

Cortes Island Zoning Bylaw: Community Review

Manson's Hall | Thursday September 12th

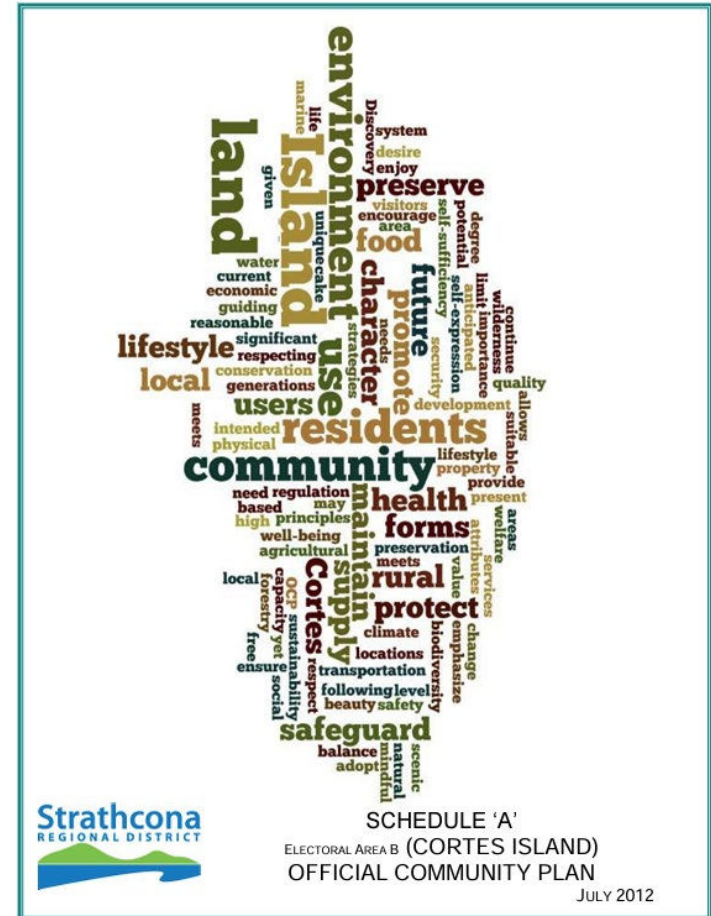
The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwidaḥw people. We also recognize that we operate within the traditional, treaty, and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:'yu:'k't'h' / Che: k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

