



STAFF REPORT

DATE: November 9, 2021 **FILE:**

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS No. 94 AND 95 – OCP/REZONING (CP 3C 09/RZ 2C 09 - SCHELLINCK)

PURPOSE/PROBLEM

To consider proposed amendments to Bylaws No. 94 and 95 (Gowlland Harbour Views) and the scheduling of a public hearing to allow input on the proposed bylaws.

EXECUTIVE SUMMARY

The attached report was considered at the October 6, 2021 meeting of the Board at which time the following resolution was passed:

Anderson/Whalley: SRD 857/21

THAT staff schedule public hearing dates in January 2022 for the Schellinck OCP and Zoning amendment applications due to the current public health risks associated with Covid 19.

Since then, staff have been researching potential dates for a public hearing in January 2022 and have found a date that appears to work for all parties including the meeting venue. In order to meet all of the legal requirements for public notification with respect to the proposed hearing date this matter is being presented at this time for the Board's consideration.

Before proceeding with the hearing it will be necessary for the Board to consider the amendments previously authorized and outlined in the recommendations below.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 94 be amended by deleting the words "Part 26" in the preamble and substituting therefore the words "Part 14".
3. THAT Bylaw No. 94 be further amended by deleting Schedule 'A' in its entirety and substituting a new Schedule 'A', as attached to the September 28, 2021 report from the Chief Administrative Officer.
4. THAT Bylaw No. 95 be amended by deleting the words "Part 26" in the preamble and substituting therefore the words "Part 14".

5. THAT Bylaw No. 95 be further amended by deleting Schedule 'A' in its entirety and substituting a new Schedule 'A', as attached to the September 28, 2021 report from the Chief Administrative Officer.
6. THAT a public hearing to consider Bylaws No. 94 and 95 be scheduled for 7:00 p.m. on Wednesday, January 5, 2022 at the Quadra Island Community Centre, and

THAT the holding of the public hearing be delegated to the directors representing Electoral Areas A, C and D with the directors for Electoral Area C and Electoral Area D designated as the Chair and Vice Chair respectively for the public hearing, and

THAT the public hearing be structured to allow in-person or electronic participation by directors and the public in accordance with current public health guidelines.

Respectfully:

A large, stylized handwritten signature in black ink, appearing to read 'Dave Leitch', is written over a horizontal line.

Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: Bylaws No. 94 and 95
Copy of September 28, 2021 report to the Regional Board



BYLAW NO. 94

A BYLAW TO AMEND BYLAW NO. 3050, BEING QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW 2007

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 3050, adopted an official community plan for part of Electoral Area C (Quadra Island) pursuant to Part 26 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. 3050 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. 3050, being Quadra Island Official Community Plan Bylaw 2007, 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. 94, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 4.

READ A FIRST TIME ON THE 28TH DAY OF JULY, 2011

READ A SECOND TIME ON THE 28TH DAY OF JULY, 2011

PUBLIC HEARING HELD ON THE ____ DAY OF ____, 2022

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

APPROVED BY THE MINISTRY OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT
ON THE ____ DAY OF ____, 2022

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

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

1. Part III is hereby amended by inserting the following text as Part 3.1.4(b) and renumbering the existing Part 3.1.4(b) to 3.1.4(c):

Section 3.1.4(b)

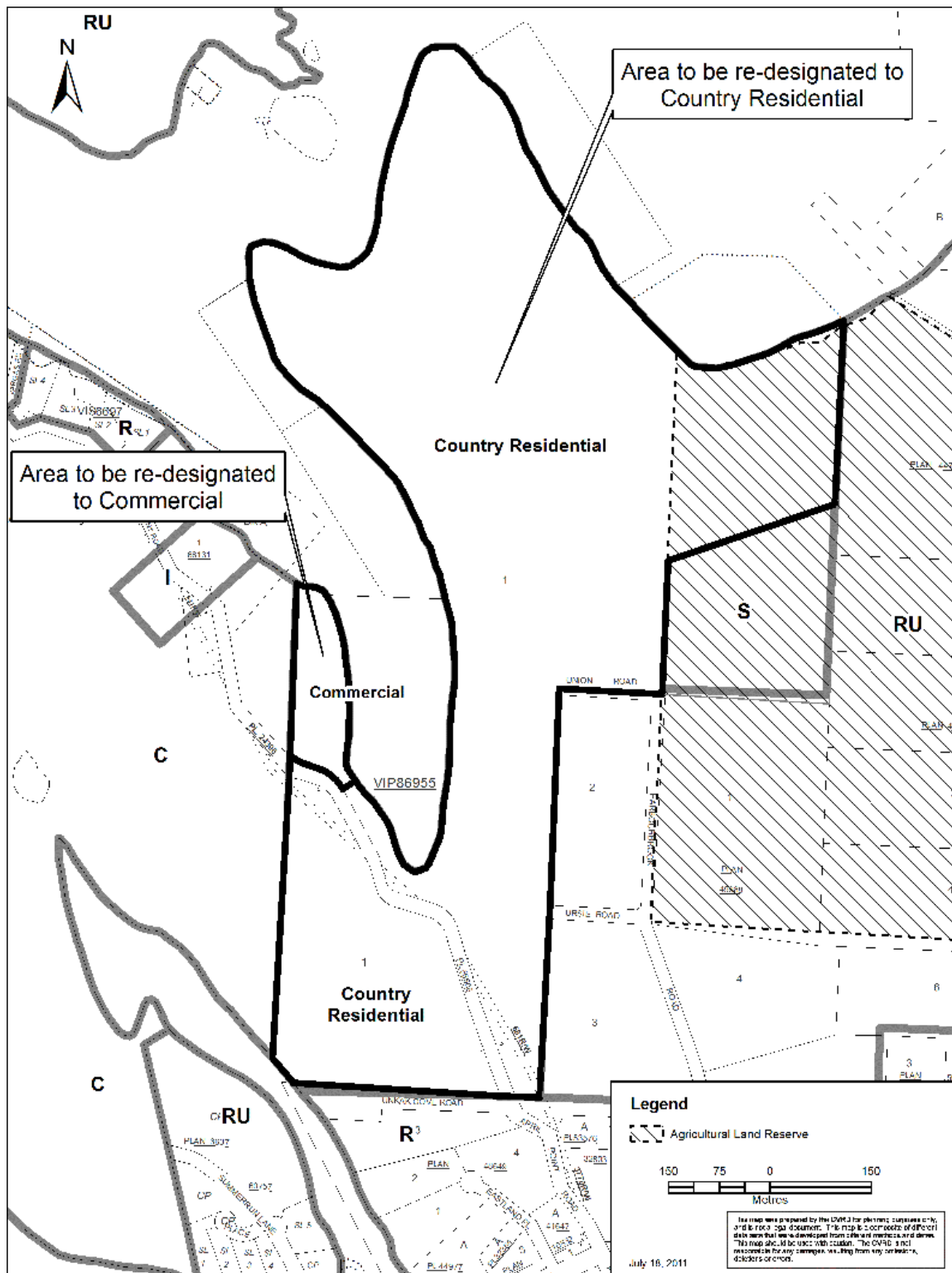
Despite item (a) above, the re-designation of Lot 1, District Lot 208, Sayward District, Plan VIP86955 to country residential is permitted to allow for a model residential development provided that the proposal clearly satisfies the following criteria:

- i. the proposal represents a model development that sets a high standard for future land development in the area,*
- ii. the proposed development and nature of land use is viewed as being of significant value and demonstrates a higher and better use of the land,*
- iii. significant community value is identified in the proposed development and/or desired amenities provided,*
- iv. the highest commitment to the protection of environmental attributes of the land base as identified through an environmental assessment and protected through an environmental covenant,*
- v. a commitment to significant retention of existing forest cover, protected through the registration of vegetation removal covenants,*
- vi. a commitment to the provision of parks, trails and greenways,*
- vii. a commitment to a minimum 50% open space provided for through the registration of dedicated building envelopes and/or no build covenants,*
- viii. the implementation of Best Management Practices, smart growth principles and green building strategies that include water and energy efficiency,*
- ix. the provision of appropriate services for water and liquid waste is achieved and integrated on-site rainwater management, and*
- x. the proposed development is compatible with adjacent land and water uses and natural resource areas, is appropriate for the size of the parcel, is of an appropriate scale and does not exceed the carrying capacity of the land.*

SECTION TWO MAP AMENDMENT

The land use designation for land described as Lot 1, District Lot 208, Sayward District, Plan VIP86955 on 'Schedule A-1' of Bylaw No. 3050, being the 'Quadra Island Official Community Plan Bylaw, 2007', is hereby amended as follows:

- i) The portion outlined in bold black and labelled 'Country Residential' is re-designated from Silviculture (S) to Country Residential (CR), as shown on the attached Appendix '1'; AND
- ii) The portion outlined in bold black and labelled 'Commercial' is re-designated from Silviculture (S) to Commercial (C), as shown on the attached Appendix "1".



Appendix '1'

Part of Schedule 'A' of Bylaw No. 94 being 'Quadra Island Official Community Plan Bylaw, 2007, Amendment No. 4.'

Amends 'Schedule A-1' of Bylaw No. 3050, being 'Quadra Island Official Community Plan Bylaw, 2007.'



BYLAW NO. 95

A BYLAW TO AMEND BYLAW NO. 1213, BEING QUADRA ISLAND ZONING BYLAW, 1990

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1213, adopted zoning regulations for Quadra Island and vicinity pursuant to Part 26 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. 95, being Quadra Island Zoning Bylaw 1990, Amendment No. 99.

