels larger than 2 hectares in size be permitted to have eight accommodation units in addition to the residential use of one detached dwelling unit and either one secondary suite or one accessory dwelling unit.

These recommendations (3 and 4) did not result in any amendments to the proposed bylaw as these proposed amendments would down-zone existing properties, which was not identified by the larger community through the prior consultation sessions.

Recommendation 5

THAT the definitions section be amended to state that a 'Tourist Accommodation Unit' shall not exceed 38m² for attached and detached units.

This recommendation did not result in any amendments to the proposed bylaw as this amendment would not be supportable by the broader community as evidence suggests from the recent community survey on a maximum floor area for detached dwelling units. Throughout the engagement process, substantial community input has indicated that further regulation of structures in absence of a building bylaw would not be supportable. Building size is currently regulated by lot coverage in both the current and the proposed zoning bylaws.

Recommendation 6

THAT Tourist Commercial Two (TC-2) zoning maximum density be amended to permit up to 6 accommodation units and campsites on lots less than 2 ha in size; and,

This recommendation resulted in an amendment to the number of Tourist Accommodation units permitted in TC-2. For TC-2 lots less than 2 hectares in size, the maximum number of units and campsites combined would be 6, as recommended by the APC.

Recommendation 7

THAT the Regional District investigate an appropriate number of accommodation units and campsites for lots larger than 2 ha to ensure Gorge Harbour Marina and Hollyhock remain in compliance.

This recommendation resulted in an amendment to the number of Tourist Accommodation units permitted in TC-2. For TC-2 lots less than 2 hectares in size, the maximum number of units and campsites combined would be 6, as recommended by the APC. For lots larger than 2 hectares, information gathered on the three existing properties zoned TC-2 informed the proposed maximum of 20 accommodation units and campsites combined for properties less than 4 hectares, and for the new proposed maximum for properties greater than 4 hectares. These proposed tourist commercial accommodation unit maximums would ensure compliance for existing properties.

Recommendation 8

THAT the proposed Bylaw be supported with the recommended amendments.

The final motion made by the APC indicated support for the proposed bylaw following the proposed amendments.

FINANCIAL IMPLICATIONS

Current meeting and advertising expenses are within the anticipated budget of the review process. Both accounts have sufficient budgeted funds available to complete the bylaw adoption process.

LEGAL IMPLICATIONS

The process as described in the report and attachment is in accordance with the requirements of the LGA.

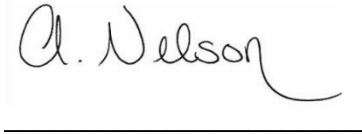
INTERGOVERNMENTAL/REGIONAL IMPLICATIONS

Any implications that are brought to the attention of planning staff from external agencies or First Nations following First Reading will be presented to the Board with proposals how to address them.

INTERDEPARTMENTAL IMPLICATIONS

The development, review and consideration the draft bylaw largely lies within the responsibility of the planning department.

Submitted by:

A handwritten signature in black ink that reads "A. Nelson". The signature is written in a cursive style with a long, sweeping tail on the letter "n".

Aniko Nelson
Senior Manager, Community Services

Prepared by: A. Girdler, Land Use Planner II and A. Nelson, Senior Manager, Community Services

Attachments

Bylaw No. 598, Schedule A “Cortes Island Zoning Bylaw, 2025”
Bylaw No. 598, Schedule B Cortes Island Zoning Map



Bylaw No. 598

**CORTES ISLAND
ZONING BYLAW, 2025**

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MAP 1 CORTES ZONING MAP

Cortes Island Zoning Bylaw

PART I ADMINISTRATION

1 APPLICATION

1. This bylaw shall apply to all land, including the surface of the water, and all uses located within Electoral Area B of Strathcona Regional District as shown in Schedule B, 'Cortes Zoning Map'.

2 VIOLATION

1. A person who is an owner or occupier of land commits an offense under this bylaw if the person does any of the following:
 - a. uses land or a building or structure other than for a purpose specified for the zone in which the land, building or structure is located;
 - b. constructs, reconstructs, alters, moves, or extends a building or structure so that the building or structure contravenes the provisions of this bylaw;
 - c. constructs or places on a lot buildings or structures which exceed the density permitted by the zone in which the lot is located;
 - d. causes or permits any act or thing to be done in contravention of any provision of this bylaw;
 - e. fails to comply with an order, direction or notice given under this bylaw or prevents or obstructs a person authorized under Section 4, Item 1 of this bylaw from entering onto the property.
2. Nothing in this bylaw shall exempt any person from complying with the applicable requirements of any other bylaws of the Regional District, or any enactment of the Federal or Provincial government.

3 PENALTY

1. Any person who commits any of the following, commits an offence and each day that such offence continues shall be deemed to be a separate and distinct offence:
 - a. contravenes, violates or fails to comply with any provision of this bylaw;
 - b. suffers or permits any act or thing to be done in contravention or violation of this bylaw; or
 - c. fails to do something required by this bylaw;
2. Any person who commits an offence as described in Section 3 (1) of this bylaw shall be liable, upon summary conviction, to any combination of:

- a. a minimum fine of \$200 to a maximum fine of \$50,000 and imprisonment for no more than 30 days as specified in the *Offence Act* of British Columbia and Community Charter; and
 - b. the fine imposed under Bylaw 119, Bylaw Contravention Ticket Information System Bylaw 2012; and
 - c. the costs of prosecution and any other penalty or order imposed pursuant to the Local Government Act or the *Offence Act* and their amendments and regulations under these Acts.
3. Upon conviction, the presiding authority may direct that no prosecution under Section 3.1 may be made, with respect to the continuance of the violation, for such period of time as determined.
4. Nothing in this bylaw limits Strathcona Regional District from utilizing any other provision of this bylaw or remedy available by law.

4 ENFORCEMENT

1. The Chief Administrative Officer, Senior Manager of Community Services, and all other officers of the SRD are hereby appointed by the Regional Board pursuant to Sections 225 and 419 of the Local Government Act to administer this bylaw. All officers of the SRD, including but not limited to the Building Official and Bylaw Enforcement Official, may enter any parcel, building, or premises at all reasonable times, and in accordance with Section 314.1 of the Local Government Act, to ascertain whether the regulations of this bylaw are being obeyed.
2. Persons referred to under Section 4, Item 1 of this bylaw may enter onto any property that is subject to this bylaw at any time considered reasonable by the Regional District to ascertain whether the requirements of the bylaw are being met or the regulations are being observed.

5 INTERPRETATION

1. Where two or more regulations within this bylaw conflict, the more restrictive regulation shall apply.
2. All dimensions and measurements in this bylaw are expressed using the Standard International Units (metric) system. For the purposes of this bylaw, the following units of measurement shall be abbreviated, as specified in brackets:

square metre or square metres (sq m)

hectare or hectares (ha)
3. The format of this bylaw follows a simple layout intended to facilitate its use. Major divisions within the bylaw are called “Parts” and major divisions within Parts are called “Sections”. Each Section is further divided into “Subsections” or letters a, b, c, and so on.

6 DEFINITIONS

The following definitions shall be used to interpret this bylaw.

Accessory Use means a use that is customarily incidental to the permitted principal use of the land, building or structure that is located on the same lot, or that is located on common property within the same strata plan.

Accommodation means the use of any part of a building or structure for the temporary sleeping and living activities of a person or household and is not for permanent or seasonal residential use.

Agricultural Land Commission Act Protected Use (ALCA) means a use, which may be a farm use or non-farm use, defined and regulated by the *Agricultural Land Commission Act* (BC) and ALR Regulations that may not be prohibited by local government when it takes place on ALR lands.

Agricultural Land Reserve (ALR) means a reserve of land established and regulated by the *Agricultural Land Commission Act* and subject to the associated regulations.

Agricultural Products means commodities or goods derived from the cultivation and husbandry of land, plants, and animals.

Agricultural Use means the use of land to grow, rear, produce, harvest and process of agricultural products, including livestock, and can also include the marketing of products grown, reared, produced, harvested on these lands and may include lawful cannabis production where the lot is 1.0 hectare or greater in area or where permitted as an ALCA protected use.

Aquaculture means the farming of fish, shellfish or aquatic plants over the land or surface of the water.

Automobile Service Station means the use of any part of land, building or a structure for the selling and dispensing of vehicular fuels or automotive parts and accessories, as well as the washing or servicing and repair of vehicles excluding body repairs.

Bed and Breakfast means the use of a room or rooms without cooking facilities in an owner-occupied dwelling for the temporary sleeping accommodation of the travelling public, with breakfast meals being prepared and served to guests.

