



STAFF REPORT

DATE: September 29, 2021 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: David Leitch
Chief Administrative Officer

RE: BYLAWS No. 432 & 433 – OCP AND REZONING (CP 1C 21/RZ 1C 21 – QUADRA LINKS LTD.)

PURPOSE/PROBLEM

To consider holding a public hearing for Bylaws No. 432 and 433 which propose to amend the Official Community Plan and zoning bylaw to facilitate the development of a recreational vehicle site at the Quadra Links golf course located within Electoral Area C.

EXECUTIVE SUMMARY

The attached report was considered at the September 8, 2021 meeting of the Electoral Areas Services Committee at which time Committee adopted the following resolutions:

Whalley/Anderson: EASC 201/21

THAT the Committee recommend to the Board that a public hearing to consider Bylaws No. 432 and 433 be scheduled at a date and time to be determined.

Whalley/Leigh: EASC 202/21

THAT any date for a public hearing be set for a date after the mandatory vaccination passport program is successfully implemented.

Now that clarity regarding the implementation of the mandatory vaccination pass program has been provided and Bill 10 [*Municipal Affairs Statutes Amendment Act, 2021*], enabling local governments to hold virtual, electronic public hearing on a permanent basis has come into effect, the recommendation below regarding the scheduling of a public hearing is presented for the Board's consideration.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT a public hearing to consider Bylaws No. 432 and 433 be scheduled for 7:00 p.m. on Wednesday, December 1, 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:

A handwritten signature in blue ink, appearing to read 'David Leitch', is written over a horizontal line.

David Leitch
Chief Administrative Officer

Prepared by: E. Watson, Senior Executive Assistant

Attachments: September 1, 2021 report to the Electoral Areas Services Committee



STAFF REPORT

DATE: September 1, 2021 **FILE:** 0540-04 EASC

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: **OCP AMENDMENT AND ZONING BYLAW AMENDMENT APPLICATION TO FACILITATE THE ESTABLISHMENT OF A RECREATIONAL VEHICLE PARK AT 950 HERIOT BAY ROAD**

PLANNING FILE NO. 3330-20/CP 1C 21 and 3360/20 RZ 1C 21

ROLL No.: 772 18018.100 **PID No.:** 000-405-205

APPLICANT: Quadra Links Ltd.

LAND DESCRIPTION: Lot 2, District Lots 122 and 154, Sayward District, Plan 36442, exc. Part in Plans VIP75891 and EPP98484

OCP BYLAW: Bylaw 3050, *Quadra Island Official Community Plan, 2007*

EXISTING DESIGNATION: Recreation Commercial

ZONING BYLAW: Bylaw No. 1213, *Quadra Island Zoning Bylaw, 1990*

EXISTING ZONE: Recreation Commercial One (RC-1)

PURPOSE

To consider an Official Community Plan amendment and zoning bylaw amendment to facilitate the development of a recreational vehicle site at the Quadra Links golf course.

POLICY ANALYSIS

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 Sections 464 - 465 (Public Hearings on Bylaws).

At its July 14, 2021 meeting, the Board gave first and second readings to Bylaw No. 432 (Quadra Island OCP amendment) and Bylaw No. 433 (Quadra Island zoning) and passed the following resolution:

Abram/Whalley: SRD 681/21

THAT the agency referral list and First Nations consultation process as outlined in the May 3, 2021 report from the Chief Administrative Officer be approved, and

THAT a further report be prepared for the Board's consideration following the conclusion of the referral and consultation processes.

EXECUTIVE SUMMARY

An application has been received to amend the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 30-space recreational vehicle site on land belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the RV site is to increase the attractiveness of the golf course as a tourist destination which will be open during the golfing season only, from April to October each year.

The proponents intend to screen and buffer the RV site from adjoining land uses, and although the proposal indicates that water for the development will be provided from the well that currently serves the golf course, the suggestion that sewage disposal will be by individual arrangements between RV owners and private pump-out contractors is not acceptable to Island Health, which is recommending a sani-dump arrangement involving a holding tank or adequately sized septic field. It is therefore recommended that Bylaw Nos. 432 and 433 be brought forward for public hearing at a date and time yet to be determined, with consideration of third reading and adoption being conditional upon Island Health approval of any proposed sewage disposal system.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend to the Board that a public hearing to consider Bylaws No. 432 and 433 be scheduled at a date and time to be determined.