READ A FIRST TIME ON THE 28TH DAY OF JULY, 2011

READ A SECOND TIME ON THE 28TH DAY OF JULY, 2011

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**

1. The definitions section of the bylaw is hereby amended by inserting the following:

Campground: means a parcel of land occupied and maintained for temporary accommodation of the travelling public in tents, trailers, or recreational vehicles, which are licensed for the current year and have been brought to the site by the traveller.

Campsite: means a portion of a parcel of land, occupied and maintained for the temporary accommodation of the travelling public in tents, trailers or recreational vehicles, but specifically excludes mobile home pads.

Guest: means any person or persons, including tourists and the travelling public, staying at a location other than their permanent home or address.

Recreational Vehicle: means a structure or trailer, or vehicle used or designed to be used for temporary sleeping purposes and which is designed and intended to be mobile on land, whether or not self-propelled, but specifically excludes mobile homes and park model trailers.

Restaurant: an establishment serving meals and refreshments, but specifically excludes neighbourhood pubs.

Resort Unit: means the use of a building or buildings on land for the provision of temporary transient residential accommodation to guests in separate units, and may include cabins, but specifically excludes campgrounds, the use of mobile homes, park model trailers or recreational vehicles and excludes the use or occupation of residential accommodation as a permanent, seasonal or secondary residence.

Tourist: means any person or persons, including guest and the travelling public, staying in a location other than their permanent home or address.

2. The Table of Contents is amended to include the following zones:

11.3C Country Residential Two 'A' (CR-2A)

11.6E Commercial Two 'E' (C-2E)

3. Part 8 'Zoning Designations' is amended by inserting the following text at the appropriate location in the existing list contained within Part 8.1.1:

Country Residential Two 'A' - Larger Lot Residential -CR-2A

Commercial Two 'E' – Rural Resort Commercial – C-2E

4. Part 9 'Subdivision Requirements' is amended by inserting the following text at the appropriate location in the existing list contained within Part 9.1.1:

Country Residential Two 'A' (CR-2A) 1.0 hectare

Commercial Two 'E' (C-2E) 2.0 hectares

5. Part 9 'Subdivision Requirements' is amended by replacing the text in 9.1.3 with the following:

Unless otherwise permitted within a zone, lot area requirements may be reduced by a maximum of 5% per lot, provided that at the decreased size, all other applicable requirements of this bylaw can be satisfied.

6. Part 9 'Subdivision Requirements' is amended by replacing the text in 9.6 in its entirety with the following:

Notwithstanding the requirements of Part 9, it shall be necessary for a Restrictive Covenant to be registered in the name of the regional district against the title of land at the time of registration of a strata subdivision or fee simple subdivision that has applied density averaging (where permitted), which restricts further subdivision of any lot within the original parcel that is not equal to the minimum lot area required by the zone.

7. Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.3C**COUNTRY RESIDENTIAL TWO 'A' (CR-2A)**

This Country Residential Two 'A' zone is to permit a master planned residential community and the provision of amenities.

11.28.1 PERMITTED USES

- a) Residential use; not to exceed an overall density of one single family dwelling per 1.0 hectare (2.47 acres).

11.28.2 PERMITTED ACCESSORY USES

- a) Home occupations;
- b) Accessory buildings and structures.

11.28.3 CONDITIONS OF USE

- 1) The development shall be carried out in compliance with the Gowlland Harbour Views Master Development Agreement, registered building envelopes, building scheme and vegetation and/or tree preservation covenants.
- 2) Maximum number of residential units shall not exceed 51 units.
- 3) All lots are to be connected to a community water system and a community sanitary sewer system.
- 4) Servicing standards and associated phasing shall be as per the Master Development Agreement.
- 5) All lands are to be developed in accordance with an approved On-Site Stormwater Management Plan.

11.28.4 SITE DENSITY

The maximum density for the Country Residential Two 'A' (CR-2A) zone is one single family dwelling per 1.0 hectare (2.47 acres).

11.28.5 PARCEL DENSITY

Residential use is limited to one single family dwelling per lot.

11.28.6 PARCEL SETBACKS

Except where otherwise specified in this bylaw or as further regulated by registered covenants and/or designated building envelopes:

- 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 3.0 metres (9.84 feet) from a side lot line.

11.28.7 SITING OF BUILDINGS AND STRUCTURES

- a) The siting of accessory buildings is not permitted in the front yard;
- b) Notwithstanding specified yard setbacks within the CR-2A zone, siting for all buildings and structures shall comply with Part 10.2 'Size, Shape and Siting of Buildings and Structures' of this bylaw and Bylaw No. 2782, "Floodplain Management Bylaw, 2005";
- c) All single family dwellings are to be sited to permit maximum passive solar building orientation.

11.28.8 HEIGHT

The height of all buildings and structures will be measured from the average natural grade to the peak of the roof.

11.28.9 LIGHTING

The installation of approved 'dark sky' lighting is required on all building exteriors.

11.28.10 PARCEL COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 20%.

11.28.11 PARKS, TRAILS AND OPEN SPACE

- a) The Country Residential Two 'A' (CR-2A) zone is required to provide a minimum of 50% parks and open space.
- b) Parks shall be dedicated and right-of-ways granted as per the Master Development Agreement.
- c) All designated trails within the development are to be constructed as per the Master Development Agreement and final works completed prior to completion of final subdivision phase.

11.28.12 PARCEL AREA

- a) The minimum residential lot area within the Country Residential Two 'A' (CR-2A) zone shall be 1.0 hectare (2.47 acres).
- b) Despite (a), a subdivision with parcels smaller than the identified minimum lot area above may be created by subdivision provided that the overall average parcel size of all lots within the master planned residential community is equal to the minimum lot area required.

8. Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.6E

COMMERCIAL TWO E (C-2E)

11.6E.1 PERMITTED PRINCIPAL USES:

- a) Resort/campground use; combined total number of units limited to a total maximum density of 10 units per 1.0 hectare (2.47 acres);

11.6E.2 PERMITTED ACCESSORY USES:

- a) Accessory residential use in conjunction with a principal permitted use is restricted to one (1) single family dwelling;
- b) Offices associated with a permitted principal use;
- c) Retail sales accessory to the resort and campground uses only;
- d) Restaurant use accessory to the resort and limited to a maximum number of 30 seats;
- e) Common facility building accessory to resort and/or campground uses;
- f) Accessory uses, buildings and structures accessory to a principal permitted use, including office and retail sales.

11.6E.3 CONDITIONS OF USE:

- i) ***All permitted uses listed in Section 11.6E.1 and 11.6E.2 are subject to the following conditions:***
 - a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
 - b) Permanent residential use is not permitted on the parcel, with the exception of one single family dwelling used as an accessory residential use to a principal permitted use.
 - c) Unless otherwise specified, screening is required along property lines that abut adjacent parcels of land and shall consist of at least one of the following:
 - i. a 15.0 metre (49.2 foot) greenbelt;
 - ii. a 10.0 metre (32.8 foot) vegetated buffer; or
 - iii. a solid fence 2.0 metres (6.6 feet) in height.
 - d) Landscaping shall be in accordance with the conditions of the required development permit (DP).
 - e) All exterior lighting is to be in compliance with the regional district's *Dark Sky Policy*.

ii) *Resort Use listed in Section 11.6E.1(a) shall be subject to the following:*

- a) Occupancy of all resort units shall be temporary in nature.
- b) The maximum gross floor area of any resort unit shall not exceed 80.0 square metres (861.1 square feet).

iii) *Campground Use listed in Section 11.6E.1(a) shall be subject to the following:*

- a) A 15.0 metre naturally vegetated greenbelt is required along the natural boundary of the sea to provide an environmentally sensitive area buffer between all campsite spaces and the foreshore environment of Goose Bay.
- b) All campsite spaces, excluding designated tent sites, shall have a minimum area of not less than 120.0 metres² (1291.7 feet²).
- c) All campsite areas, excluding tent sites, shall be finished with pervious surface materials to allow for sufficient rainwater management.
- d) All recreational vehicle units in the campground must be licensed for the current year to travel on a public highway.
- e) No additions are permitted on any recreational vehicle.
- f) Public restrooms shall be provided for in accordance with the *Public Health Act* Public Place Sanitary Facilities Regulation.
- g) A minimum of one garbage container for every two camping spaces shall be provided for purposes of garbage disposal. Each container must be durable, insect-tight, water-tight and rodent proof. The provision of centralized bear proof garbage collection centre of suitable capacity is required and must be sited a minimum of 4.5 m from any property line.

11.6E.4 LOT AREA

The minimum lot area for the Commercial Two E (C-2E) zone shall be 2.0 hectare (4.94 acres).

11.6E.5 SETBACKS

Except where otherwise specified in this bylaw and/or as otherwise required by covenant:

- 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 4.5 metres (14.8 feet) from a side lot line.