Boarding House means a dwelling in which the primary occupant supplies residential accommodation for a fee but specifically excludes tourist accommodation or short-term rental.

Building means a structure used or intended for supporting or sheltering any use or occupancy and has the same meaning as prescribed in the *B.C. Building Code*.

Building Area means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls.

Building or Structure, Principal means one or more buildings or structures used for the principal use of that lot.

Buildings and Structures, Accessory means a building or structure that is on the same lot as the principal building or structure that is used incidentally to a principal building or that plays an accessory role. Examples of Residential Use Accessory Buildings and Structures include but are not limited to: garages, sheds, and greenhouses.

Bulk Water Bottling means the process of bottling bulk water for distribution, commercial or industrial purposes, sale or financial gain.

Bulk Water Processing means the process of altering bulk water for any purpose other than private residential or agricultural use as permitted by the appropriate Provincial agency.

Bulk Water Sales means the sale of bulk water for commercial purposes or financial gain, but specifically excludes the receipt of water by parcels of land where supplemental water is required to enable private domestic, agricultural, commercial or industrial consumption as permitted by zoning.

Campground means an area of land comprised of two or more individual campsites intended for, occupied by, maintained for, or used for the commercial accommodation of a person or persons, which may or may not have accessory laundry, office and recreation facilities for the sole use of the occupants of the campground, but excludes tourist accommodation units, manufactured home park, and residential use.

Campsite means an area of land, which may or may not be in a campground, that is used for the accommodation of a person or persons and may or may not be commercial.

Cannabis Production has the same meaning as 'produce' in the *Cannabis Control and Licensing Act* (British Columbia).

Cannabis Retail Sales means the sale of cannabis and cannabis accessories authorized by a license issued under the *Cannabis Control and Licensing Act*.

Cannabis has the same meaning as in the *Cannabis Control and Licensing Act* (British Columbia).

Caretaker's Dwelling Unit means an accessory dwelling unit occupied by a person employed to look after the principal use on the same lot and is limited in floor area to 100 square metres.

Childcare Centre means the provision of childcare licensed under the *Community Care & Assisted Living Act* and the Child Care Licensing Regulation.

Clustered Housing means residential dwelling units arranged or oriented on a single lot such that they are positioned close together.

Common Facility means buildings, structures, equipment, recreational facilities or other physical improvements provided as an amenity for the use and benefit of the residents, or guests, of the site and not open to the public.

Community Garden means the use of public or private land for the growing of food, flowers, native and ornamental plants, edible berries and food perennials.

Community Health Facility means one or more buildings specifically designed as clinical facilities for medical treatment, i.e. a medical clinic.

Community Sanitary Sewerage System means a system of sewage collection, treatment and disposal as defined in *Subdivision Servicing Standards Bylaw No. 64, 2010*.

Community Water System means a system of waterworks as defined in *Subdivision Servicing Standards Bylaw No. 64, 2010*.

Density has the same meaning as the *Local Government Act*, section 455, calculated as lot area divided by the number of units permitted for that lot based on the zoning in effect and rounding off fractions of 0.50 or greater to the next highest whole number and fractions of less than 0.50 to the next lowest number.

Derelict Vehicle means part of any wrecked vehicle or all or part of any motor vehicle which is not validly registered and licensed in accordance with the *Motor Vehicle Act*, and which is not housed in garage or carport.

Dock means a marine-based structure, or set of structures, generally consisting of a pier or wharf, and may include a ramp, float, and supporting structures, which is used for the mooring of watercraft in association with the permitted use.

Duplex means any building divided into two dwelling units which are either placed one above the other; or side by side, sharing a common wall and under one roof, each unit of which is occupied or intended to be occupied as a residence.

Dwelling Unit means one or more rooms in a building that are used for, intended to be used for, or constructed to be occupied as a permanent home or residence that contains one kitchen, one or more sleeping areas, one or more washrooms, and living areas and is not available for commercial Tourist Accommodation unless specifically permitted by this bylaw. This does not include a recreational vehicle but may include a manufactured home.

Dwelling Unit, Accessory means a self-contained dwelling unit of no more than 110 square metres in floor area, that is ancillary to a Detached Dwelling Unit located on the same property.

Dwelling Unit, Attached means separate dwelling units attached to one another by a common wall, each unit having an independent entrance but specifically excludes a Secondary Suite contained within a Detached Dwelling Unit.

Dwelling Unit, Detached means a building containing only one (1) dwelling unit, excluding any floor area within a separate secondary suite.

Dwelling Unit, Secondary Suite means an additional dwelling unit with its own kitchen, sleeping area, and washroom facilities contained within a single Detached Dwelling. The two dwelling units (the Single Detached Dwelling 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.

Fabricating means assembling from parts.

Float Home means a structure built on a floatation system anchored or moored, which is used for, or intended to be used for, residential use or as an accommodation unit and is not used for or intended to be used for navigation, or useable as a navigable craft.

Floodplain Setback has the same meaning as that contained within *Bylaw No. 2782, Floodplain Management Bylaw, 2005* as amended.

Floor Area means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies

Forestry means the science, art and practice of managing and using the natural resources that occur on and in association with forest lands including log handling, silviculture and the conservation and management of forests and forest resources including wildcrafting guided by, but not necessarily limited to, the rules, regulations and policies of Federal and Provincial agencies.

Frontage means the length of the front lot line.

Greenhouse means a building for the growing of plants, shrubs, trees and similar vegetation which are primarily transplanted outdoors on the same lot containing such greenhouse.

Greenway means a recreational or pedestrian corridor for non-motorized journeys that link existing green spaces.

Height, Building or Structure means the vertical distance at any point between the highest point of the building or structure and the Average Natural Grade as shown in Figure 1.

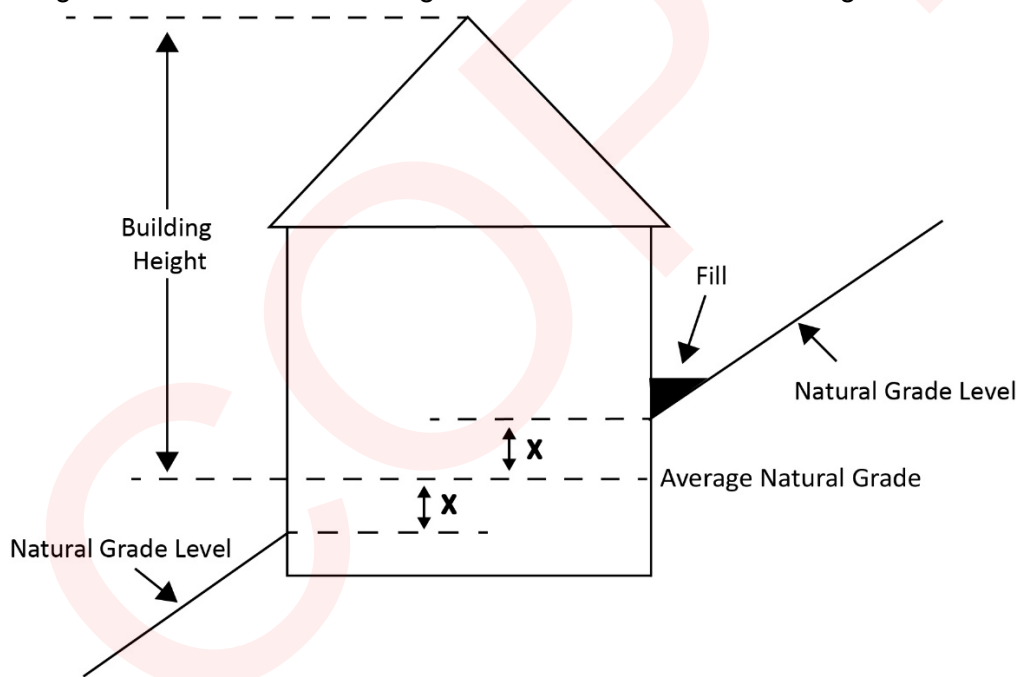


Figure 1

Home Occupation means the conduct of a business or occupation that is accessory to a permitted principal residential use and does not change the residential character or appearance of the dwelling unit, building or lot.

Household means one or more persons sharing a dwelling unit, accommodation unit, recreational vehicle or tent structure.

Industrial Use means processing, fabricating, testing, assembling, servicing, repairing, manufacturing, or maintenance of goods or materials and can include activities such as a sawmill, log handling, resource processing and aggregate processing.

Kitchen means a room or area of a building used for the preparation or cooking of food and which contains cooking, washing and food cold storage facilities with cabinetry and ventilation for the cooking facilities.

