



STAFF REPORT

DATE: April 8, 2026 **FILE:** 3360-20/RZ 2C 25

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: **BYLAW NO. 647 - ZONING BYLAW AMENDMENT (RZ 2C 25) AT 705 HARPER ROAD**

PLANNING FILE NO.: 3360-20 RZ 2C 25 / APPN-2026-0005

ROLL NO.: 772 16570.000 **PID No.:** 001-086-120

AGENT: NA

APPLICANTS: Thomas Younger and Jessica Nycholat

LEGAL DESCRIPTION: Lot 17, District Lot 8, Quadra Island, Sayward District, Plan VIP2122

CIVIC ADDRESS: 70r Harper Road

OCP BYLAW/DESIGNATION: Village Peripheral Residential

ZONING BYLAW: Quadra Island Zoning Bylaw, 1990, Bylaw 1213

EXISTING ZONE: Residential One (R-1)

PROPOSED ZONE: Village Peripheral Residential One (VPR-1)

PURPOSE

To consider a Zoning Bylaw Amendment (RZ 2C 25) to rezone the subject property located at 705 Harper Road from Residential One (R-1) to Village Peripheral Residential One (VPR-1) to facilitate greater options for development of the property in the future and bring the zone into alignment with the Quathiaski Cove Village Plan land use designation.

POLICY ANALYSIS

The proposed zoning bylaw amendment is consistent with the Official Community Plan (OCP) Area C, Quadra Island, 2007, Bylaw No. 3050, Village Peripheral Residential land use designation, objectives, and policies.

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding zoning bylaws, namely Section 479 (Zoning Bylaws) and Section 464 - 467 (Requirement for Public Hearings). With the passing of Bill 44, Section 464 has been updated to reflect Provincial changes, namely Section 464(3) A local government must not hold a public hearing on a proposed zoning bylaw if (a) an OCP is in effect for the area that is the subject of the zoning bylaw, (b) the bylaw is consistent with the official community plan, (c) the

sole purpose of the bylaw is a development that is, in whole or in part, a residential development, and (d) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

EXECUTIVE SUMMARY

An application has been received to consider an amendment to the Quadra Island Zoning Bylaw which would, if adopted, permit the landowner to develop the property in accordance with the VPR-1 zone. The proposed VPR-1 zone permits additional density, is consistent with the Area C OCP, and is anticipated zoning in this area of the Quathiaski Cove Village.

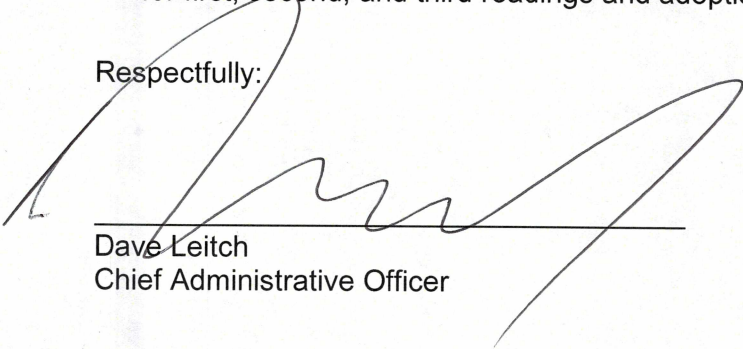
Comments received from government agencies and First Nations indicate no concerns with the proposal. The proposal also received support from the Electoral Area C Advisory Planning Commission (APC) and the APC resolution is included in the Citizens/Public Relations section within the report.

Bylaw No. 647 has been prepared for the Committee's consideration with a recommendation to proceed with first, second, and third reading, noting that a public hearing is prohibited as the existing land use designation and proposed zoning are in alignment and public notification will take place in accordance with the LGA.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received; and
2. THAT as notice will be given in accordance with Section 467(1) of the LGA, the Committee recommend that Bylaw No. 647 (RZ 2C 25 – 705 Harper Road) be forwarded to the Board for first, second, and third readings and adoption.