11.6E.6 LOT COVERAGE

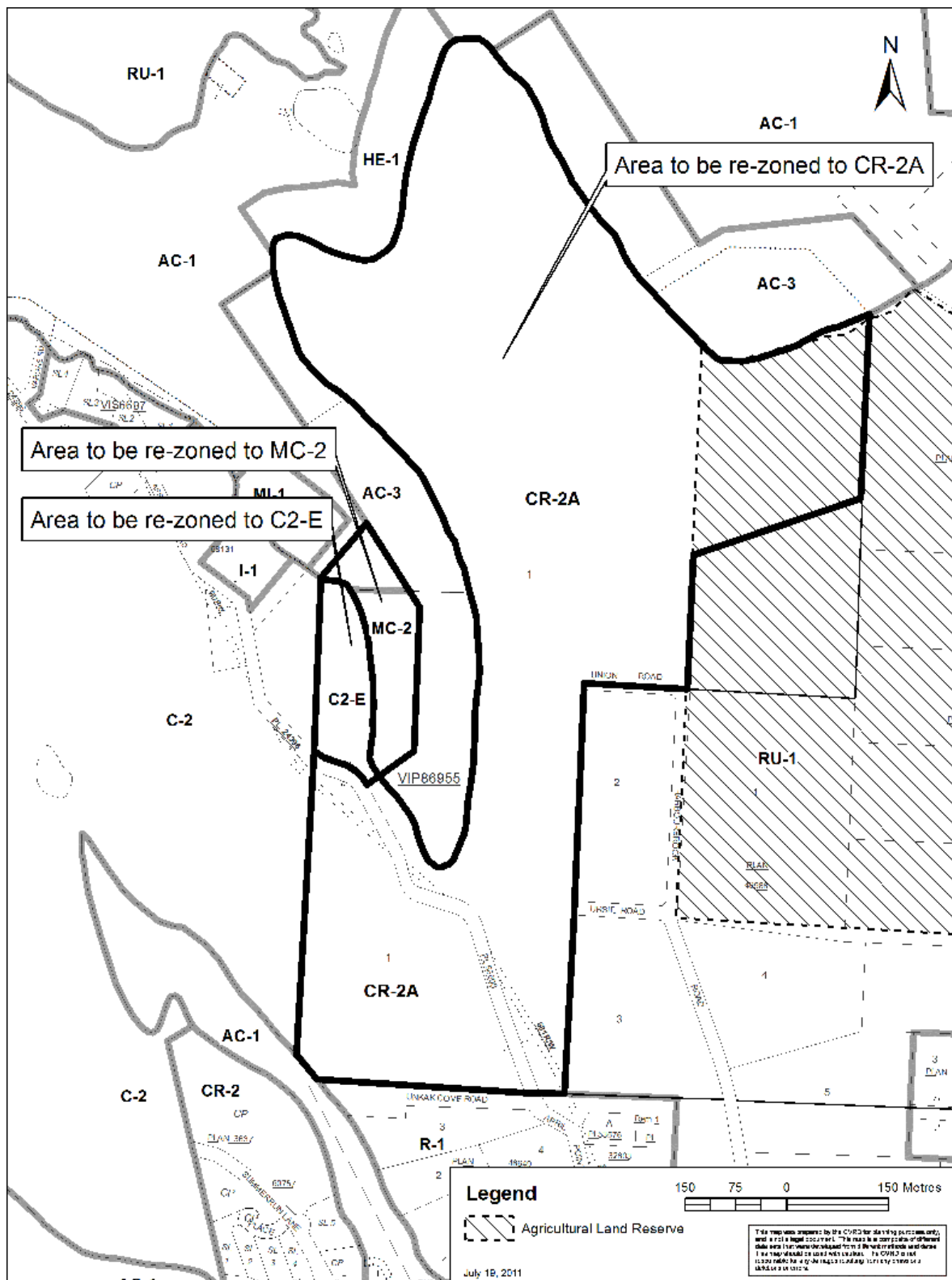
The maximum coverage of all buildings and structures on a lot shall be 10%, excluding campsite/tent site areas.

END • C-2E

SECTION TWO MAP AMENDMENT

The zoning for land described as Lot 1, District Lot 208, Sayward District, Plan VIP86955 on 'Map 2' of Bylaw No. 1213, being 'Quadra Island Zoning Bylaw, 1990', is hereby amended as follows:

- i) The portion outlined in bold black and labelled 'CR-2A' is rezoned from Rural One (RU-1) to Country Residential Two 'A' (CR-2A), as shown on the attached Appendix '1';
- ii) The portion outlined in bold black and labelled 'C-2E' is rezoned from Rural One (RU-1) to Commercial Two 'E' (C-2E), as shown on the attached Appendix "1"; AND
- iii) The portion outlined in bold black and labelled 'MC-2' is rezoned from Access One (AC-1) and Access Three (AC-3) to Marine Commercial Two (MC-2), as shown on the attached Appendix "1".



Appendix '1'

Part of Schedule 'A' of Bylaw No. 95, being 'Quadra Island Zoning Bylaw, 1990, Amendment No. 99.'

Amends 'Map 2' of Bylaw No. 1213, being 'Quadra Island Zoning Bylaw, 1990.'



STAFF REPORT

DATE: September 28, 2021 **FILE:** 0550-04 Board
TO: Chair and Directors
Regional Board
FROM: David Leitch
Chief Administrative Officer
RE: **OCP AND ZONING AMENDMENT BYLAWS No. 94 AND 95**
PLANNING FILES – 3350-20/CP 3C 09 & 3360-20/RZ 2C 09 (SCHELLINCK)

PURPOSE

To consider proposed amendments to Bylaw Nos. 94 and No. 95 (Gowlland Harbour Views).

EXECUTIVE SUMMARY

At its April 28, 2021 meeting, the Board considered the attached report and passed the following resolution:

Abram/Whalley: SRD 387/21

THAT all public hearings related to Local Government Act Part 14 initiatives affecting land withing Electoral Area C be postponed until Province of BC Public Health Orders allow for indoor public gatherings with participation by the general public.

Bylaw Nos. 94 and 95 have been prepared in response to the Gowlland Harbour Views development proposal. Bylaw No. 94 proposes to re-designate portions of land in Gowlland Harbour from Silviculture (S) to Country Residential (CR) and Commercial (C) while Bylaw No. 95 proposes to rezone portions of land from Rural One (RU-1) to Country Residential Two A (CR-2A) and Commercial Two E (C-2E) and adjacent water from Access One (AC-1) and Access Three (AC-3) to Marine Commercial Two (MC-2) to permit a subdivision of 1.0 hectare average sized lots and a tourist commercial campground and associated dock. This zoning will permit a residential density of 1 unit per 1.0 hectare and tourist commercial density at 10 units per 1.0 hectare. Amenities will be provided in the form of parks and trail systems and a capital contribution to the Quathiaski Cove sewer system for each of the lots to be managed through a master development agreement to be finalized prior to final adoption of the bylaws.

Amendments to the bylaws at second reading are provided including a reduction to the cabin and campground sizes to 50.0 square metres and 110.0 square metres respectively; potential for bonus density in exchange for the servicing provisions required by the master development agreement, and a capital contribution to the Quathiaski Cover sewer system. Technical amendments have also been included to simplify the bylaw and limit unnecessary content that can be addressed through other means, such as the master development agreement. General housekeeping amendments have also been included in the bylaws as they relate to changes in the parent bylaws, legislative and technical requirements. A summary of key considerations is provided below.

Parks, Trails and Open Space

The parks, trails and open space components of the development make up approximately 40% of the total property area. Of this, approximately 14.2 ha (35.1ac) of land is to be provided as public parks and trails, including an 8.2 hectare park adjacent to Goose Bay and April Point Road and a 6.0 hectare park adjacent to Gowlland Harbour Road, as well as dedicated public trails along April Point Road and throughout the development.

Sewer Service

The SRD has confirmed that the Quathiaski Cove Sewer System has sufficient capacity to enable the development to connect to the system. The connection to the Q. Cove sewer will be provided via an extension of the existing sewer mainline over an approximate 1.2 km distance from the existing terminus. The developer has also committed to the provision of a capital contribution to the sewer system.

Water Service

The development will be serviced by small private community water systems supplied by four deep wells on the property. A well evaluation report, drafted by Rick Milne of Last Drop Water Systems, confirms that there is sufficient potable water to service the proposed lots where any water quality issues are correctable through proper filtration.

Protection of the Natural Environment

The development is committed to the protection of the natural environment. An environmental assessment has been completed for the property and key environmental features have been identified and will be protected through the subdivision process.

Archaeological Conservation

Baseline Archaeological has provided both an archaeological potential site assessment and archaeological impact assessment for the property, which included participation by the We Wai Kai First Nation. Archaeological sites are noted, however, they are located mainly outside of any proposed development areas and situated at the outer property boundaries and along the adjacent shoreline. These recorded archaeological sites are protected through covenants and will continue to be preserved throughout the subdivision and development process.

Access

Access to the residential development will be provided off Harbourbrook Road and April Point Road, while access to the tourist commercial development will be provided off April Point Road. The number of vehicular trips, both recreational and private, are not expected to burden the existing road system nor impede sight lines or normal vehicular flow. The Ministry of Transportation and Infrastructure (MoTI) may require road upgrades at the time of subdivision.

Bylaw Nos. 94 and 95, with proposed amendments, are attached for the Board's consideration.

RECOMMENDATIONS:

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 94 be amended by deleting the words "Part 26" in the preamble and substituting therefore the words "Part 14."
3. THAT Bylaw No. 94 be further amended by deleting Schedule 'A' in its entirety and substituting a new Schedule 'A' to Bylaw No. 94, attached to the September 28, 2021 report from the Chief Administrative Officer.
4. THAT Bylaw No. 95 be amended by deleting the words "Part 26" in the preamble and substituting therefore the words "Part 14."
5. THAT Bylaw No. 95 be further amended by deleting Schedule 'A' in its entirety and substituting a new Schedule 'A' to Bylaw No. 95, attached to the September 28, 2021 report from the Chief Administrative Officer.