Landscape Screen means a continuous fence, wall, berm, compact evergreen hedge or other landscape planting or combination thereof, of sufficient height to visually shield or obscure one abutting structure, building or lot from another and is broken only by access drives and walks.

Livestock means any animals used for agricultural purposes, which are used or the products of which are used for eventual consumption and in addition includes animals for work, or that are capable of work, such as horses, donkeys or mules.

Log Handling means the industrial activities of log dumping, storing, sorting, booming, barging and all related industrial activities.

Lot means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the *Strata Property Act*, or a legally recorded lease or license of occupation issued by the Province of British Columbia but excludes a highway.

Lot Area means the area of land within the boundaries of the Lot.

Lot Area Averaging means the method of calculating the number of lots when subdividing, for the creation of lots of varying sizes, some of which may be smaller than the specified minimum lot size for the zone but the average meets the minimum lot size.

Lot Coverage means the total lot area covered by buildings and structures expressed as a percentage of the total lot area. The area of buildings shall be determined by measuring to the outside of the exterior walls and for structures with no defined exterior wall measured to the drip line of the roof or in the case of decks and porches, includes the horizontal flooring area as shown in Figure 2.

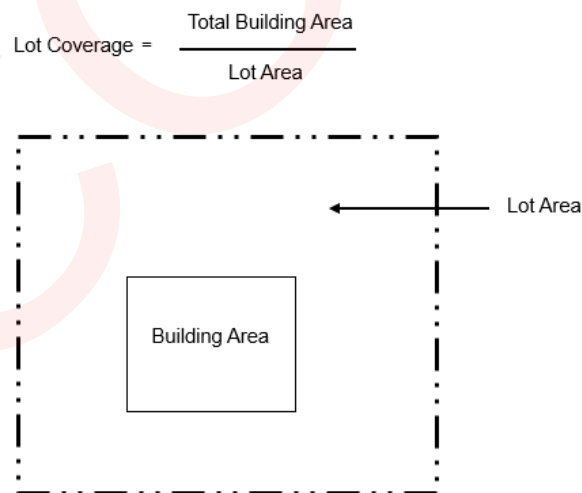


Figure 2

Lot Line means the boundary of a lot.

Lot Line, Exterior Side means a lot line that is not a front or rear lot line and that is common to the lot and an abutting road allowance.

Lot Line, Front means the lot line or lines common to a lot and adjoining a road allowance, and in the case of lots having more than one such line, the shorter line that is at least 20 metres is considered the front lot line. In the case of a hooked lot, the lot line that adjoins the larger portion of the lot is considered the front lot line. In the case of a panhandle lot, the line that is generally parallel to the road allowance and perpendicular to the lot lines that form the access strip is also considered the front lot line. In the case of a lot with water access only, the lot line adjoining the natural boundary of the body of water shall be the front lot line.

Lot Line, Rear means the lot line opposite to and most distant from the front line and where the rear portion of a lot is bounded by intersecting lot lines, the point of intersection is deemed to be the rear lot line.

Lot Line, Interior Side means a lot line connecting the front and rear lot lines and common to the lot and an abutting lot or a lane.

Low-Impact Recreation means non-motorized recreation requiring minimal infrastructure and that has a minimum impact on the natural environment.

Manufactured Home means a dwelling unit designed to be moved from time to time, which arrives at the site where it is to be occupied complete and ready for occupancy except for placing on foundation supports, connections of utility services, and some incidental assembly, and meets Canadian Standards Associations Z-240 (CAN/CSA Z240) Standards, but specifically excludes a recreational vehicle.

Marina means a system of structures for berthing, launching, mooring, securing, servicing and storing powered and unpowered watercrafts and may include accessory uses where permitted in this bylaw. Marina use includes yacht clubs and structures commonly associated with marine moorage but excludes residential uses.

Manufactured Home Park means the use of land for the provision of spaces for two or more manufactured homes on land zoned for manufactured home park use and for imposing a charge or rental for the use of such space.

Manufactured Home, Park Model means a seasonal accommodation unit built on a single chassis with wheels meeting the national building standards code Canadian Standards Association Z241. A Park Model can be up to 538 square feet in size or less.

Modular Home means a dwelling unit constructed partially or completely off-site and then transported to a property and assembled there on foundation supports, connections to utility services, and meets Canadian Standards Associations A-277 (CAN/CSA A277) Standards.

Moorage or **Moored** or **Moor** means to secure a watercraft to a fixed structure, float, dock, pier, or mooring buoy. Unless expressly permitted in a zone, moorage excludes buildings such as boathouses, boat shelters, and sheds for storage and maintenance, permanent or indefinite moorage, and residential or accommodation uses.

Moorage, Commercial means moorage which is used as the principal location for the operation of a business or commercial service, or where a fee is charged or collected to moor or berth.

Moorage, Industrial means moorage which is used as the principal location for the operation of an industrial business or service.

Moorage, Private means non-commercial, exclusive moorage of a watercraft within the foreshore zone for personal use accessory to a residential use on the upland lot.

Moorage, Public means non-commercial moorage available for use by the public.

Moorage, Temporary means moorage for a period of up to 30 days.

Motor Vehicle Salvage Yard means an area of land where 3 or more derelict vehicles are stored, kept, wholly or partially disassembled or repaired or crushed and where parts from derelict vehicles may be salvaged, purchased, or reused or where vehicles not in operable condition or used parts of motor vehicles are stored or kept.

Natural Boundary has the same meaning as under the *B.C. Land Act*.

Office Use means a use of the carrying on of a business, the conduct of public administration, the practice of a profession or the administration of an industry and includes financial institutions and real estate offices, but excludes the sale, rental, servicing and repair of goods and the manufacture or processing of a product.

Outdoor Storage means the storage of equipment, goods, and materials outside of a building or structure and does not involve permanent structures to enclose such items.

Panhandle means a narrow, elongated portion of a lot, the primary purpose of which is to provide access to the building area as shown in Figure 3.

Park Use means any area of land or water which is open to the general population and reserved for outdoor recreational, scenic or conservation purposes.

Parking Space means area of land used for the parking of one vehicle but does not include streets or driveways or areas providing access to a parking space.

Portable Sawmill means a portable mill designed to be towed from site to site and is used to produce lumber from trees grown on the site on which it is located.

Principal Building means the main building or structure on a lot which reflects the primary use of that land.

Principal Use means the main purpose for which land, buildings or structures are used.

Processing means mechanical or chemical transformation of materials or substances into new or value-added products not necessarily intended for sale or consumption.

Processing, Aggregate means the extraction and processing of aggregates.

Processing, Resource means the processing of forest and marine resources such as trees, salal, mushrooms, molluscs, crustaceans, marine plants and organisms. Resource Processing may include seafood processing and wood processing but specifically excludes aggregate processing and cannabis production.

Processing, Seafood means the processing of water organisms for food after it is harvested and may include the freezing, salting, drying, smoking or packaging of these items.

Processing, Wood means the processing of wood items such as moldings, shakes, fencing, furniture, doors, windows and other wood products.

Public means available for the use and benefit of all people but is not offered for commercial gain.

Public Assembly Uses means the use of land, buildings or structures for civic uses such as religious institutions, cemeteries, clubs, hospitals, health care and emergency services, fire stations, community care facilities, libraries, government offices, childcare centres, schools, museums, community halls, auditoriums, and public recreation facilities.

Qualified Environmental Professional has the same meaning as under the *Riparian Areas Protection Regulation*.

Recreation Facility means one or more facilities used and equipped for the conduct of sports, leisure and entertainment activities which may include instructional courses, equipment rentals, showers and storage but specifically excludes a golf course.

Recreational Vehicle means any structure, trailer, or vehicle used, intended to be use or designed to be used for temporary accommodation meeting the Canadian Standards Association Z240RV Standards and which is used, designed or intended to be mobile on land, whether self-propelled or not, but specifically excludes manufactured homes and park model trailers.

Residential Footprint means the area of a lot that includes all permitted buildings and structures associated with residential use.

Residential Use means the permanent occupancy and use of a dwelling unit.

Resort see Tourist Accommodation.

Restaurant means the use of a building or structure to sell prepared foods and beverages but specifically excludes neighbourhood pubs.

Retail Sales means the offering for sale of goods to the public and the accessory maintenance and repair of goods sold but specifically excludes automobile service stations and the sale of fuel.

Retail Sales Area means the total floor area on which retail sales are taking place, including areas used for retail purposes inside buildings (indoors) and areas outside buildings (outdoors).