Respectfully:



 Dave Leitch
 Chief Administrative Officer

AGENCY REFERRALS

Agency	Comments
Agricultural Land Commission	No comment
BC Assessment Authority	No comment
Fire Department – Oyster River	No comment
Ministry of WL&RSF – Environment	No comment
FNR&I - Archaeology	No known archeological sites.
MoTT	No comment
Island Health	No objection

First Nation	Comments
Cowichan Tribes	No response
Homalco First Nation	No response
Da'nax da'xw First Nation	No response
Mamalilikulla First Nation	No response
K'ómoks First Nation	No response
Tla'amin First Nation	No response
Tlowitsis First Nation	No response
Nanwakolas Council	Only responds to Provincial/Federal referrals
We Wai Kai Nation	No response
Wei Wai Kum Nation	No response
Halalt First Nation	No response
Homalco First Nation	No response
Klahoose First Nation	No response
Lyackson First Nation	No response
Penelakut Tribe	No response
St'zuminus First Nation	No response
Tsu'uubaa First Nation	No response

PLANNING ANALYSIS

The subject parcel, located on Harper Road, is approximately 4,046 m² (1.0 acres) in area and is currently developed with one dwelling unit and an accessory building. The Area C Official Community Plan land use designation is Village Peripheral Residential.

Rezoning the property will allow the landowner to develop the lot in accordance with the proposed zone. The existing R-1 zone permits one single family dwelling and one secondary suite on any lot and has a lot area requirement of 4000 m² (0.99 acres). The proposed VPR-1 zone permits a greater variety of uses as shown in the report attachments. In addition, the VPR-1 zone has a minimum lot area of 1,000 m² (0.25 acres). The applicant has not indicated at this time how they will choose to develop the property in the future, however it would be in accordance with the VPR-1 zone should the rezoning be approved.

The request to rezone the property is supported by the OCP. Given the land use designation, the zoning amendment is supportable.

FINANCIAL IMPLICATIONS

Fees for the rezoning application process have been applied in accordance with the Regional District's Planning Procedures and Fee Bylaw No. 5.

LEGAL IMPLICATIONS

This report and the recommendations contained herein are in compliance with the *LGA* and Regional District bylaws.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

Should a recommendation of support be made for the application and Bylaw No. 647 proceed, public consultation will occur in the form of a notification in accordance with the *Local Government Act*. The application was also referred to the Electoral Area C APC which provided a recommendation of support at its meeting held March 5, 2026, as shown in the following resolution.

THAT The APC recommends support for the proposed zoning amendment application (RZ 2C 25) to rezone 705 Harper Road from Residential One to Village Peripheral Residential One.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The planning department will be responsible for all aspects of the bylaw amendment process. Additionally, corporate services staff resources will be required during the adoption of the bylaw.

Submitted by:

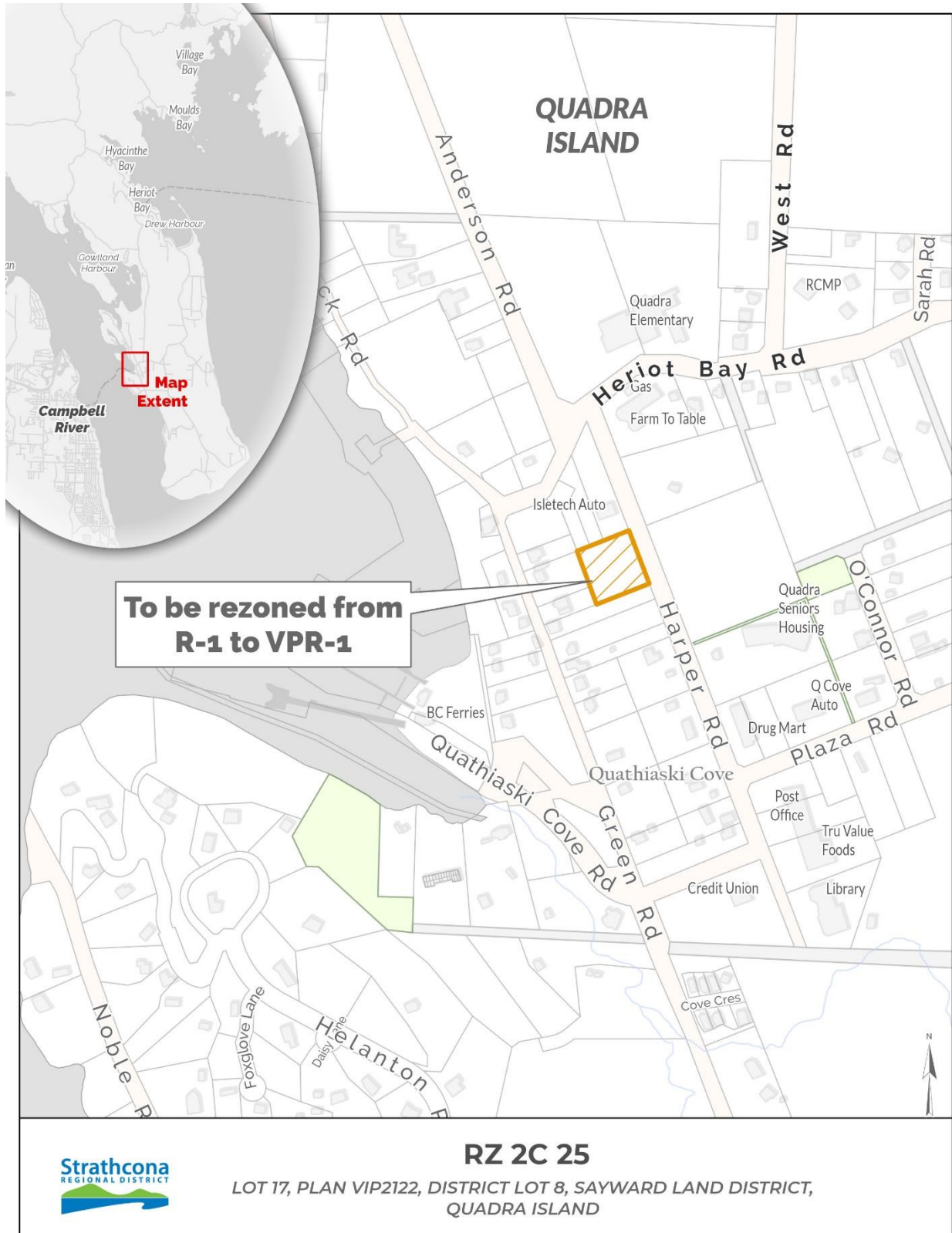


Aniko Nelson
Senior Manager, Community Services

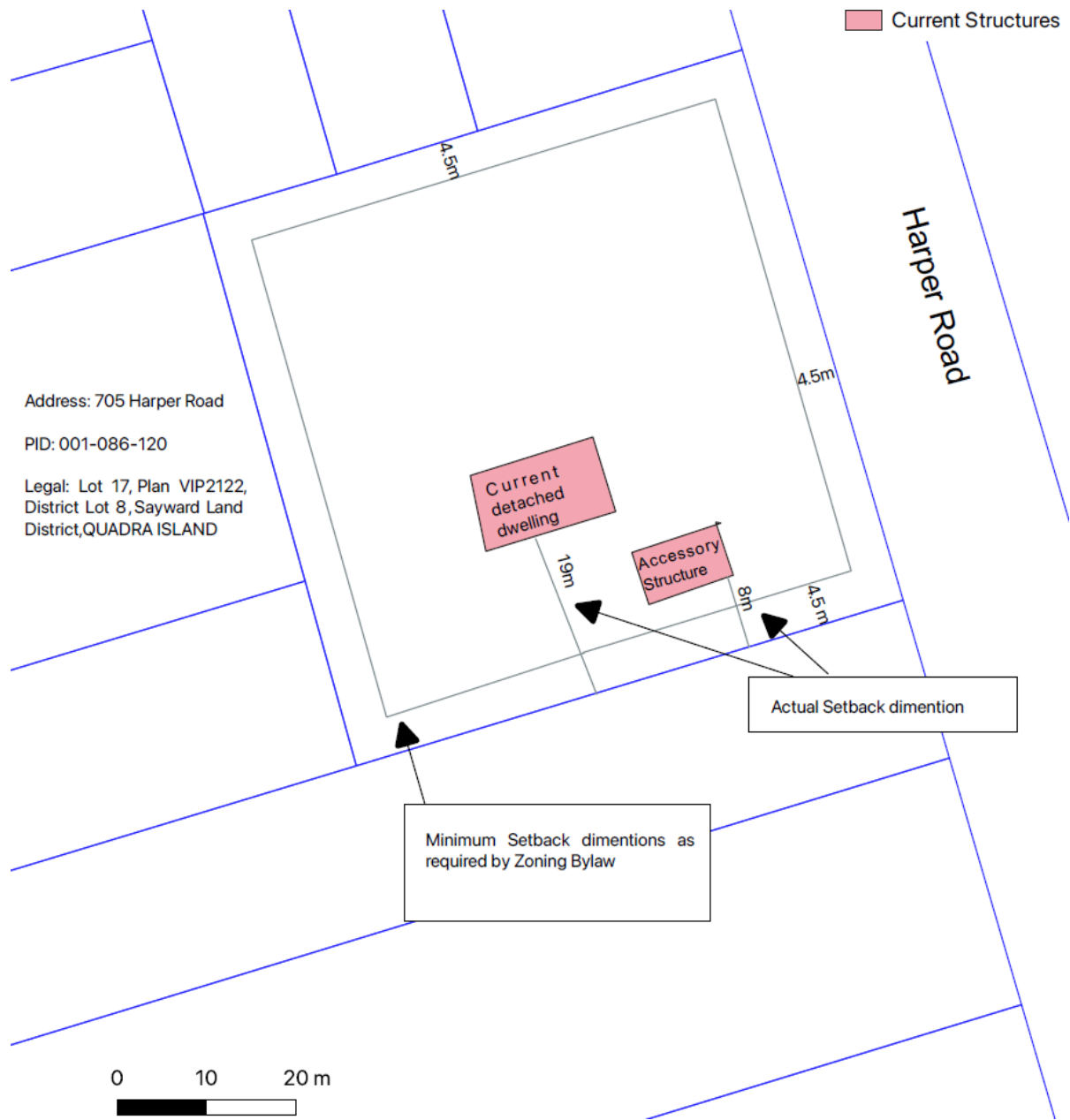
Prepared by: K. Chamberlain, Development Planner II

Attachment: Bylaw No. 647

Attachment #1. SUBJECT PROPERTY MAP



Attachment #2. EXISTING SITE LAYOUT



Attachment #3. EXISTING ZONING R-1

BYLAW NO. 1213 • "QUADRA ISLAND ZONING BYLAW, 1990"

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11.4

RESIDENTIAL ONE (R-1)

11.4.1 PERMITTED USES

SRD
555

- a) Residential use;
- b) Accessory *buildings* and *structures*.

11.4.1(i) CONDITIONS OF USE

#2887

SRD
555

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

SRD
555

- c) {Deleted}

11.4.2 LOT AREA

The minimum *lot* area in the Residential One (R-1) zone shall be 4000 square metres (0.99 acres).

11.4.3 SETBACKS

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 1.75 metres (5.74 feet) from a side *lot* line.