1. THAT a public hearing to consider Bylaws No. 94 and 95 (Schellinck/Gowlland Harbour Views) be scheduled for 7:00 p.m. on Wednesday, November 17, 2021 at the Quadra Island Community Centre on Quadra Island, and

THAT the holding of the public hearing be delegated to the directors representing Electoral Areas A, C and D with the directors for Electoral Area C and Electoral Area ____ designated as the Chair and Vice Chair respectively for the public hearing, and

THAT the public hearing be structured to allow in-person or electronic participation by directors and the public in accordance with current public health guidelines.

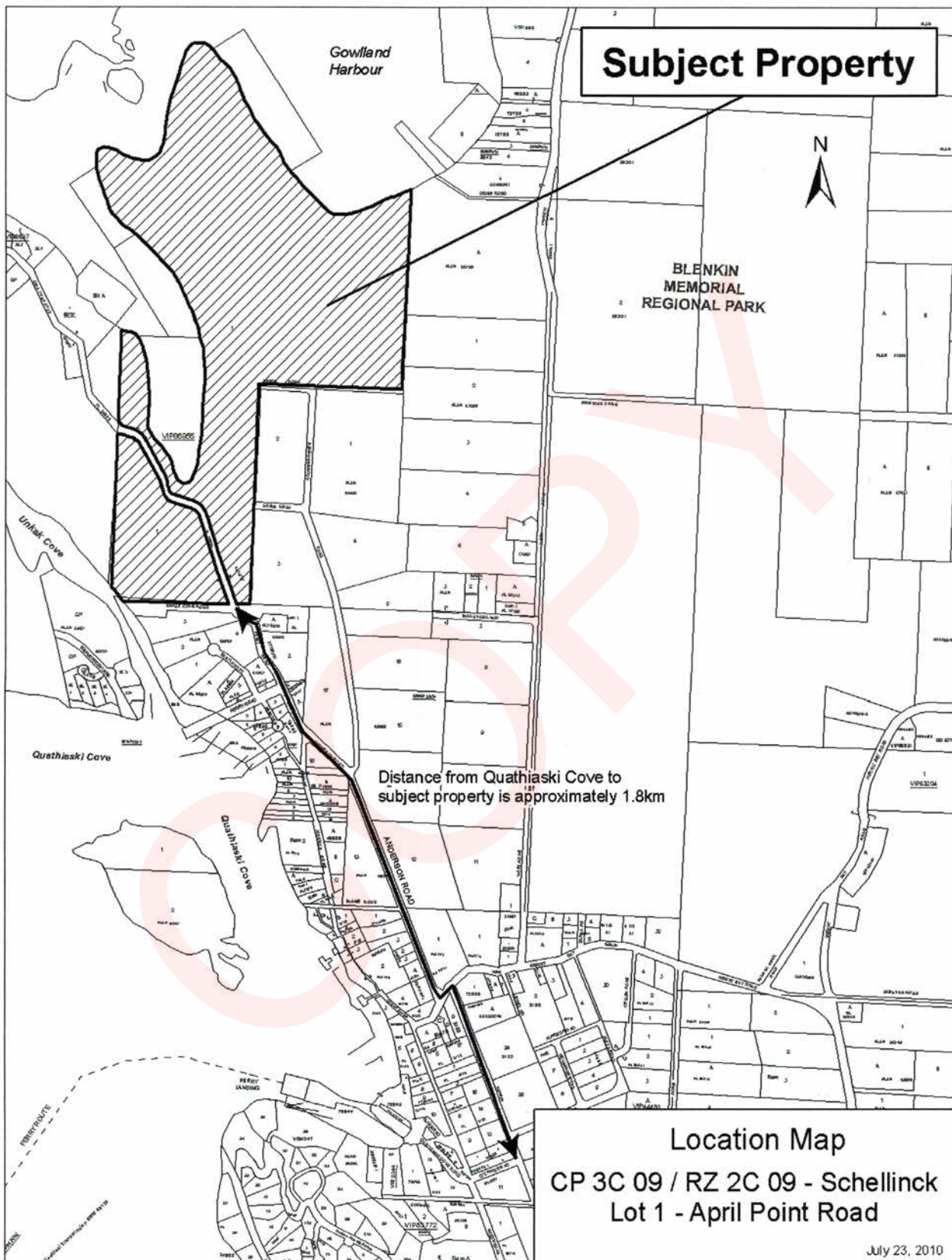
Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: A. Nelson, Senior Manager, Community Services

Attachments: New Schedule 'A' to Bylaw No. 94
New Schedule 'A' to Bylaw No. 95
Bylaw Nos. 94 and 95 (w/track changes)



SCHEDULE 'A' – BYLAW NO. 94

SECTION ONE TEXT AMENDMENT

1. Part III is hereby amended by inserting the following text as Part 3.1.4(b) and renumbering the existing Part 3.1.4(b) to 3.1.4(c):

Section 3.1.4(b)

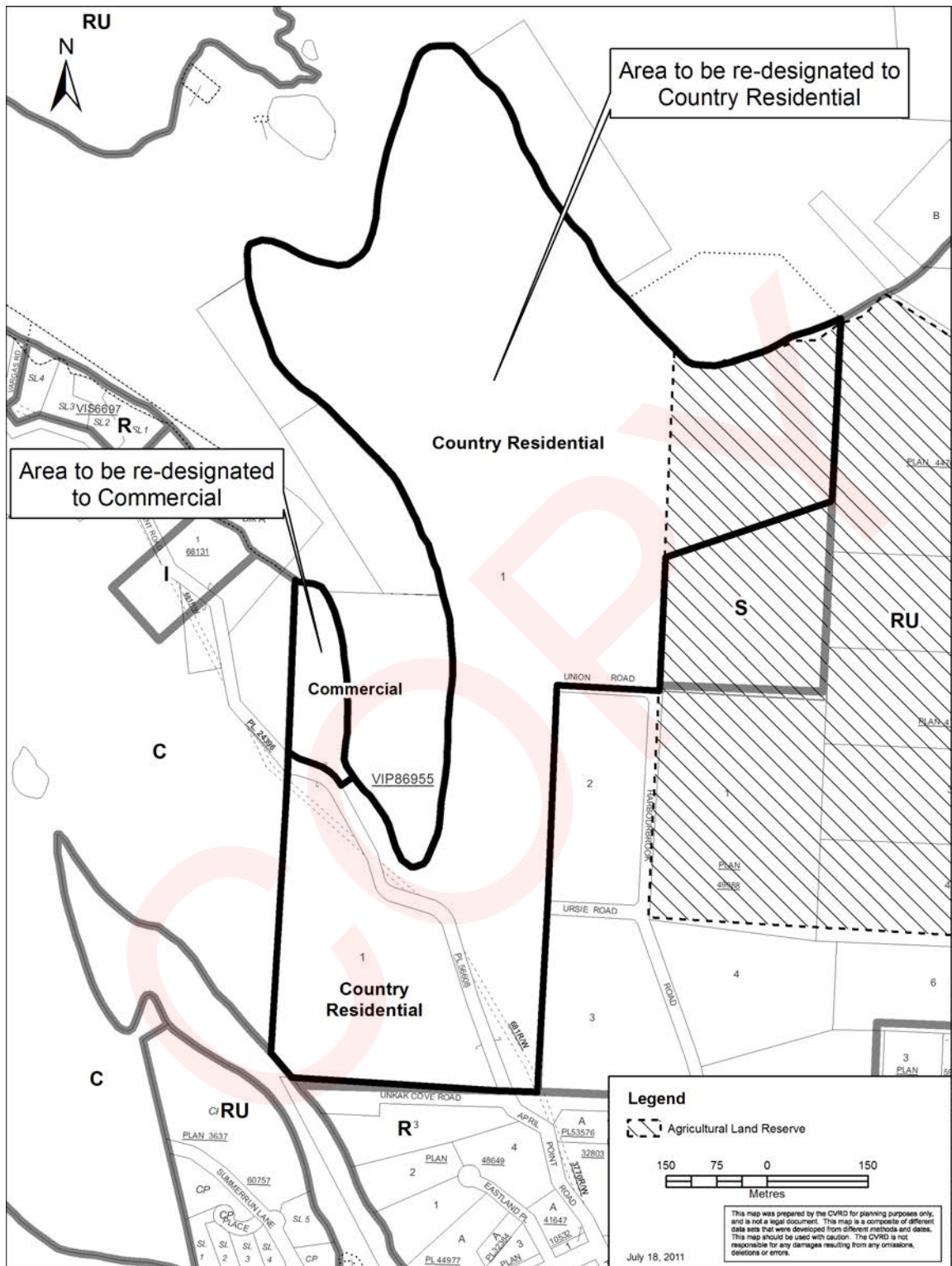
Despite item (a) above, the re-designation of Lot 1, District Lot 208, Sayward District, Plan VIP86955 to country residential is permitted to allow for a model residential development provided that the proposal clearly satisfies the following criteria:

- i. a high standard for future land development in the area,*
- ii. significant value and higher and better use of the land,*
- iii. significant community value and/or desired amenities provided,*
- iv. the highest commitment to the protection of environmental attributes of the land base,*
- v. a commitment to significant retention of existing forest cover,*
- vi. a commitment to the provision of parks, trails and greenways,*
- vii. a commitment to a minimum 40% open space,*
- viii. the implementation of Best Management Practices, smart growth principles and green building strategies that include water and energy efficiency,*
- ix. compatibility with adjacent land and water uses and natural resource areas, at an appropriate scale that does not exceed the carrying capacity of the land.*

SECTION TWO MAP AMENDMENT

The land use designation for land described as Lot 1, District Lot 208, Sayward District, Plan VIP86955 on 'Schedule A-1' of Bylaw No. 3050, being the 'Quadra Island Official Community Plan Bylaw, 2007', is hereby amended as follows:

- i) The portion outlined in bold black and labelled 'Country Residential' is re-designated from Silviculture (S) to Country Residential (CR), as shown on the attached Appendix '1'; AND
- ii) The portion outlined in bold black and labelled 'Commercial' is re-designated from Silviculture (S) to Commercial (C), as shown on the attached Appendix "1".