Riparian Area has the same meaning as in the *Riparian Areas Protection Regulation (RAPR)*.

Salvage yard means an area of land where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, glass, papers, wire, ropes, machinery and any other scrap or salvage are stored or kept for private or commercial purposes, or as part of a trade or calling, including a motor vehicle salvage yard.

Sawmill means a permanent facility in which logs are sawn into dimensional sizes. Unless expressly prohibited elsewhere in this bylaw, a sawmill may include a planer mill and other equipment normally associated with the production of finished lumber products, including a wood drying kiln as accessory uses.

Seasonal means a length of time that fluctuates according to one or more seasons (spring, summer, fall and winter) but not all seasons, or at a specific time of the year.

Service Establishment means an establishment where professional or personal services are provided and goods, wares, merchandise, articles or things accessory to the provision of such services are sold. Without restricting the generality of this definition, service establishments may include but are not limited to; barber shops, beauty salons, catering, dry cleaning, engineering, health care, animal care, launderette, legal offices, photographic studios, and shoe repair, but specifically excludes automobile repair.

Setback means the minimum horizontal distance specified in this bylaw that a building, structure or use must be sited from a lot line, building, body of water or other feature as may be identified elsewhere in this bylaw as shown in Figure 3.

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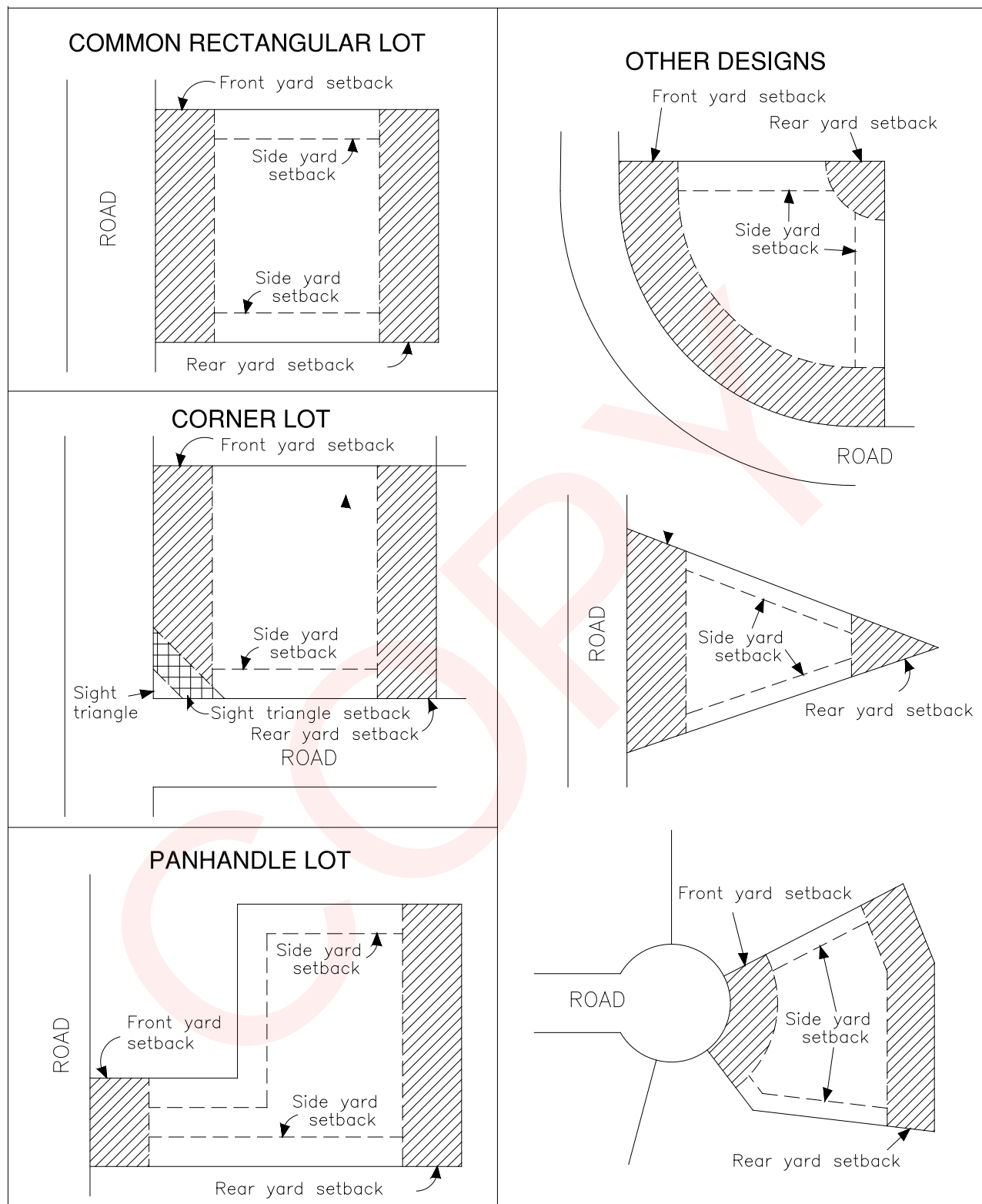


Figure 3

Shooting Range, Outdoor means any area of land that is used for organized outdoor shooting events or practice using any instrument designed for that purpose, including, but not limited to, archery equipment, rifles, shotguns and pistols.

Short-Term Rental means the rental of a dwelling unit or portion thereof to the travelling public for a period of less than ninety (90) consecutive days and includes Bed and Breakfasts.

Sign means any object, device, display, structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to an object, service, event or location by any means including words, letters, figures, design, symbols, fixtures, colours, illumination or projected images.

Storage, Outdoor means the keeping, in the open or a roofed area with unenclosed sides, of any goods, material, merchandise or vehicles associated with a permitted principal use, in the same place for more than twenty-four hours.

Structure means any combination of materials constructed, erected, fixed to, supported by, or sunk into land or water for use, occupancy or ornamentation and includes camping spaces, mobile home spaces, but specifically excludes retaining walls, fences, shoreline protection devices, rack and bag oyster culture growing equipment, landscaping, paving improvements and signs unless otherwise noted in this bylaw.

Tourist Accommodation means the provision of temporary accommodation for the travelling public which may include a hostel, hotel, lodge, motel, inn, or resort, and associated accessory uses such as meeting rooms, restaurants, gift shops and recreational facilities, but shall not include campsite or campground and excludes the use or the occupancy of units for permanent residential use or short-term rental.

Utility Use means a use of land for the establishment of utility facilities and associated works and structures for the provision of water, sewer, electrical, natural gas, communications, fire protection, drainage, recycling and transfer station services, and similar services; where such use is established by a local, provincial, or federal government, an improvement district, a Crown corporation, or by a company regulated by a government commission. Utility use specifically excludes wind turbines (wind farms), and telecommunications towers.

Warehousing means the storage of commercial, industrial, household, freight, or private goods and includes the storage of goods by a distributor or supplier who markets goods for retail sales conducted at other locations.

Watercraft means a boat, ship, or other similar vessel that is designed, used, or capable of being used for navigation in, on, through, or immediately above water, whether human-powered, motorized, or unpowered, including power boats, sail boats, personal watercraft, float plane, paddleboats, watercycles, sailboards, kiteboards, canoes, kayaks, rowboats, rowing shells, and other similar human-powered, motorized or unpowered watercraft.

Wholesale means the activity of selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers and includes the maintenance and repair of such goods that are sold.

Yacht Club means the use of land, buildings and structures for the establishment of facilities for use by yacht club members and guests for recreational purposes. Buildings and structures may include a clubhouse, accommodation units and shared amenities such as a kitchen, laundry room

and showers. Use of the accommodation units shall be restricted to temporary occupancy by yacht club members and their guests and shall exclude residential use.

Yard, Front means the area from the front lot line to a line drawn parallel to the front lot line equal to the minimum required building setback from the front lot line.

Yard, Rear means the area from the rear lot line to a line drawn parallel to the rear lot line equal to the minimum required building setback from the rear lot line.

Yard, Side means the area from the side lot line to a line drawn parallel to the side lot line equal to the minimum required building setback from the side lot line excluding the Front yard and Rear Yard.

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PART II GENERAL REGULATIONS

7 GENERAL COMPLIANCE

1. No person shall use, occupy or permit any person to use or occupy any land or building in contravention of this bylaw.
2. Nothing contained in this bylaw shall relieve any person from the responsibility to seek and comply with other legislation applicable to that use, activity or other matter regulated under this bylaw.
3. Every use of land, building and structure permitted in each zone shall conform to all the regulations of the applicable zone and all other regulations of this bylaw.