11.4.4 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 35%.

11.4.5 BONUS DENSITY

#1880

Despite Section 11.4.1 a) and c) above, residential density up to a maximum of eight (8) dwelling units per 0.40 hectares (0.99 acres) is permitted, for property described as Lot 7, District Lot 8, Sayward Land District, VIP64983, Quadra Island, subject to the conditions set out in Section 11.4.6 below.

#1880

11.4.6 **CONDITIONS FOR BONUS DENSITY**

The conditions and terms, as outlined in the attached housing agreement labeled as Schedule 'A' of this bylaw, must be met before the bonus density under Section 11.4.5 above will be permitted.

END – R-1

Attachment #5. PROPOSED ZONING VPR-1*BYLAW NO. 1213 • "QUADRA ISLAND ZONING BYLAW, 1990"*

SRD 465

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11.4C VILLAGE PERIPHERAL RESIDENTIAL ONE (VPR-1)**11.4C.1 PERMITTED USES**

- a) Single family residential;
- b) Mini-lot Single Family;
- c) Garden Cottage;
- e) Duplex;
- f) Live-Work Studio

11.4C.2 CONDITIONS OF USE

- a) Single Family Residential use is limited to one dwelling unit per lot;
- b) Every residential unit must have its own individual entrance
- b) An individual yard and garden is to be provided for each single family dwelling;
- c) Landscaping adjacent to buildings are required to provide privacy and shade.

11.4C.3 LOT AREA

The minimum lot area in the Village Peripheral Residential One (VPR-1) zone shall be 1000 square metres.

11.4A.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) Front yard shall be a minimum of 4.5 metres from a front lot line;
- 2) Rear yard shall be a minimum of 4.5 metres from a rear lot line;
- 3) Side yard shall be a minimum of 1.75 metres from a side lot line.

11.4A.5 LOT COVERAGE

The maximum lot coverage of all buildings and structures on a lot shall be 40%

11.4A.6 BONUS DENSITY

- a) Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other amenities are provided on at least 20 percent of the site area, the recommended base density of 10 units per hectare may be increased to 15 units per hectare, provided the increased density is in the form of 5 secondary suites per hectare.

- b) Where three or more of the parameters are met, the density bonusing allowance may be increased from 15 units per hectare to allow for a minimum of 20 units per hectare to allow for a further 5 additional units per hectare. The overall maximum density with the application of this additional bonusing is not to exceed 20 units per hectare with the requirement for a minimum of five of these units per hectare being built as secondary suites.

END PR-1



BYLAW NO. 647

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO QUADRA ISLAND

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1213, adopted zoning regulations for Quadra Island and vicinity pursuant to Part 14 of the *Local Government Act*;

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

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

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

Amendments

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

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 647, being Quadra Island Zoning Bylaw 1990, Amendment No. 154

