



BYLAW NO. 433

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 433, being Quadra Island Zoning Bylaw 1990, Amendment No. 136.

READ A FIRST TIME ON THE ____ DAY OF _____, 2022

READ A SECOND TIME ON THE ____ DAY OF _____, 2022

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2022

READ A THIRD TIME ON THE ____ DAY OF _____, 2022

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2022

Chair

Corporate Officer

SCHEDULE 'A'SECTION ONE TEXT AMENDMENT

- 2) Part 11 'ZONES', Section 11.26, 'Recreation Commercial One (RC-1)' is deleted and replaced by the following:

11.26**RECREATION COMMERCIAL ONE (RC-1)****11.26.1 PRINCIPAL USES**

- a) Golf courses;

11.26.2 PERMITTED ACCESSORY USES

- a) Recreational vehicle sites
- b) Clubhouse, offices and meeting rooms
- c) Residential
- d) Retail sales
- e) Accessory maintenance buildings, structures and uses.

11.26.3 CONDITIONS OF USE

- a) The recreational vehicle park will operate only during the period of April 1 to October 31 annually.
- b) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 21 sites per parcel.
- c) A 10-metre wide vegetated buffer strip is to be provided along all property lines, including a 30-metre buffer from the wetland to the north east.
- d) No parking, loading or storage areas shall be located in any required yards.
- e) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- f) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- g) Retail sales limited to those items required for the playing of golf.

11.26.4 LOT AREA

The minimum lot area in the Recreation Commercial One (RC-1) zone shall be 30 hectares (74.13 acres).

11.26.5 SETBACKS

Except where otherwise specified in this bylaw, buildings and structures shall be located:

- a) A minimum of 30.0 metres (98.4 feet) from a front lot line;
- b) A minimum of 30.0 metres (98.4 feet) from a rear lot line;
- c) A minimum of 30.0 metres (98.4 feet) from a side lot line;
- d) A minimum of 100.0 metres (328 feet) from the ocean;
- e) A minimum of 15.0 metres (49.2 feet) from the natural boundary of any wetlands and other bodies of water.

11.26.6 **LOT COVERAGE**

The maximum coverage for all buildings and structures on a lot shall be 1 percent (1%).

END – RC-1