8 GENERAL PROHIBITIONS

1. No land, building or structure may be used or occupied, or left with no use, except in conformity with this bylaw.
2. No building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged, except in conformity with this bylaw.

9 PERMITTED AND PROHIBITED USES

1. Any use not expressly permitted in this bylaw is prohibited.
2. Any use not specifically permitted in a zone is prohibited from that zone.
3. Where a use is expressly permitted in one zone, such use is prohibited in every zone where it is not expressly permitted.
4. No land, building or structure may be used for a use that is not specifically listed under the headings "Permitted Principal Uses" and "Permitted Accessory Uses" in the zone that the land, building or structure is located.

9.1 Uses Permitted in All Zones

The following uses are permitted in all upland zones, in accordance with any conditions noted in this section or otherwise in the applicable zone:

- a. Accessory buildings and accessory structures (excluding principal buildings)
- b. Agricultural use
- c. Home occupations accessory to residential use (and subject to further Home Occupation regulations contained in this bylaw)
- d. Short-term rentals Accessory to Residential Use

- e. Low-impact recreation
- f. Parks, Greenways, Community Gardens and other natural areas
- g. Solar energy systems for on-site use
- h. Utility Use

The following uses are permitted in all foreshore zones, in accordance with any conditions noted in this section or otherwise in the applicable zone:

- 1. Low-impact recreation
- 2. Private moorage

9.2 Uses Prohibited in All Zones

The following uses are prohibited in all land zones, in accordance with any conditions noted in this section unless otherwise specifically permitted within a particular zone:

- 1. Wrecking and storage of more than 3 derelict vehicles except as Accessory to fire station use.
- 2. Bulk water sales, bulk water processing, and bulk water bottling.

10 ESTABLISHMENT OF ZONES

- 1. The Electoral Area 'B' of Strathcona Regional District is divided into the zones contained within this bylaw. The extent of each zone is shown on Schedule B 'Cortes Zoning Map' which is attached to and forms part of this bylaw.
- 2. Except as shown on the zoning map as follows;
 - a. where a zone boundary is designated as following a highway or a natural watercourse the centreline of the highway or the natural boundary of the watercourse is the zone boundary;
 - b. where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary is determined by the electronic version of the zoning map to the centre of each zoning line;
 - c. where Land and Water Zone boundaries shown on Schedule B 'Cortes Zoning Map' abut, the zone boundary shall be the surveyed lot line as shown on the most recent plan registered in the Land Title Office, and where there is no such plan the natural boundary of the body of water is the zone boundary; and

- d. where a zone boundary has frontage on the body of water, such zoning discontinues at the natural boundary of the body of water and the foreshore zone for the adjacent area commences.

11 AGRICULTURAL LAND RESERVE

1. Lots in the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act* and orders of the Agricultural Land Commission. Approval from the Agricultural Land Commission may be required to enable ALR uses permitted in this bylaw.
2. Unless an activity is explicitly designated farm use as defined in the *Agricultural Land Commission Act*, or permitted by this bylaw pursuant to the *Agricultural Land Use Regulation*, the use is prohibited unless approval has been granted by the ALC for a non-farm use or is subject to Section 23(1) of the *Agricultural Land Commission Act*, and the non-farm use is permitted by this bylaw.

12 HOME OCCUPATIONS

1. A Home Occupation is only permitted as an accessory use to a permitted residential use and requires an application approved by the Regional District.
2. The following are not permitted as Home Occupations:
 - a. Motor vehicle salvage yard
 - b. Salvage Yard
 - c. Bulk storage
 - d. Planer mill
3. The following Home Occupations are only permitted on lots 4 hectares or greater:
 - a. Sawmills (excluding planer mills)
 - b. Animal clinics
 - c. Veterinary services (other than mobile services)
 - d. Kennels
4. More than one Home Occupation may operate from any lot, subject to compliance with all other conditions of this section.
5. Any Home Occupation which is not housed within a building, or which creates external noise shall be restricted to the following hours and days of operation: 9:00 a.m. to 5:00 p.m. daily.
6. Outdoor storage of materials, equipment, containers of finished products and designated work areas must be visually screened from public roads, adjacent lots and the waterfront by a landscape screen.
7. A maximum of five (5) persons, including at least one person who resides on the lot on which the Home Occupation is carried out, may be employed in connection with a Home Occupation.

8. Home Occupation work areas are not permitted in any required front, rear, or side yard setback areas.

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PART III SITING

13 LOT AREA

1. Minimum Lot Area requirements are stipulated in each zone.
2. Lots smaller than the Minimum Lot Area in a given zone may be created through the use of lot area averaging subject to the following:
 - a. The maximum number of lots which may be created by a lot area averaging subdivision shall be determined by dividing the area of land remaining in the parent parcel, after dedication or transfer of land for roads, parks and/or schools, by the specified lot area for the zone

14 DENSITY

1. Where a zone includes a maximum density regulation:
 - a. if an absolute number of units figure is specified, no lot may be subdivided, and no lot may be developed, with more than the number of lots or units specified for the zone that applies to the lot;
 - b. where units per/hectare is specified, no lot may be subdivided, and no lot may be developed, with more than the number of lots or units per hectare as determined by applying the maximum number specified for the zone in which the lot is located to the area of the lot; and
 - c. where square metres (sq m or m²) is specified, no lot may be developed with more than the maximum area specified for the zone in which the lot is located to the area of the lot.
2. For certainty, where more than one of the density regulations above apply to any particular lot, all are applicable and the most restrictive governs.

14.1 Clustered Housing

1. Where a lot contains an approved septic system or a community sanitary sewerage System proven to achieve servicing requirements associated with the density proposed, the number of dwelling units permitted are encouraged to be clustered to one location on the lot to promote the preservation of natural open space and environmentally sensitive areas subject to the following:
 - a. The Dwelling Units located on the subject lot are compliant with the permitted residential use and density of each zone contained within this bylaw.
 - b. Dwelling Units meet the spatial separation requirements from other dwelling units as contained within the B.C. Building Code.

15 SETBACKS

1. Where a zone includes a regulation entitled 'Minimum Setbacks', no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged nearer to the lot line than the distance specified for the zone in which the building or structure is located, and for certainty:
 - a. Setbacks may vary according to any combination of use, building, structure or location within a zone or adjacent zone, or by lot dimensions, or to a specific highway, and the provisions of this bylaw must be interpreted accordingly;
 - b. Any portion of a building or structure located below finished grade is subject to all setbacks for the zone in which the building or structure is located.
 - c. Greater setback requirements may apply under sections of the British Columbia Building Code.
2. Exceptions to the Minimum Setback Requirements:
 - a. Where bay windows, chimneys, cornices, gutters, leaders, ornamental features, pilasters, automobile service station canopies, sills, or steps project beyond the face of a building, the setback for the projecting feature may be reduced by not more than 0.6 metres.
 - b. Where eaves and sunlight controls project beyond the face of a building, the setback may be reduced for the projecting feature by not more than 50% of such distance up to a maximum of 2.0 metres.
 - c. Antennas, flagpoles, freestanding lighting poles, pools, retaining walls less than 2.0 metres in height, signs, shoreline protection devices, utility use, warning devices, and telecommunication devices.

15.1 Road Setbacks

1. No part of any building or structure is to be located within 7.5 metres of a local public road right of way that abuts a front or rear lot line.
2. No part of any building or structure is to be located within 4.5 metres of a local public road right of way that abuts a side yard.

15.2 Stream Setbacks

1. Where the siting of buildings and structures is proposed adjacent to streams and where the Riparian Areas Protection Regulations (RAPR) applies, no building or structure shall be sited closer than 15.0 meters of a stream.
2. Where the RAPR is not applicable and where the definition of stream pursuant to the RAPR does not apply, no building or structure shall be sited within 7.5 meters of a water feature.

3. Notwithstanding the above, the Regional District Floodplain Management Bylaw also specifies floodplain setback (as well as flood construction levels) requirements that may further regulate siting of buildings and structures adjacent to streams and the sea.
4. For certainty, where a lot line exists along a natural boundary of a stream, lake, or the sea, both stream and building/structure setback requirements are applicable, and the largest setback governs.

16 BUILDINGS AND STRUCTURES

16.1 Lot Coverage

1. Where a zone includes a regulation entitled 'Maximum Lot Coverage', the lot coverage of all buildings and structures on the lot must not exceed the percentage specified for the zone in which the lot is located.
 - a. Exemptions include greenhouses.