Agenda

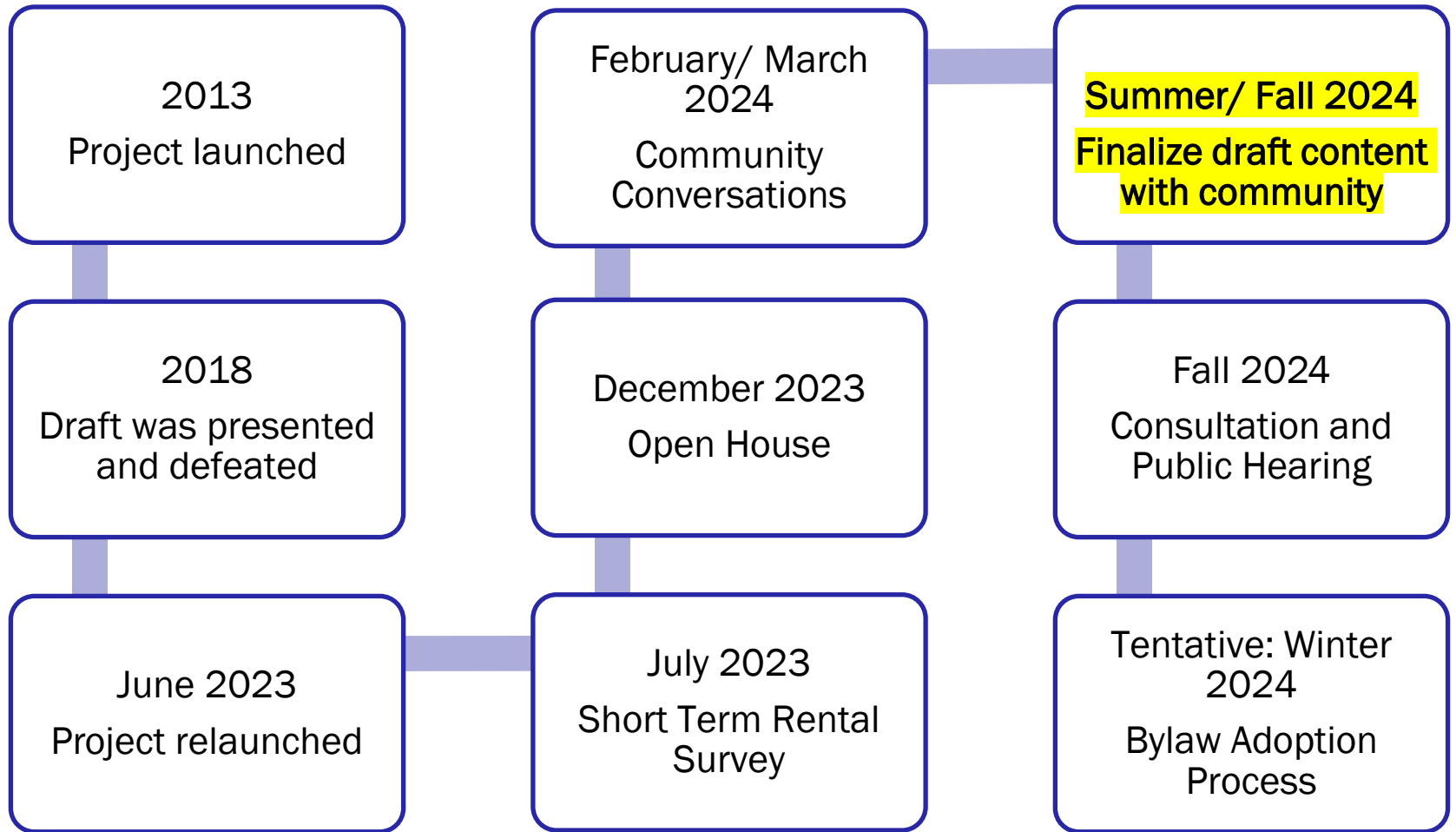
- Project overview
- What we heard
- What is new
- Key changes
- Question & Answer

Project Overview

- To adhere to our requirements from the provincial government
- To align it with your Official Community Plan (OCP) →
- To correct outdated or inappropriate regulations
- To take into consideration current challenges



Project Overview



What we heard

Survey + Open House + Community Conversations Feedback Key Themes

- Desire for increased density in the RR and RU zones
- Permit more housing varieties
- Allow but regulate short-term rentals
- Allow clustered housing
- Increase “cottage” size now referred to as accessory dwelling units (ADUs)
- Support a variety of land uses in the community centers
- Provide for more flexibility

What are the changes?

IN

- Simplified, more user-friendly format
- New terms and definitions
- New purpose descriptions for each zone
- One additional secondary dwelling permitted on all 1.0ha+ residential/rural lots
- New section on clustered housing
- New Agricultural Land Reserve zone

- Removed regulations outside of SRD jurisdiction
- Removed or consolidated duplicate zones

OUT

Existing Zoning Map

- Community Services (CS)
- Public Assembly (PA)
- Park (P)
- Aquaculture (AQ)
- Residential (R)
- Residential Multiple (RM)
- Rural Residential (RR)
- Rural (RU)
- Industrial (I)
- Marine Industrial (MI)
- Access (AC)
- Forestry (F)
- Agriculture Land Stewardship One (AG)
- Water Conservation (WC)
- Firearms Range One (FR)
- Marine Commercial (MC)
- Tourist Commercial (TC)
- Commercial (C)



Proposed Zoning Map

RESIDENTIAL:

- RM-1 Residential Multiple One
- RC-1 Resource Commercial One
- CLS-1 Community Land Stewardship One
- CS-1 Community Services One
- CS-2 Community Services One
- R-1 Residential One
- RR-1 Rural Residential One

RURAL/RESOURCE:

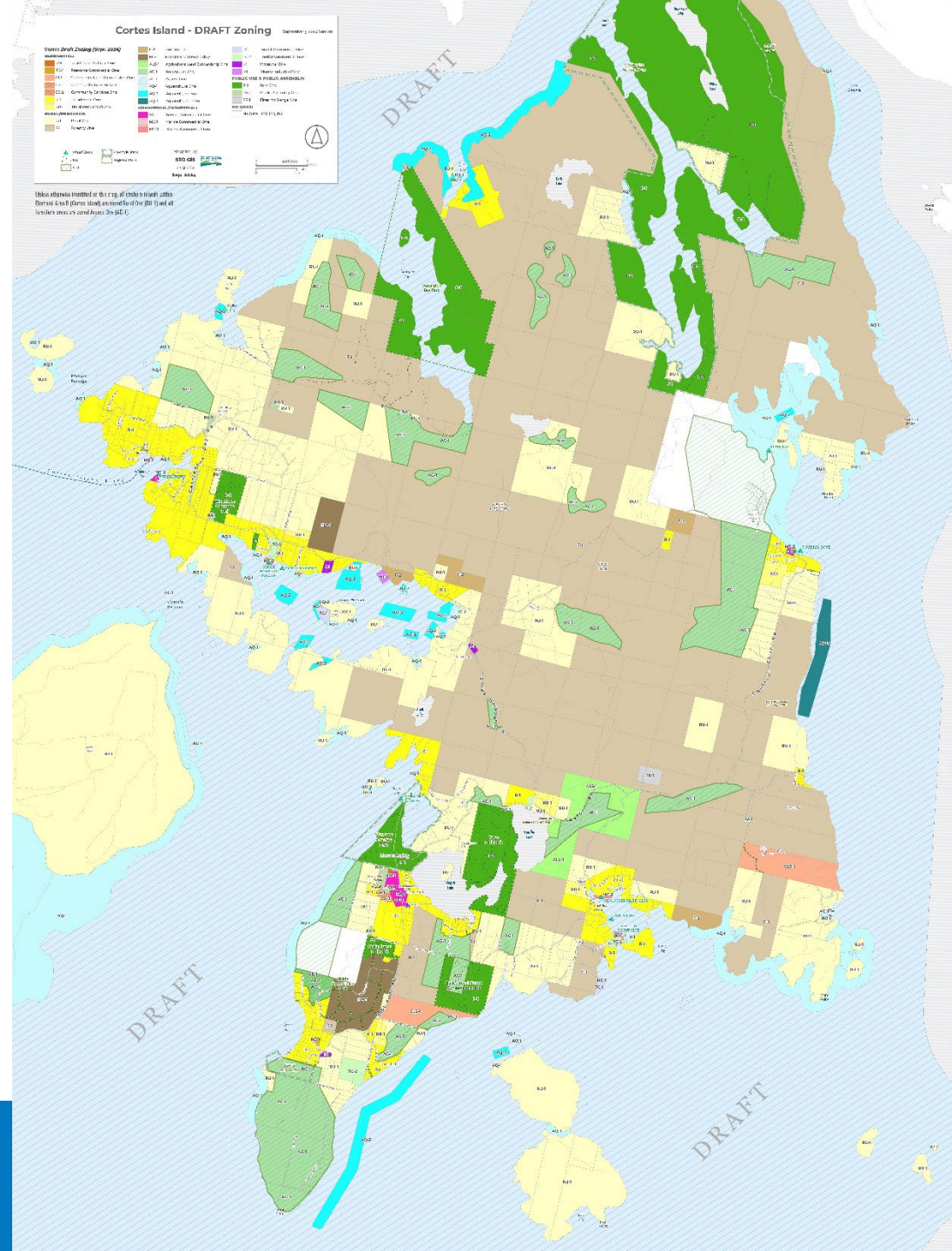
- RU-1 Rural One
- F-1 Forestry One
- F-2 Forestry Two
- FLS-1 Forest Land Stewardship
- ALS-1 Agriculture Land Stewardship One
- AG-1 Agriculture One
- AC-1 Access One
- AQ-1 Aquaculture One
- AQ-2 Aquaculture Two
- AQ-3 Aquaculture Three

COMMERCIAL/INDUSTRIAL:

- 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

PUBLIC USE & PUBLIC ASSEMBLY:

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



Thank you!

To submit an online feedback form, please visit:

<https://srd.ca/cortes-zoning-bylaw-review/>

Contact: planning@srd.ca