SCHEDULE 'A' – BYLAW NO. 95

SECTION ONE TEXT AMENDMENT

1. The definitions section of the bylaw is hereby amended by inserting the following:

Campground: means a parcel of land occupied and maintained for temporary accommodation of the travelling public in tents, trailers, or recreational vehicles, which are licensed for the current year and have been brought to the site by the traveller.

Campsite: means a portion of a parcel of land, occupied and maintained for the temporary accommodation of the travelling public in tents, trailers or recreational vehicles, but specifically excludes mobile home pads.

Guest: means any person or persons, including tourists and the travelling public, staying at a location other than their permanent home or address.

Recreational Vehicle: means a structure or trailer, or vehicle used or designed to be used for temporary sleeping purposes and which is designed and intended to be mobile on land, whether or not self-propelled, but specifically excludes mobile homes and park model trailers.

Cafe: a small establishment serving meals and refreshments, but specifically excludes neighbourhood pubs.

Resort Unit: means the use of a building or buildings on land for the provision of temporary transient residential accommodation to guests in separate units, and may include cabins, but specifically excludes campgrounds, the use of mobile homes, park model trailers or recreational vehicles and excludes the use or occupation of residential accommodation as a permanent, seasonal or secondary residence.

Tourist: means any person or persons, including guest and the travelling public, staying in a location other than their permanent home or address.

2. The Table of Contents is amended to include the following zones:

11.3C Country Residential Two 'A' (CR-2A)

11.6E Commercial Two 'G' (C-2G)

3. Part 8 'Zoning Designations' is amended by inserting the following text at the appropriate location in the existing list contained within Part 8.1.1:

Country Residential Two 'A' - Larger Lot Residential -CR-2A

Commercial Two 'G' – Rural Resort Commercial – C-2G

4. Part 9 'Subdivision Requirements' is amended by inserting the following text at the appropriate location in the existing list contained within Part 9.1.1:

Country Residential Two 'A' (CR-2A) 1.0 hectare

Commercial Two 'G' (C-2G) 2.0 hectares

5. Part 9 'Subdivision Requirements' is amended by replacing the text in 9.1.3 with the following:

Unless otherwise permitted within a zone, lot area requirements may be reduced by a maximum of 5% per lot, provided that at the decreased size, all other applicable requirements of this bylaw can be satisfied.

6. Part 9 'Subdivision Requirements' is amended by replacing the text in 9.6 in its entirety with the following:

Notwithstanding the requirements of Part 9, it shall be necessary for a Restrictive Covenant to be registered in the name of the regional district against the title of land at the time of registration of a strata subdivision or fee simple subdivision that has applied density averaging (where permitted), which restricts further subdivision of any lot within the original parcel that is not equal to the minimum lot area required by the zone.

7. Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.3C	COUNTRY RESIDENTIAL TWO 'A' (CR-2A)
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11.28.1 **PERMITTED USES**

- a) Residential use; not to exceed an overall density of one single family dwelling per 1.0 hectare (2.47 acres).

11.28.2 **PERMITTED ACCESSORY USES**

- a) Home occupations;
b) Accessory buildings and structures.

11.28.3 **CONDITIONS OF USE**

- 1) The development shall be carried out in compliance with the Gowlland Harbour Views Servicing Agreement servicing standards.
2) Maximum number of residential units shall not exceed 51 units.
3) All lots are to be connected to a community sanitary sewer system and small water system(s) as per the Servicing Agreement.

11.28.4 **SITE DENSITY**

The maximum density for the Country Residential Two 'A' (CR-2A) zone is one single family dwelling per 1.0 hectare (2.47 acres).

11.28.5 **PARCEL DENSITY**

Residential use is limited to one single family dwelling per lot.

11.28.6 **PARCEL SETBACKS**

Except where otherwise specified in this bylaw or as further regulated by registered covenants and/or designated building envelopes:

- 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 3.0 metres (9.84 feet) from a side lot line.

11.28.7 SITING OF BUILDINGS AND STRUCTURES

- a) Notwithstanding specified yard setbacks within the CR-2A zone, siting for all buildings and structures shall comply with Part 10.2 'Size, Shape and Siting of Buildings and Structures' of this bylaw and Bylaw No. 2782, "Floodplain Management Bylaw, 2005";

11.28.8 HEIGHT

The height of all buildings and structures will be measured from the average natural grade to the peak of the roof.

11.28.9 LIGHTING

The installation of approved 'dark sky' lighting is required on all building exteriors.

11.28.10 PARCEL COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 20%.

11.28.11 PARKS, TRAILS AND OPEN SPACE

- a) The Country Residential Two 'A' (CR-2A) zone is required to provide a minimum of 40% parks and open space.
- b) Parks shall be dedicated and rights-of-way granted as per the Master Development Agreement.
- c) All designated trails within the development are to be constructed as per the Master Development Agreement and final works completed prior to completion of final subdivision phase.

11.28.12 PARCEL AREA

- a) The minimum average residential lot area within the Country Residential Two 'A' (CR-2A) zone shall be 1.0 hectare (2.47 acres).
- b) Despite (a), a subdivision with parcels smaller than the identified minimum lot area above may be created by subdivision provided that the overall average parcel size of all lots is equal to the minimum lot area required.

11.28.13 BONUS DENSITY

Despite Section 11.28.3.2 above, bonus density of up to 10 lots is permitted for property legally described as Lot 1, District Lot 208, Sayward District, Plan VIP86955, subject to the conditions set out in Section 11.28.14 below.

11.28.14 **CONDITIONS FOR BONUS DENSITY**

The conditions and terms, as outlined in the Agreement must be met before the bonus density under Section 11.28.13 above will be permitted.

END – CR-2A

8. Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.6G

COMMERCIAL TWO G(C-2G)

11.6G.1 **PERMITTED PRINCIPAL USES:**

- a) Resort/campground use; where the combined total density is limited to 10 units per 1.0 hectare (2.47 acres);

11.6G.2 **PERMITTED ACCESSORY USES:**

- a) Accessory residential use in conjunction with a principal permitted use is restricted to one (1) single family dwelling;
- b) Offices associated with a permitted principal use;
- c) Retail sales accessory to the resort and campground uses only;
- d) Cafe use accessory to the resort and limited to a maximum number of 30 seats;
- e) Common facility building accessory to resort and/or campground uses;
- f) Accessory uses, buildings and structures accessory to a principal permitted use, including office and retail sales.

11.6G.3 **CONDITIONS OF USE:**

- i) ***All permitted uses listed in Section 11.6G.1 and 11.6G.2 are subject to the following conditions:***
 - a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
 - b) Permanent residential use is not permitted on the parcel, with the exception of one single family dwelling used as an accessory residential use to a principal permitted use.

- c) Unless otherwise specified, screening is required along property lines that abut adjacent residential parcels of land and shall consist of at least one of the following:
 - i. a 15.0 metre (49.2 foot) greenbelt;
 - ii. a 10.0 metre (32.8 foot) vegetated buffer; or
 - iii. a solid fence 2.0 metres (6.6 feet) in height.
 - d) Landscaping shall be in accordance with the conditions of the required development permit (DP).
 - e) All exterior lighting is to be in compliance with the regional district's *Dark Sky Policy*.
- ii) *Resort Use listed in Section 11.6G.1(a) shall be subject to the following:***
- a) Occupancy of all resort units shall be temporary in nature.
 - b) The maximum gross floor area of any resort unit shall not exceed 50 square metres (538.2 square feet).
- iii) *Campground Use listed in Section 11.6G.1(a) shall be subject to the following:***
- a) A 15.0 metre naturally vegetated greenbelt is required along the natural boundary of the sea to provide an environmentally sensitive area buffer between all campsite spaces and the foreshore environment of Goose Bay.
 - b) All campsite spaces, excluding designated tent sites, shall have a minimum area of not less than 110.0 metres² (1184.03 feet²).
 - c) All campsite areas, excluding tent sites, shall be finished with pervious surface materials to allow for sufficient rainwater management.
 - d) All recreational vehicle units in the campground must be licensed for the current year to travel on a public highway.
 - e) No additions are permitted on any recreational vehicle.
 - f) Public restrooms shall be provided for in accordance with the *Public Health Act* Public Place Sanitary Facilities Regulation.
 - g) A minimum of one garbage container for every two camping spaces shall be provided for purposes of garbage disposal. Each container must be durable, insect-tight, water-tight and rodent proof. The provision of centralized bear proof garbage collection centre of suitable capacity is required and must be sited a minimum of 4.5 m from any property line.

11.6E.4 **LOT AREA**

The minimum lot area for the Commercial Two G (C-2G) zone shall be 2.0 hectare (4.94 acres).

11.6E.5 **SETBACKS**

Except where otherwise specified in this bylaw and/or as otherwise required by covenant:

- 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 4.5 metres (14.8 feet) from a side lot line.