16.2 Height

1. Unless otherwise specified within any upland zone, no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged in a manner that exceeds 10 metres in height.
2. Unless otherwise specified within any foreshore zone, no buildings or structures may be placed, constructed, sunk into, erected, moved, sited, altered, or enlarged in a manner that exceeds 3.5 metres in height.
3. Unless otherwise specified, the following shall not be subject to the height requirements of this bylaw: antennas, church spires, belfries, farm buildings including silos, utility use, flagpoles, monuments, transmission towers, warning devices, water tanks, chimneys, ventilation machinery and elevators.
4. Fences shall be limited to no more than 2 meters in height.

17 SIGNS

1. Signs advertising a Business or Home Occupation including a Short-Term Rental shall be permitted on any lot as provided below.
2. Where a Home Occupation is operated, a single non-illuminated sign not exceeding 1.5 square metre in total area and located on the same lot is permitted. Furthermore,
 - a. Where more than one Home Occupation is carried out on a lot, one additional sign only, not exceeding 1.5 square metre in total area, shall be permitted on each lot; and
 - b. Home Occupation signage shall not be internally illuminated, but may be accented by subdued, exterior lighting.

3. For every lot zoned Service Commercial, Tourist Commercial, Industrial, Marine Commercial, or Marine Industrial, the following conditions shall apply:
 - a. One single freestanding sign, not exceeding the dimensions specified below, which advertises the services or products offered on the listed zones, may be placed on an off-site location.
 - b. Signs for a business on the listed zones are subject to the following conditions:
 - i. Fascia signage shall not project beyond the roof line of any building.
 - ii. Freestanding signs shall not exceed 3.0 metres in height.
 - iii. The maximum total area of all freestanding sign faces on a lot shall be 3.0 sq m for each frontage of property presented to a road or to the waterfront.

18 OFF STREET PARKING

1. No uses shall result in on-street parking.
2. All Dwelling Units including Home Occupations, Short-Term Rentals, and Tourist Accommodations shall be allocated at least one off-street parking space within the property boundary in addition to any parking requirements for other land uses (if any) on the lot.
3. At least 1 in 10 parking spaces on lots zoned Service Commercial One, Tourist Commercial One, Tourist Commercial Two, or Public Assembly One shall be accessible for persons with disabilities and shall be located such that there is direct unobstructed access to the main entrance of the principal building.
 - a. Accessible parking spaces shall be at least 3.7 meters wide.

PART IV ZONE REGULATIONS

19 RESIDENTIAL ONE (R-1)

The purpose of the R-1 zone is to accommodate residential use on lots as small as 1 hectare, or 0.8 hectare on lots with an approved Community Sanitary Sewerage System.

19.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
2. Residential Use is limited to:

Lot Size	Maximum Density Permitted
Less than 1 ha	Two (2) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite; <i>or</i> One (1) Detached Dwelling Unit and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex
1 to less than 2 ha	Three (3) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex and One (1) Accessory Dwelling Unit
2 to less than 3 ha	Four (4) Dwelling Units total
3 ha or greater	Five (5) Dwelling Units total

19.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

19.3 Conditions of Use

1. In the R-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1 ha
Maximum Lot Coverage	Any lot less than or equal to 1 ha: 20% Any lot greater than 1 ha: 10%

Setback		
Setback type	Residential use	All other permitted uses
Setback from all property lines	4.5 m	4.5 m

End • R-1

COPY

20 RURAL RESIDENTIAL ONE (RR-1)

The purpose of the RR-1 zone is to accommodate residential use on mid-sized lots that creates a buffer between Residential and Rural areas.

20.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
2. Residential Use is limited to:

Lot Size	Maximum Density Permitted
Less than 1 ha	Two (2) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite; <i>or</i> One (1) Detached Dwelling Unit and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex
1 to less than 4 ha	Three (3) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex and One (1) Accessory Dwelling Unit
4 to less than 6 ha	Four (4) Dwelling Units total
6 ha or greater	Five (5) Dwelling Units total

20.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

20.3 Conditions of Use

1. In the RR-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	2 ha
Maximum Lot Coverage	5%

Setback		
Setback type	Residential use	All other permitted uses
Setback from all property lines:	4.5 m	4.5 m

End • RR-1

21 RURAL ONE (RU-1)

The purpose of the RU-1 zone is to accommodate limited residential development while protecting lands for conservation and agriculture.

21.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Forestry
2. Residential Use is limited to:

Lot Size	Maximum Density Permitted
Less than 1 ha	Two (2) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite; <i>or</i> One (1) Detached Dwelling Unit and One (1) Accessory Dwelling Unit; <i>or</i> One (1) Duplex
1 to less than 8 ha	Three (3) Dwelling Units total limited to: One (1) Detached Dwelling Unit and One (1) Secondary Suite and 1 Accessory Dwelling Unit; <i>or</i> One (1) Duplex and One (1) Accessory Dwelling Unit
8 to less than 12 ha	Four (4) Dwelling Units total
12 to less than 16 ha	Five (5) Dwelling Units total
16 ha or greater	Six (6) Dwelling Units total

21.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

21.3 Conditions of Use

1. In the RU-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	4 ha
Maximum Lot Coverage	5%

Setback		
Setback type	Residential use	All other permitted uses
Setback from all property lines:	7.5 m	7.5 m

End • RU-1

COPY

22 COMMUNITY LAND STEWARDSHIP ONE (CLS-1)

The purpose of the CLS-1 zone is to accommodate community-oriented, clustered, cooperative model of shared residential use with emphasis on protection for sensitive natural areas, including the foreshore, safeguarding significant forested areas and developing interior roads at a scale and design standard in keeping with the rural character of Cortes Island.

22.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Forestry
2. Residential Use is limited to:
 - a. Up to sixteen (16) Dwelling Units per lot, subject to the density not being greater than one Dwelling Unit for each 4 hectares of land.

22.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures
2. Accessory to all other Permitted Principal Uses:
 - a. Retail Sales
 - b. Sawmill
 - c. Wood Processing
 - d. Metal Fabricating
 - e. Common Facility

22.3 Conditions of Use

1. Location of parking areas shall be subject to setback requirements.
2. With registration of a Section 219 Covenant precluding future subdivision:
 - a. All significant natural features shall be protected.
 - b. All buildings and structures shall be located on the Residential Footprint and shall be clustered to provide maximum conservation and protection.

3. In the CLS-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	16 ha
Maximum Lot Coverage	Metal fabricating, sawmill and wood processing use (including vehicle parking, sorting and storage areas): 3% All uses combined: 6%

Setback				
Setback type	Residential use	Metal fabricating, sawmill and wood processing use	Retail sales use	All other permitted uses
Setback from all property lines	7.5 m	30.0 m	15.0 m	7.5 m

End • CLS-1

23 FOREST LAND STEWARDSHIP ONE (FLS-1)

The purpose of the FLS-1 zone is to accommodate land use that enables larger tracts of forested lands to be protected for forest management and conservation while still permitting residential use. It is best suited for properties large enough to accommodate residential use while preserving a separate forest zone of sufficient size to practice active forest management. This zone is ideal for landowners interested in an ecosystem-based management approach that blends forest conservation with selection logging and other sustainable forest management practices.

23.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Forestry
2. Residential Use is limited to:
 - a. On any lot size: One (1) Detached Dwelling Unit and one (1) Secondary Suite.
 - b. Up to twenty-five (25) Detached Dwelling Units and twenty-five (25) Secondary Suites per parent lot, subject to the parent lot density not being greater than two (2) Dwelling Units for each 4 hectares of land.

23.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

23.3 Conditions of Use

1. Accessory buildings and structures are limited to within the residential footprint only.
2. With registration of a Section 219 Covenant precluding future subdivision:
 - a. A minimum of 60% of the parent parcel proposed for subdivision shall be used for sustainable silviculture, forestry or conservation;
 - b. A maximum of 40% of the parent parcel proposed for subdivision shall be used for residential use;
 - c. A minimum 25% of the residential footprint shall be used for conservation; and
 - d. Residential use shall be clustered to provide maximum forest conservation area.
3. In the FLS-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1.0 hectare
Maximum Lot Coverage	6%

Setback				
Setback type	Residential use	Metal fabricating, sawmill and wood processing use	Retail sales use	All other permitted uses
Setback from all property lines	7.5 m	30.0 m	15.0 m	7.5 m

End • FLS-1

24 AGRICULTURAL LAND STEWARDSHIP ONE (ALS-1)

The purpose of the ALS-1 zone is to accommodate agriculturally productive lands outside and/ or adjacent to the Agricultural Land Reserve (ALR) and enable shared ownership and clustered housing on larger parcels arranged in such a way that preserves, protects, restores, and enhances the natural environment.