Respectfully:



Dave Leitch
Chief Administrative Officer

BACKGROUND

An application has been received to amend the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 30-space recreational vehicle site on land belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. At the time the applicants obtained an amendment to the OCP and zoning bylaw to permit the adjoining 17-lot Fir Crest Acres subdivision, it was intended that a second application would be forthcoming to permit the RV site.

The facility will remain as Golf Course property and will be separate from the residential subdivision as regards site access and servicing and it will be screened and buffered from the adjoining land uses. It is intended that it be developed in two phases, the first phase to include 20 RV spaces and a second phase for the remaining 10 spaces. The purpose of the RV facility is to increase the attractiveness of the golf course as a tourist destination on Quadra Island. It will be open during the golfing season only, from April to October each year.

AGENCY REFERRALS

The applications were referred to a number of government agencies and First Nations for consideration. Comments received are summarized in the following table:

Agency	Comments
BC Assessment Authority	No response.
BC Ferries	No response.
Fire department (Quadra Is)	Interests unaffected.
MFLNRO – Archaeology	Activity must be halted if an archaeological site is encountered during development and the Archaeology Branch contacted for direction.
Ministry of Agriculture	No response.
Ministry of Environment	No response.
MoTI	Interests unaffected.
Vancouver Island Health Authority	Extension of the water system to service the RV sites requires advance approval of construction and operating permits. It is recommended sewage disposal is by onsite sani-dump with either a sewage holding tank or adequately sized septic field.

First Nation	Comments
Xwemalhkwa/Homalco First Nation	No response.
K'ómoks First Nation	No response.
Klahoose First Nation	No response.
Lake Cowichan First Nation	No response.
Laich-Kwil-Tach Treaty Society	No response.
Lyackson First Nation	No response.
Nanwakolas Council	No response.
Cowichan Tribes	No response.
Halalt First Nation	No response.
Penelakut Tribe	No response.
Tla'amin First Nation	No response.
Stz'uminus First Nation	No response.
We Wai Kai Nation	No response.
Wei Wai Kum Nation	No response.

PLANNING ANALYSIS

The Golf course property is currently designated Recreation Commercial and zoned Recreation Commercial One (RC-1). These designations allow for the golf course use and accessory uses only. In order for the RV site to be permitted, text amendments to the OCP and zoning bylaw are required, which are provided in the draft bylaws attached to this report.

The proponents intend to screen and buffer the RV site from adjoining land uses, and although the proposal indicates that water for the development will be provided from the well that currently serves the golf course, the suggestion that sewage disposal will be by individual arrangements between RV owners and private pump-out contractors is not acceptable to Island Health, who are recommending a sani-dump arrangement involving a holding tank or adequately sized septic field. No comments were received by the First Nations and other government agencies who responded did not have concerns with the proposal.

FINANCIAL IMPLICATIONS

Applicable fees have been collected for this application under the Planning Procedures and Fees Bylaw No. 5.

LEGAL IMPLICATIONS

This report and the recommendations contained herein are in compliance with the *Local Government Act* (LGA) and Regional District bylaws as they relate to the zoning of land, which includes the surface of the water, set out in Section 479 of the LGA.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

Should a recommendation of support be made for the application and Bylaw Nos. 432 and 433 proceed forward, public consultation will occur in the form of a public hearing, conducted in compliance with the requirements of Sections 464 - 465 'Public Hearings', of the LGA, as required prior to final adoption of any proposed bylaw amendments.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