11.6E.6 **LOT COVERAGE**

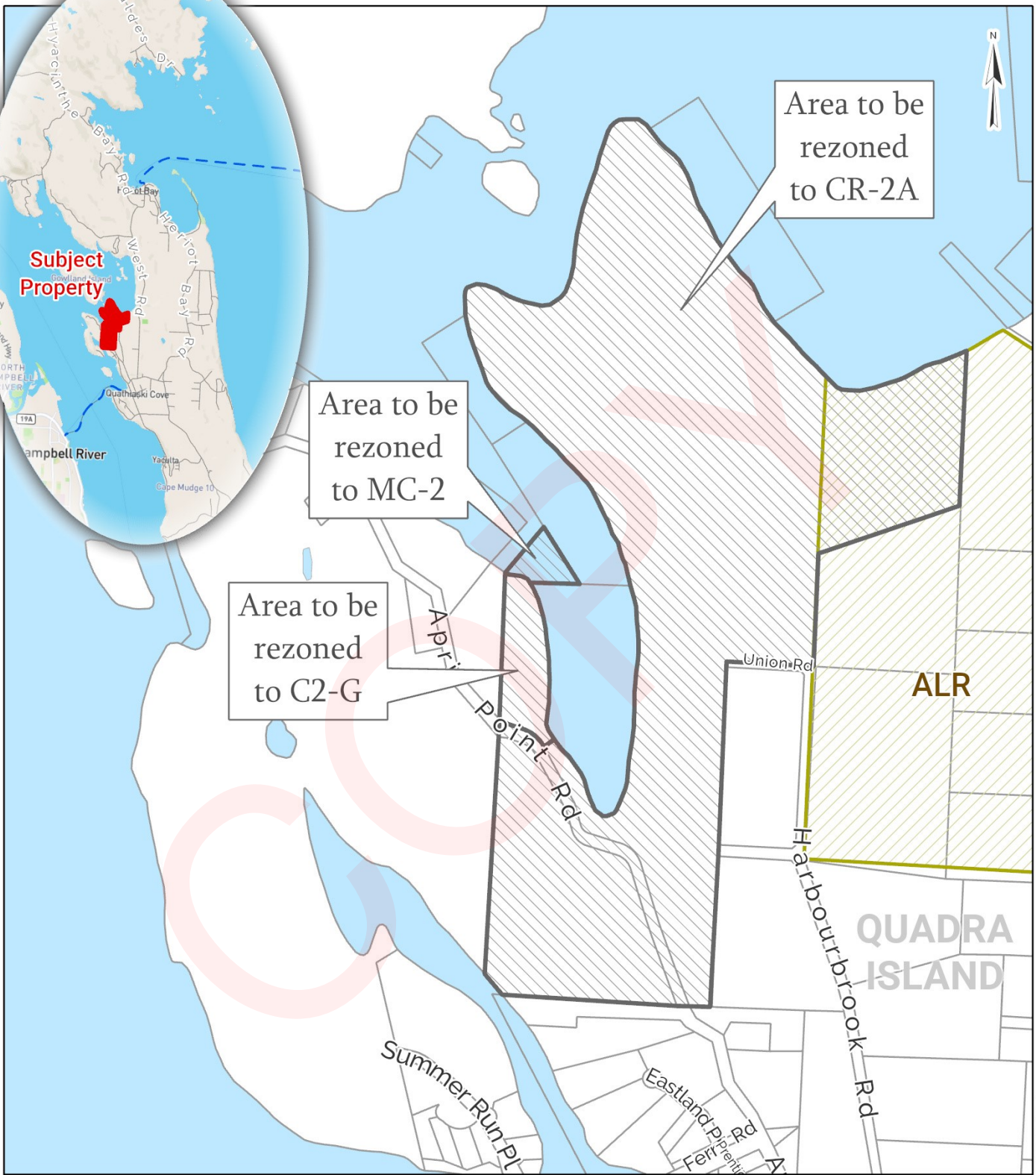
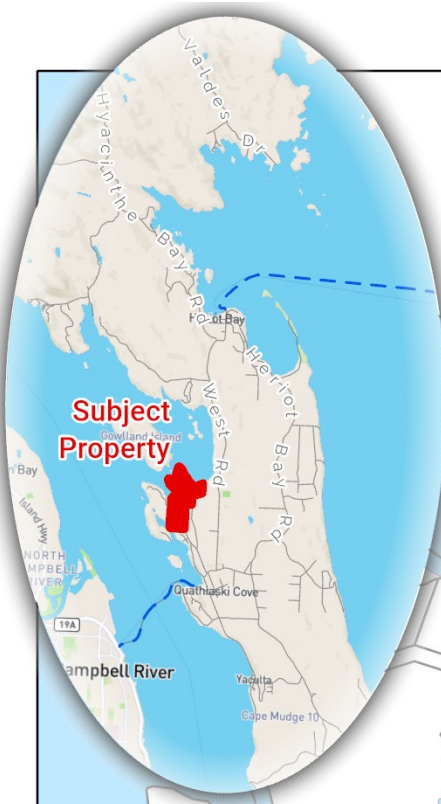
The maximum coverage of all buildings and structures on a lot shall be 15%, excluding campsite/tent site areas.

END • C-2G

SECTION TWO MAP AMENDMENT

The zoning for land described as Lot 1, District Lot 208, Sayward District, Plan VIP86955 on 'Map 2' of Bylaw No. 1213, being 'Quadra Island Zoning Bylaw, 1990', is hereby amended as follows:

- i) The portion outlined in bold black and labelled 'CR-2A' is rezoned from Rural One (RU-1) to Country Residential Two 'A' (CR-2A), as shown on the attached Appendix '1';
- ii) The portion outlined in bold black and labelled 'C-2E' is rezoned from Rural One (RU-1) to Commercial Two 'G' (C-2G), as shown on the attached Appendix "1"; and
- iii) The portion outlined in bold black and labelled 'MC-2' is rezoned from Access One (AC-1) and Access Three (AC-3) to Marine Commercial Two (MC-2), as shown on the attached Appendix "1".



CP 3C 09 / RZ 2C 09

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BYLAW NO. 94

A BYLAW TO AMEND BYLAW NO. 3050, BEING 'QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2007'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 3050, adopted an official community plan for part of Electoral Area 'C' (Quadra Island) pursuant to Part ~~1426~~ 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. 3050 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. 3050 being 'Quadra Island Official Community Plan Bylaw, 2007' 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 'Quadra Island Official Community Plan Bylaw, 2007, Amendment No. 4'.

READ A FIRST TIME ON THE 28 DAY OF July, 2011.

READ A SECOND TIME ON THE 28 DAY OF July, 2011.

PUBLIC HEARING HELD ON THE ____ DAY OF _____, ~~2011~~2020

READ A THIRD TIME ON THE ____ DAY OF _____, ~~2011~~2020

**~~APPROVED BY THE MINISTRY OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT
ON THE ____ DAY OF _____, 2011~~**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____,
~~2011~~2020**

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

1. Part III is hereby amended by inserting the following text as Part 3.1.4(b) and renumbering the existing Part 3.1.4(b) to 3.1.4(c):

Section 3.1.4(b)

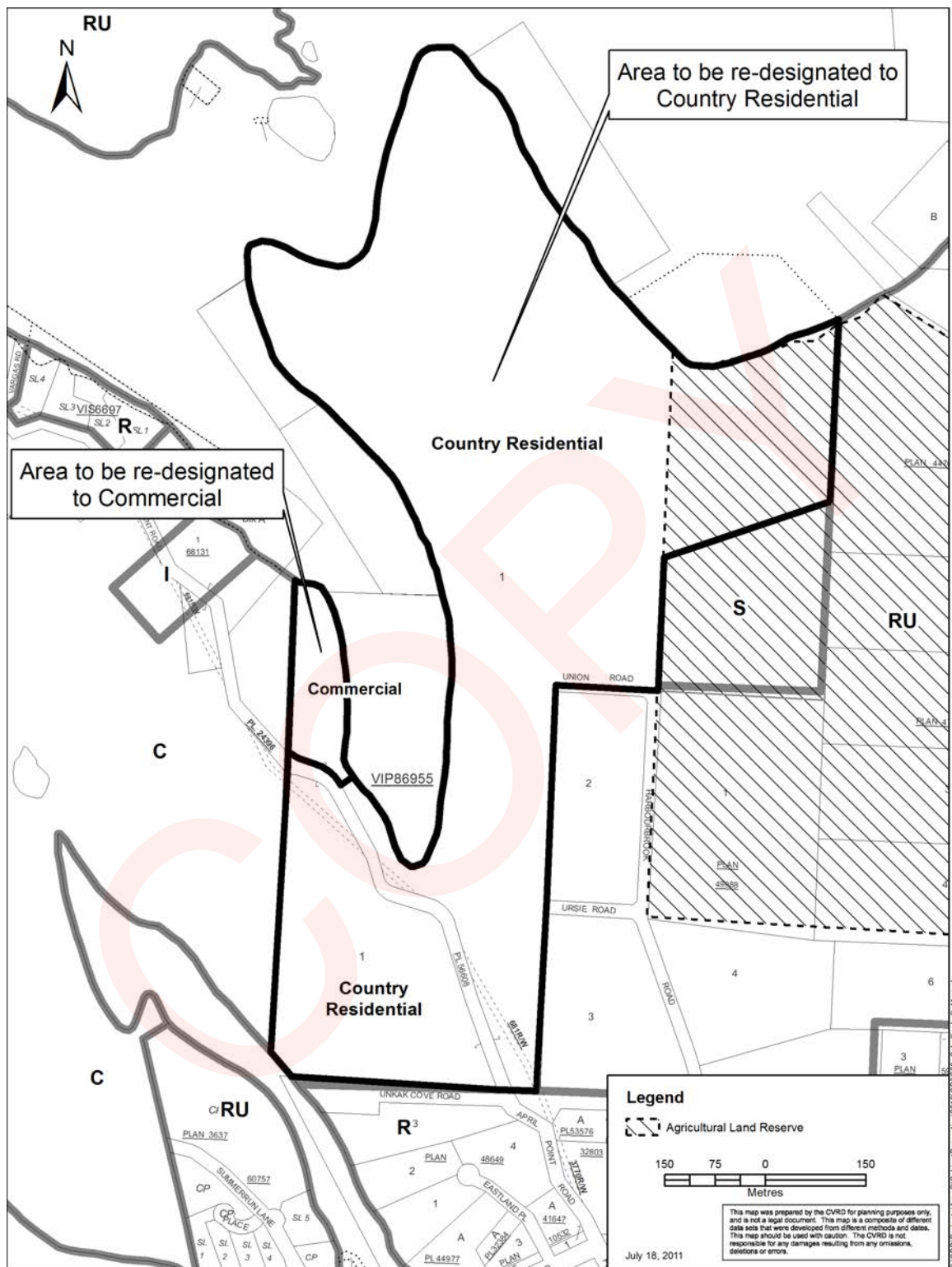
Despite item (a) above, the re-designation of Lot 1, District Lot 208, Sayward District, Plan VIP86955 to country residential is permitted to allow for a model residential development provided that the proposal clearly satisfies the following criteria:

- i. ~~the proposal represents a model development that sets~~ a high standard for future land development in the area,
- ii. ~~the proposed development and nature of land use is viewed as being of significant value and demonstrates a higher and better use of the land,~~
- iii. significant community value ~~is identified in the proposed development and/or desired amenities provided,~~
- iv. the highest commitment to the protection of environmental attributes of the land base ~~as identified through an environmental assessment and protected through an environmental covenant,~~
- v. a commitment to significant retention of existing forest cover, ~~protected through the registration of vegetation removal covenants,~~
- vi. a commitment to the provision of parks, trails and greenways,
- vii. a commitment to a minimum ~~5040%~~ open space ~~provided for through the registration of dedicated building envelopes and/or no build covenants,~~
- viii. the implementation of Best Management Practices, smart growth principles and green building strategies that include water and energy efficiency,
- ix. ~~the provision of appropriate services for water and liquid waste is achieved and integrated on-site rainwater management, and~~
- x-ix. ~~the proposed development is~~ compatibility with adjacent land and water uses and natural resource areas, ~~is appropriate for the size of the parcel, is of at an appropriate scale and that~~ does not exceed the carrying capacity of the land.

SECTION TWO MAP AMENDMENT

The land use designation for land described as Lot 1, District Lot 208, Sayward District, Plan VIP86955 on 'Schedule A-1' of Bylaw No. 3050, being the 'Quadra Island Official Community Plan Bylaw, 2007', is hereby amended as follows:

- i) The portion outlined in bold black and labelled 'Country Residential' is re-designated from Silviculture (S) to Country Residential (CR), as shown on the attached Appendix '1'; AND
- ii) The portion outlined in bold black and labelled 'Commercial' is re-designated from Silviculture (S) to Commercial (C), as shown on the attached Appendix "1".



Appendix '1'

Part of Schedule 'A' of Bylaw No. 94 being 'Quadra Island Official Community Plan Bylaw, 2007, Amendment No. 4.'

Amends 'Schedule A-1' of Bylaw No. 3050, being 'Quadra Island Official Community Plan Bylaw, 2007.'



BYLAW NO. 95

A BYLAW TO AMEND BYLAW NO. 1213, BEING 'QUADRA ISLAND ZONING BYLAW, 1990'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1213, adopted zoning regulations for Quadra Island and vicinity pursuant to Part ~~26~~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 'Quadra Island Zoning Bylaw, 1990, Amendment No. 99'.

READ A FIRST TIME ON THE 28 DAY OF July , 2011

READ A SECOND TIME ON THE 28 DAY OF July, 2011

READ A THIRD TIME ON THE DAY OF , 2020

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE DAY OF 2020

Chair

Corporate Officer

SCHEDULE 'A'**SECTION ONE TEXT AMENDMENT**

1. The definitions section of the bylaw is hereby amended by inserting the following:

Campground: means a parcel of land occupied and maintained for temporary accommodation of the travelling public in tents, trailers, or recreational vehicles, which are licensed for the current year and have been brought to the site by the traveller.

Campsite: means a portion of a parcel of land, occupied and maintained for the temporary accommodation of the travelling public in tents, trailers or recreational vehicles, but specifically excludes mobile home pads.

Guest: means any person or persons, including tourists and the travelling public, staying at a location other than their permanent home or address.

Recreational Vehicle: means a structure or trailer, or vehicle used or designed to be used for temporary sleeping purposes and which is designed and intended to be mobile on land, whether or not self-propelled, but specifically excludes mobile homes and park model trailers.

RestaurantCafe: an small establishment serving meals and refreshments, but specifically excludes neighbourhood pubs.

Resort Unit: means the use of a building or buildings on land for the provision of temporary transient residential accommodation to guests in separate units, and may include cabins, but specifically excludes campgrounds, the use of mobile homes, park model trailers or recreational vehicles and excludes the use or occupation of residential accommodation as a permanent, seasonal or secondary residence.

Tourist: means any person or persons, including guest and the travelling public, staying in a location other than their permanent home or address.

2. The Table of Contents is amended to include the following zones:

11.3C Country Residential Two 'A' (CR-2A)

11.6E Commercial Two '~~E~~'G' (C-~~2E~~2G)

3. Part 8 'Zoning Designations' is amended by inserting the following text at the appropriate location in the existing list contained within Part 8.1.1:

Country Residential Two 'A' - Larger Lot Residential -CR-2A

Commercial Two '~~E~~'G' – Rural Resort Commercial – C-~~2E~~2G

4. Part 9 'Subdivision Requirements' is amended by inserting the following text at the appropriate location in the existing list contained within Part 9.1.1:

Country Residential Two 'A' (CR-2A) 1.0 hectare

Commercial Two '~~E~~'G' (C-~~2E~~2G) 2.0 hectares

5. Part 9 'Subdivision Requirements' is amended by replacing the text in 9.1.3 with the following:
Unless otherwise permitted within a zone, lot area requirements may be reduced by a maximum of 5% per lot, provided that at the decreased size, all other applicable requirements of this bylaw can be satisfied.
6. Part 9 'Subdivision Requirements' is amended by replacing the text in 9.6 in its entirety with the following:
Notwithstanding the requirements of Part 9, it shall be necessary for a Restrictive Covenant to be registered in the name of the regional district against the title of land at the time of registration of a strata subdivision or fee simple subdivision that has applied density averaging (where permitted), which restricts further subdivision of any lot within the original parcel that is not equal to the minimum lot area required by the zone.
7. Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.3C

COUNTRY RESIDENTIAL TWO 'A' (CR-2A)

~~This Country Residential Two 'A' zone is to permit a master planned residential community and the provision of amenities.~~

11.28.1 PERMITTED USES

- a) Residential use; not to exceed an overall density of one single family dwelling per 1.0 hectare (2.47 acres).

11.28.2 PERMITTED ACCESSORY USES

- a) Home occupations;
- b) Accessory buildings and structures.

11.28.3 CONDITIONS OF USE

- 1) The development shall be carried out in compliance with the Gowlland Harbour Views Servicing Agreement, ~~registered building envelopes, building scheme and vegetation and/or tree preservation covenants servicing standards.~~
- 2) Maximum number of residential units shall not exceed 51 units.
- 3) All lots are to be connected to ~~a community water system and~~ a community sanitary sewer system and small water system(s) as per the Servicing Agreement.
- 4) ~~Servicing standards and associated phasing shall be as per the Master Development Agreement.~~
- 5) ~~All lands are to be developed in accordance with an approved On-Site Stormwater Management Plan.~~

11.28.4 SITE DENSITY

The maximum density for the Country Residential Two 'A' (CR-2A) zone is one single family dwelling per 1.0 hectare (2.47 acres).

11.28.5 PARCEL DENSITY

Residential use is limited to one single family dwelling per lot.

11.28.6 PARCEL SETBACKS

Except where otherwise specified in this bylaw or as further regulated by registered covenants and/or designated building envelopes:

- 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 3.0 metres (9.84 feet) from a side lot line.

11.28.7 SITING OF BUILDINGS AND STRUCTURES

~~a) The siting of accessory buildings is not permitted in the front yard;~~

~~b)a)~~ Notwithstanding specified yard setbacks within the CR-2A zone, siting for all buildings and structures shall comply with Part 10.2 'Size, Shape and Siting of Buildings and Structures' of this bylaw and Bylaw No. 2782, "Floodplain Management Bylaw, 2005";

~~c) All single family dwellings are to be sited to permit maximum passive solar building orientation.~~

11.28.8 HEIGHT

The height of all buildings and structures will be measured from the average natural grade to the peak of the roof.

11.28.9 LIGHTING

The installation of approved 'dark sky' lighting is required on all building exteriors.

11.28.10 PARCEL COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 20%.

11.28.11 PARKS, TRAILS AND OPEN SPACE

- a) The Country Residential Two 'A' (CR-2A) zone is required to provide a minimum of ~~50~~ 40% parks and open space.
- b) Parks shall be dedicated and rights-of-ways granted as per the Master Development Agreement.
- c) All designated trails within the development are to be constructed as per the Master Development Agreement and final works completed prior to completion of final subdivision phase.