24.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Forestry
 - c. Public Assembly Use
2. Residential Use is limited to:
 - a. On any lot size: One (1) Detached Dwelling Unit and one (1) Secondary Suite.
 - b. Up to eleven (11) Detached Dwelling Units and eleven (11) Secondary Suites per parent lot, subject to the parent lot density not being greater than two (2) Dwelling Units for each 4 hectares of land.

24.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures
2. Accessory to all other uses:
 - a. Campground use limited to:
 - i. A maximum of 30 campsites.
 - b. Retail Sales
 - c. Common Facility
 - d. Low-impact recreation

24.3 Conditions of Use

1. Retail sales use is restricted to the display and sale of products grown, harvested, reared, produced or manufactured on site.
2. Accessory campsites shall be located on the Residential Footprint.
3. With registration of a Section 219 Covenant precluding future subdivision:
 - a. All buildings and structures shall be located on the Residential Footprint and shall be clustered to provide maximum conservation and protection.

4. In the ALS-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	15 ha
Maximum Lot Coverage	2%

Setback				
Setback type	Residential use	Campsite use	Retail sales use	All other permitted uses
Setback from all property lines	7.5 m	7.5 m	7.5 m	7.5 m
Setback from natural boundary of any lake	38.0 m			

End • ALS-1

25 RESIDENTIAL MULTIPLE ONE (RM-1)

The purpose of the RM-1 zone is to accommodate a Residential Use which allows for small, attached Dwelling Units.

25.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
2. Residential Use is limited to:
 - a. On any lot size: up to six (6) attached Dwelling Units

25.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures

25.3 Conditions of Use

1. In the RM-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1 ha
Maximum Lot Coverage	40%

Setback	
Setback type	Permitted Use
Setback from all property lines:	7.5 m

End • RM-1

26 COMMUNITY HOUSING AND SERVICES ONE (CS-1)

The purpose of the Community Housing and Services One (CS-1) zone is to accommodate non-market or special purpose development which includes a mix of accessible, affordable, and senior's residential and community development uses such as health, social, and recreational services while permitting modest density of housing in community centers.

26.1 Permitted Principal Uses

1. On any lot:
 - a. Residential Use
 - b. Community Health Facilities
2. Residential Use is limited to:
 - a. Up to a maximum of 35 Dwelling Units per lot.

26.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Home Occupation
 - b. Short-Term Rental
 - c. Accessory Buildings and Structures
 - d. Common Facility

26.3 Conditions of Use

1. For every building or structure, accessible parking is to be located on the subject property.
2. In the CS-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1 ha
Maximum Lot Coverage	40%

Setback			
Setback type	Residential use	Parking, loading or outdoor storage area	All other permitted use
Setback from all property lines	7.5 m		7.5 m
abutting R-1, RR-1, RU-1		4.5 m	
abutting all remaining zones		1.5 m	

End • CS-1

27 FIREARMS RANGE ONE (FR-1)

The purpose of the FR-1 zone is to accommodate a shooting range as a recreational use separate from general Park Use.

27.1 Permitted Principal Uses

1. On any lot:
 - a. Outdoor Shooting Range

27.2 Permitted Accessory Uses

1. Accessory Buildings and Structures

27.3 Conditions of Use

1. All outdoor storage shall be screened from any abutting property.
2. In the FR-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	6 ha
Maximum Lot Coverage	1%

Setback	
Setback type	Permitted use
Setback from all property lines	30.0 m

End • FR-1

28 PUBLIC ASSEMBLY ONE (PA-1)

The purpose of the PA-1 zone is to accommodate a range of public use amenities and facilities that require large land areas.

28.1 Permitted Principal Uses

1. On any lot:
 - b. Public Assembly Use
 - c. Residential Use
2. Residential Use is limited to:
 - a. On any lot size: one (1) Dwelling Unit per lot.

28.2 Permitted Accessory Uses

1. Accessory Buildings and Structures

28.3 Conditions of Use

2. All outdoor storage shall be screened from any abutting property.
3. In the PA-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	1 ha
Maximum Lot Coverage	40%

Setback	
Setback type	Permitted use
Setback from all property lines	7.5 m

End • PA-1

29 AGRICULTURE ONE (AG-1)

The purpose of the AG-1 zone is to accommodate agricultural uses on land located within the Agricultural Land Reserve (ALR). Uses permitted on lands within the Agricultural Land Reserve are subject to the *Agricultural Land Commission Act (ALC)*, *Agricultural Land Reserve (ALR) Regulations*, and any orders of the Agricultural Land Commission.

29.1 Permitted Principal Uses

1. On any lot:
 - a. Residential
 - b. Agricultural use
 - c. Farm Use as defined in the *Agricultural Land Commission Act (ALCA)*
 - d. Non-farm uses as permitted by the Agricultural Land Commission (ALC):
 - a. Agritourism
 - b. Portable Sawmill
 - c. Aggregate Extraction
 - d. Kennel or pet boarding facility
 - e. Biodiversity conservation, passive recreation, heritage, wildlife, scenery viewing purposes
 - f. Educational uses
 - g. Park Use
 - h. Other uses identified in the *Agricultural Land Reserve Use Regulation*.
2. Residential Use is limited to:
 - a. On any lot size: as outlined in the *Agricultural Land Commission Act*.

29.2 Permitted Accessory Uses

1. Accessory Buildings and Structures
2. Home Occupation

29.3 Conditions of Use

1. In the AG-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the identified ALR site as identified in Schedule B.
Maximum Lot Coverage	Residential Use 1% Permitted non-farm uses 5% Farm use 50%

Setback	
Setback type	Permitted use
Setback from all property lines	7.5 m

End • AG-1

COPY

30 FORESTRY ONE (F-1)

The purpose of the F-1 zone is to accommodate forestry and forest management uses.

30.1 Permitted Principal Uses

1. On any lot:
 - a. Forestry
 - b. Log Handling and Storage
 - c. Sawmill where the lot is greater than 10.0 Hectares (with the exception of property located in the Gorge Harbour legally described as PID 006-740-537 NW 34 Acres of Section 23, Sayward Land District, Except Parcel A (DD 668341) and Except that part in Plan 11801, Cortes Island.
 - d. Residential
2. Residential Use is limited to:
 - a. On any lot size: Two (2) Dwelling Units.

30.2 Permitted Accessory Uses

1. Accessory to Residential Use:
 - a. Accessory Buildings and Structures
2. All other uses:
 - a. Wood processing
 - b. Retail sale of forestry products produced on the same lot

30.3 Conditions of Use

1. In the F-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	40 ha
Maximum Lot Coverage	1% or up to 1000 sq m, whichever is smaller

Setback			
Setback type	Residential use	Wood processing and sawmill use	All other permitted uses
Setback from all property lines	7.5 m	30.0 m	7.5 m

End • F-1

31 SERVICE COMMERCIAL ONE (SC-1)

The purpose of SC-1 is to accommodate mixed commercial land uses which serve the needs of the local community.

31.1 Permitted Principal Uses

1. On any lot:
 - a. Service Establishment
 - b. Retail Sales
 - c. Restaurant
 - d. Office
 - e. Automobile Service Station
 - f. Wholesale
 - g. Public Assembly

31.2 Permitted Accessory Uses

1. Residential Use is limited to:
 - a. On any lot size: Two (2) Dwelling Units.

31.3 Conditions of Use

1. All automotive service station uses shall be screened from any abutting property.
2. In the SC-1 zone the following regulations apply:

Lot Size and Coverage				
Minimum Lot Area		Any lot: 1 ha		
Maximum Lot Coverage		50%		
Setback				
Setback type	Accessory Residential use	Parking, loading areas	Fuel pumps or pump islands	All other permitted uses
Setback from all property lines:				
abutting R-1 zone	7.5 m	4.5 m	7.5 m	7.5 m
abutting RR-1, RU-1	7.5 m	4.5 m	7.5 m	4.5 m
abutting all remaining zones	4.5 m	1.5 m	7.5 m	4.5 m

End • SC-1

32 TOURIST COMMERCIAL ONE (TC-1)

The purpose of the TC-1 zone is to accommodate small scale services and facilities catering to the needs of the vacationing public.