READ A FIRST TIME ON THE ____ DAY OF _____, 2026

READ A SECOND TIME ON THE ____ DAY OF _____, 2026

NOTICE OF PROHIBITED PUBLIC HEARING PUBLISHED ON THE ____ DAY OF _____, 2026

READ A THIRD TIME ON THE ____ DAY OF _____, 2026

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2026

Chair

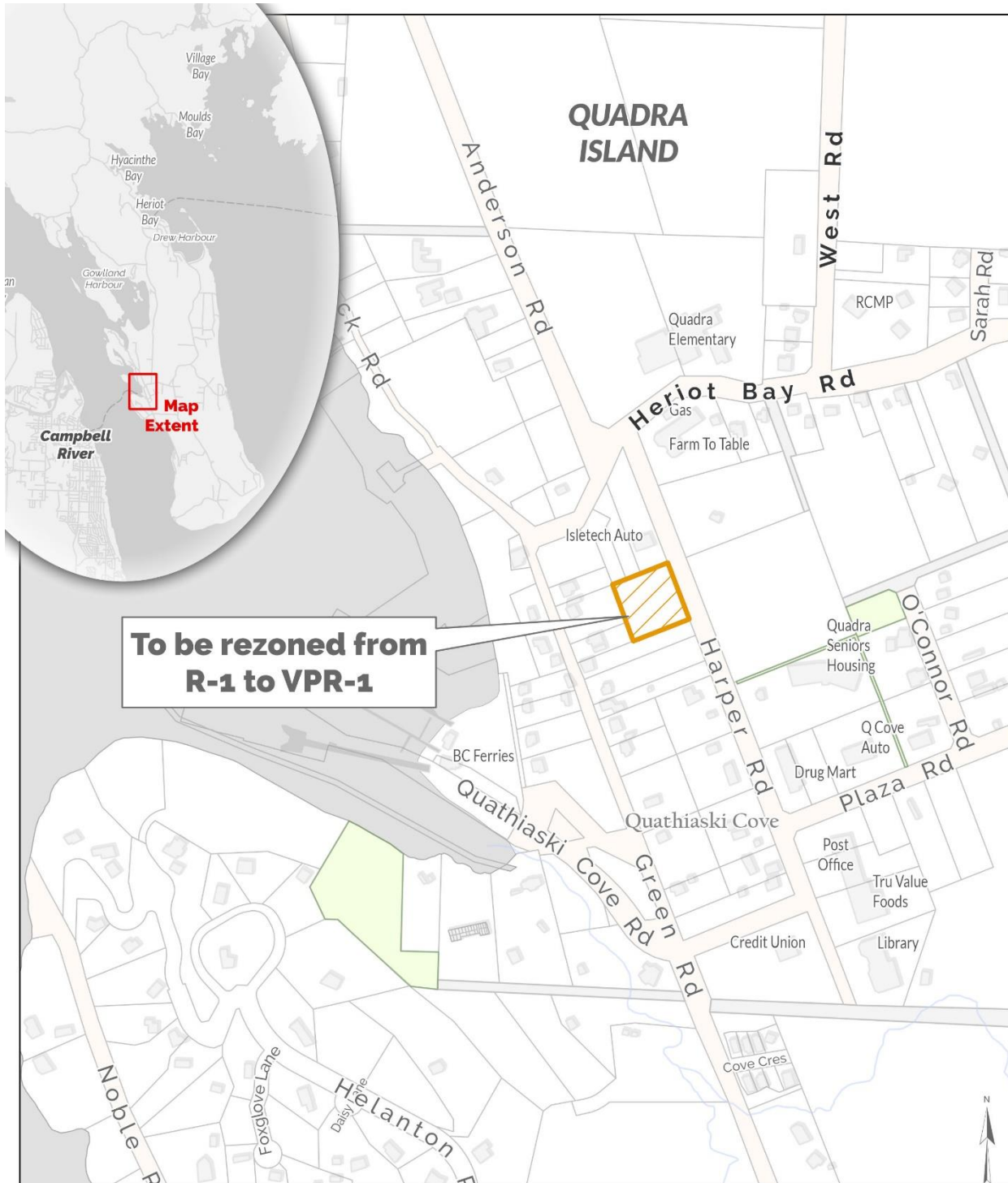
Corporate Officer

SCHEDULE 'A'

SECTION ONE ZONING AMENDMENT

1. Land legally described as Lot 17, District Lot 8, Quadra Island, Sayward District, Plan 2122, and with a civic address of 705 Harper Road, as shown on the attached Appendix '1', is rezoned from Residential One (R-1) to Village Peripheral One (VP-1).

Appendix '1'



RZ 2C 25
 LOT 17, PLAN VIP2122, DISTRICT LOT 8, SAYWARD LAND DISTRICT,
 QUADRA ISLAND

GIS: U:\proj\EA_C\SubjectProperties\EA_C_Sup\Prop.aprx