11. 28.12 PARCEL AREA

- a) The minimum average residential lot area within the Country Residential Two 'A' (CR-2A) zone shall be 1.0 hectare (2.47 acres).
- b) Despite (a), a subdivision with parcels smaller than the identified minimum lot area above may be created by subdivision provided that the overall average parcel size of all lots ~~within the master planned residential community~~ is equal to the minimum lot area required.

11.28.13 BONUS DENSITY

Despite Section 11.28.3.2 above, bonus density of up to 10 lots is permitted for property legally described as Lot 1, District Lot 208, Sayward District, Plan VIP86955, subject to the conditions set out in Section 11.28.14 below.

11.28.14 CONDITIONS FOR BONUS DENSITY

The conditions and terms, as outlined in the Agreement must be met before the bonus density under Section 11.28.13 above will be permitted.

END – CR-2A

8. Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.6E6G**COMMERCIAL TWO E G(C-2E2G)****11.6E6G.1 PERMITTED PRINCIPAL USES:**

- a) Resort/campground use; where the combined total number of units density is limited to a total maximum density of 10 units per 1.0 hectare (2.47 acres);

11.6E6G.2 PERMITTED ACCESSORY USES:

- a) Accessory residential use in conjunction with a principal permitted use is restricted to one (1) single family dwelling;
- b) Offices associated with a permitted principal use;
- c) Retail sales accessory to the resort and campground uses only;
- d) Restaurant-Cafe use accessory to the resort and limited to a maximum number of 30 seats;
- e) Common facility building accessory to resort and/or campground uses;
- f) Accessory uses, buildings and structures accessory to a principal permitted use, including office and retail sales.

11.6E6G.3 CONDITIONS OF USE:

- i) ***All permitted uses listed in Section 11.6E6G.1 and 11.6E6G.2 are subject to the following conditions:***
- a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
- b) Permanent residential use is not permitted on the parcel, with the exception of one single family dwelling used as an accessory residential use to a principal permitted use.
- c) Unless otherwise specified, screening is required along property lines that abut adjacent residential parcels of land and shall consist of at least one of the following:
- i. a 15.0 metre (49.2 foot) greenbelt;

- ii. a 10.0 metre (32.8 foot) vegetated buffer; or
 - iii. a solid fence 2.0 metres (6.6 feet) in height.
- d) Landscaping shall be in accordance with the conditions of the required development permit (DP).
- e) All exterior lighting is to be in compliance with the regional district's *Dark Sky Policy*.
- ii) **Resort Use listed in Section 11.6E6G.1(a) shall be subject to the following:**
 - a) Occupancy of all resort units shall be temporary in nature.
 - b) The maximum gross floor area of any resort unit shall not exceed ~~8050~~ square metres (~~861.1~~ 538.2 square feet).
- iii) **Campground Use listed in Section 11.6E6G.1(a) shall be subject to the following:**
 - a) A 15.0 metre naturally vegetated greenbelt is required along the natural boundary of the sea to provide an environmentally sensitive area buffer between all campsite spaces and the foreshore environment of Goose Bay.
 - b) All campsite spaces, excluding designated tent sites, shall have a minimum area of not less than ~~120 metres² (1291.67 feet²)~~ 110.0 metres² (1184.03 feet²).
 - c) All campsite areas, excluding tent sites, shall be finished with pervious surface materials to allow for sufficient rainwater management.
 - d) All recreational vehicle units in the campground must be licensed for the current year to travel on a public highway.
 - e) No additions are permitted on any recreational vehicle.
 - f) Public restrooms shall be provided for in accordance with the *Public Health Act* Public Place Sanitary Facilities Regulation.
 - g) A minimum of one garbage container for every two camping spaces shall be provided for purposes of garbage disposal. Each container must be durable, insect-tight, water-tight and rodent proof.
The provision of centralized bear proof garbage collection centre of suitable capacity is required and must be sited a minimum of 4.5 m from any property line.

11.6E.4 LOT AREA

The minimum lot area for the Commercial Two ~~E-G~~ (C-~~2E2G~~) zone shall be 2.0 hectare (4.94 acres).

11.6E.5 SETBACKS

Except where otherwise specified in this bylaw and/or as otherwise required by covenant:

- 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 4.5 metres (14.8 feet) from a side lot line.

11.6E.6 LOT COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 150%, excluding campsite/tent site areas.

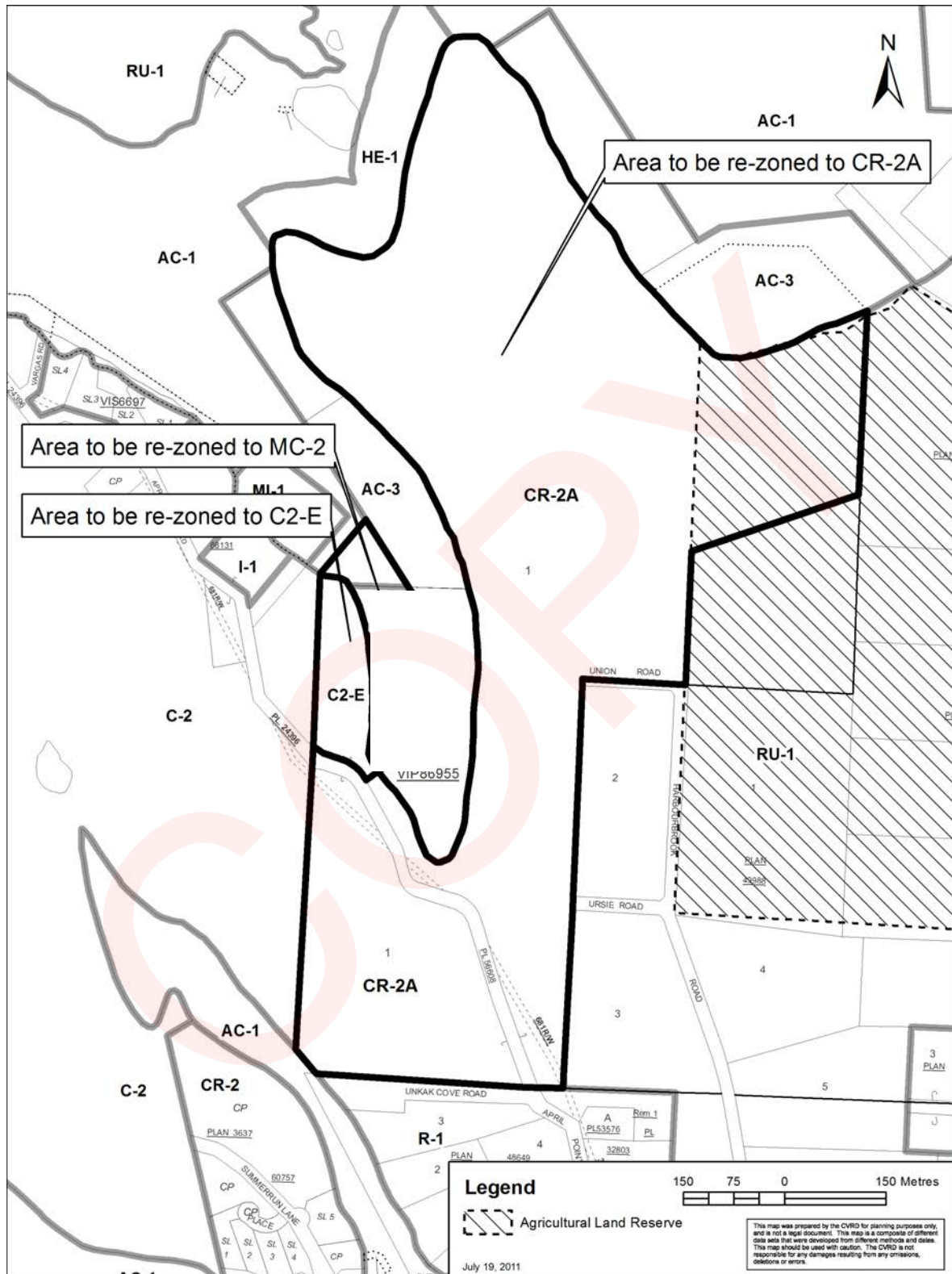
END • C-~~2E~~2G

COPY

SECTION TWO MAP AMENDMENT

The zoning for land described as Lot 1, District Lot 208, Sayward District, Plan VIP86955 on 'Map 2' of Bylaw No. 1213, being 'Quadra Island Zoning Bylaw, 1990', is hereby amended as follows:

- i) The portion outlined in bold black and labelled 'CR-2A' is rezoned from Rural One (RU-1) to Country Residential Two 'A' (CR-2A), as shown on the attached Appendix '1';
- ii) The portion outlined in bold black and labelled 'C-2E' is rezoned from Rural One (RU-1) to Commercial Two '~~E~~G' (C-~~2E~~2G), as shown on the attached Appendix "1"; ~~and~~AND
- iii) The portion outlined in bold black and labelled 'MC-2' is rezoned from Access One (AC-1) and Access Three (AC-3) to Marine Commercial Two (MC-2), as shown on the attached Appendix "1".



Appendix '1'

Part of Schedule 'A' of Bylaw No. 95, being 'Quadra Island Zoning Bylaw, 1990, Amendment No. 99.'

Amends 'Map 2' of Bylaw No. 1213, being 'Quadra Island Zoning Bylaw, 1990.'