32.1 Permitted Principal Uses

1. On any lot:
 - a. Tourist Accommodation
 - b. Campground
2. Tourist Accommodation and Campground Use is limited to:

Lot Size	Maximum Density Permitted
Less than 2 ha	12 accommodation units and campsites in combined total
2 to less than 4 ha	18 accommodation units and campsites in combined total

32.2 Permitted Accessory Uses

1. Common Facility
2. Retail Sales
3. Residential Use is limited to:
 - a. On any lot size: One (1) Detached Dwelling Unit and either one (1) Secondary Suite or one (1) Accessory Dwelling Unit.

32.3 Conditions of Use

1. All campground uses and common facilities shall be screened from any abutting property.
2. In the TC-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	2 ha
Maximum Lot Coverage	30%

Setback	
Setback type	Permitted Use
Setback from all property lines	7.5 m

End • TC-1

33 TOURIST COMMERCIAL TWO (TC-2)

The purpose of the TC-2 zone is to accommodate a moderate-scale broad mix of services and facilities catering to the needs of the vacationing public.

33.1 Permitted Principal Uses

1. On any lot:
 - a. Tourist Accommodation
 - b. Campground
 - c. Restaurant
 - d. Yacht Club
 - e. Fuel Sales permitted only on the following lots:
 - a. Lot 2, Plan 29368, Section 21, Sayward Land District, PID 000-011-291
2. Tourist Accommodation and Campground Use is limited to:

Lot Size	Maximum Density Permitted
Less than 2 ha	6 accommodation units and campsites in combined total
2 ha to less than 4 ha	20 accommodation units and campsites in combined total
4 ha or greater	38 accommodation units and campsites in combined total

33.2 Permitted Accessory Uses

1. Common Facility
2. Retail Sales
3. Office
4. Accessory Buildings and Structures
5. Residential Use is limited to:
 - a. On any lot size: One (1) Detached Dwelling Unit and either one (1) Secondary Suite or one (1) Accessory Dwelling Unit.

33.3 Conditions of Use

3. All campground uses and common facilities shall be screened from any abutting property.
1. In the TC-2 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	2 ha
Maximum Lot Coverage	15%

Setback		
Setback type	Campground use	All other permitted uses
Setback from all property lines	15.0 m	7.5 m

End • TC-2

COPY

34 PARK ONE (P-1)

The purpose of the P-1 zone is to accommodate natural open spaces for conservation and limited recreational uses.

34.1 Permitted Principal Uses

1. On any lot:
 - a. Park Use
 - b. Greenways
 - c. Community Garden

34.2 Permitted Accessory Uses

1. Residential Use limited to:
 - a. One (1) Dwelling Unit per lot, to function as a caretaker's Dwelling Unit.
 - b. Accessory Buildings and Structures.
2. All other uses:
 - a. Accessory Buildings and Structures.

34.3 Conditions of Use

1. In the P-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	No minimum area shall apply.
Maximum Lot Coverage	1% or up to 1000 sq m, whichever is smaller

Setback	
Setback type	Permitted Use
Setback from all property lines	7.5 m

End • P-1

35 INDUSTRIAL ONE (I-1)

The purpose of the I-1 zone is to accommodate small resource-based industrial uses which serve the local community needs.

35.1 Permitted Principal Uses

1. On any lot:
 - a. Industrial Use
 - b. Warehousing
 - c. Salvage Yard
 - d. Outdoor storage

35.2 Permitted Accessory Uses

1. Office
2. Retail Sales
3. Residential Use limited to:
 - a. On any lot size: Two (2) Dwelling Units.
 - b. Accessory Buildings and Structures

35.3 Conditions of Use

1. All salvage yards and outdoor storage spaces shall be screened from any abutting property.
2. In the I-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	4 ha
Maximum Lot Coverage	40%

Setback				
Setback type	Accessory Residential use	Accessory parking, loading or outdoor storage use	Industrial Use	All other permitted uses
Setback from all property lines	7.5 m	7.5 m	30.0 m	15.0 m

End • I-1

36 AQUACULTURE ONE (AQ-1)

The purpose of the AQ-1 zone is to accommodate Aquaculture uses where no structures are present above the surface of the water.

36.1 Permitted Principal Uses

1. Aquaculture over land or surface of the water, provided that no structures are visible above the surface of the water
2. Public and private moorage

36.2 Permitted Accessory Uses

1. None

36.3 Conditions of Use

1. Access to water and along shorelines shall be maintained at all times.
2. In the AQ-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	0 %
Setback	
All uses	0.0 m

End • AQ-1

37 AQUACULTURE TWO (AQ-2)

The purpose of the AQ-2 zone is to accommodate aquaculture uses for which limited structures and no processing are permitted.

37.1 Permitted Principal Uses

1. Aquaculture over land or surface of the water
2. Public and private moorage

37.2 Permitted Accessory Uses

1. Sorting, grading, handling, and storage structures, but no seafood processing

37.3 Conditions of Use

1. Access to water and along shorelines shall be maintained at all times.
2. In the AQ-2 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	75 sq m
Building Height	3.5 m

Setback	
All uses	0.0 m

End • AQ-2

38 ACCESS ONE (AC-1)

The purpose of the AC-1 zone is to protect against intrusive uses adjacent to the shoreline.

38.1 Permitted Principal Uses

1. Public and private moorage

38.2 Permitted Accessory Uses

1. None

38.3 Conditions of Use

1. Access to water and along shorelines shall be maintained at all times.
2. In the AC-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Not applicable.
Maximum Lot Coverage	Not applicable.

Setback	
All uses	0.0 m

End • AC-1

39 MARINE COMMERCIAL ONE (MC-1)

The purpose of the MC-1 zone is to accommodate commercial operations which occur over the surface of the water.

39.1 Permitted Principal Uses

1. Commercial moorage
2. Public and private moorage

39.2 Permitted Accessory Uses

1. None

39.3 Conditions of Use

1. In the MC-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	Not applicable.

Setback	
All uses	0.0 m

End • MC-1

40 MARINE COMMERCIAL TWO (MC-2)

The purpose of the MC-2 zone is to accommodate commercial operations which occur over the surface of the water.

40.1 Permitted Principal Uses

1. Commercial moorage
2. Public and private moorage
3. Marina

40.2 Permitted Accessory Uses

1. Accessory buildings and structures

40.3 Conditions of Use

1. In the MC-2 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	Not applicable.
Setback	
All uses	0.0 m

End • MC-2

41 MARINE INDUSTRIAL ONE (MI-1)

The purpose of the MI-1 zone is to accommodate industrial operations which occur over the surface of the water.

41.1 Permitted Principal Uses

1. Industrial Moorage
2. Public and private moorage
3. Log dumping, booming and storage

41.2 Permitted Accessory Uses

1. Accessory buildings and structures

41.3 Conditions of Use

1. In the MI-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	Shall be in accordance with the site license of occupation or lease issued by the jurisdiction having authority.
Maximum Lot Coverage	Not applicable.
MI-1	Setback
All uses	0.0 m

End • MI-1

SCHEDULE B MAP

The following map forms Schedule “B” and is available in full size.

Map 1: Cortes Zoning Map

COPY

Cortes Island - DRAFT Zoning

Cortes Draft Zoning (May 2025)

RESIDENTIAL:

- RM-1 Residential Multiple One
- CLS-1 Community Land Stewardship One
- CS-1 Community Services One
- R-1 Residential One
- RR-1 Rural Residential One

RURAL/RESOURCE:

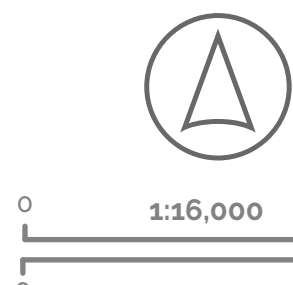
- RU-1 Rural One
- F-1 Forestry One

- FLS-1 Forest Land Stewardship
- ALS-1 Agriculture Land Stewardship One
- AG-1 Agriculture One
- AC-1 Access One
- AQ-1 Aquaculture One
- AQ-2 Aquaculture Two
- SC-1 Service Commercial One
- MC-1 Marine Commercial One
- MC-2 Marine Commercial Two

- TC-1 Tourist Commercial One
- TC-2 Tourist Commercial Two
- I-1 Industrial One
- MI-1 Marine Industrial One
- P-1 Park One
- PA-1 Public Assembly One
- FR-1 Firearms Range One
- NO DATA: IR3, IR7, IR8

- Wharf/Dock
- Trail
- ALR
- Provincial Park
- Regional Park

Mapping by
SRD GIS
srdgis.ca
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Unless otherwise identified on this map, all offshore islands within Electoral Area B (Cortes Island) are zoned Rural One (RU-1) and all foreshore areas are zoned Access One (AC-1).