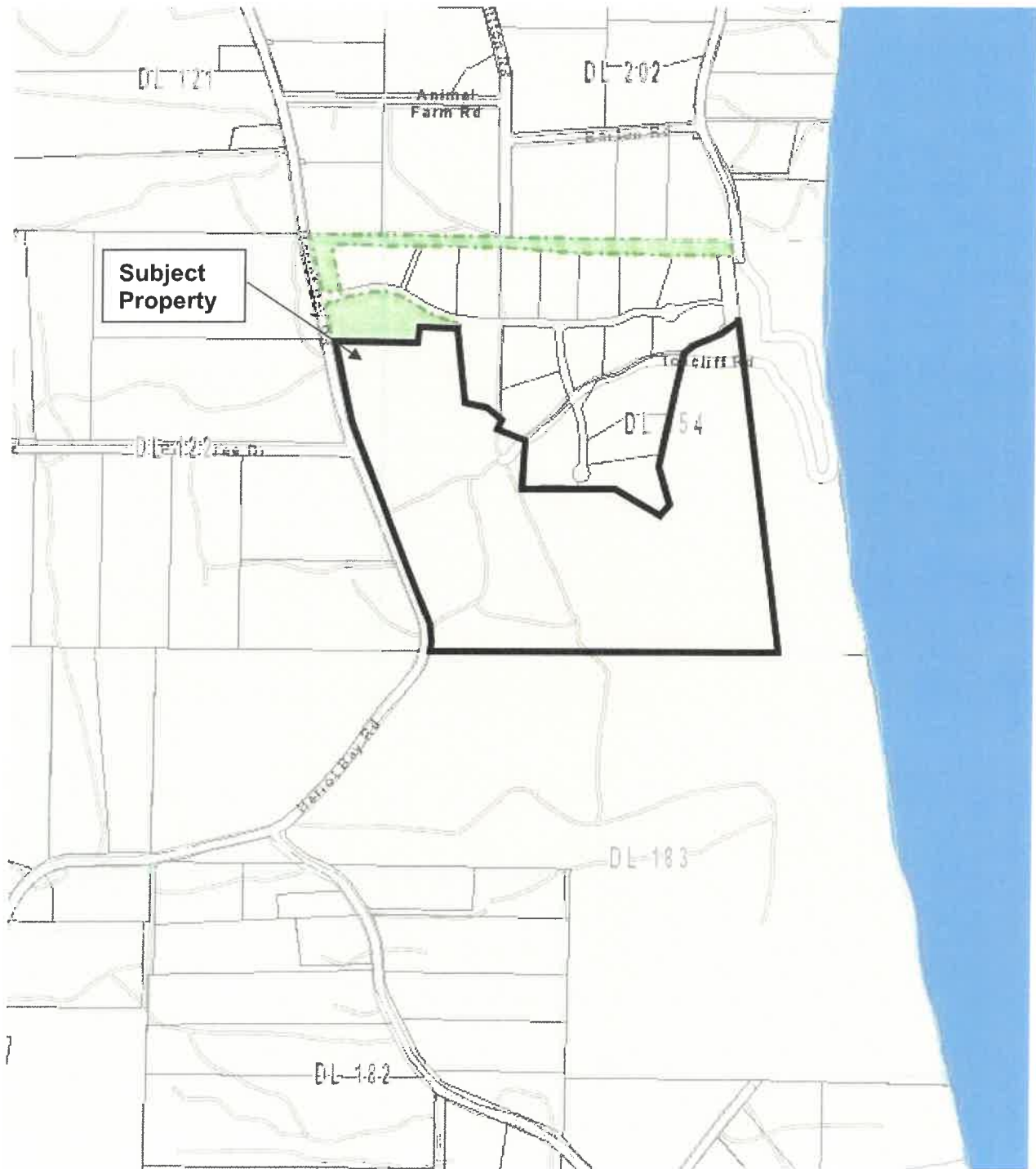
The planning department will be responsible for all aspects of the bylaw amendment process. Additionally, corporate services staff resources will be required during the public hearing process and the finalization of the adoption of the bylaws.

Submitted by:

Aniko Nelson
Senior Manager, Community Services

Prepared by: J. Neill, Planner

Attachments: Bylaw Nos. 432 and 433



Map showing proposed location of RV park

**Recreational Vehicle Site Plan**



Location of proposed RV site at the Northwest corner of the golf course.

RV Stay and Play Site

Quadra Links Limited is applying to the Strathcona Regional District to create an RV (recreational vehicle) site within the current RC-1 zone. The RC-1 zone is 83 acres and includes the golf course, driving range, maintenance buildings, and various facilities. The RV site will occupy five acres within the same property.

The proposed area slopes gently from west to east. The interior is primarily open. The perimeter is heavily vegetated. There are no structures on the site. The RV site will be located at the Northwest corner of the property. This area borders the park on the north and Heriot Bay Road on the West. The RV site will not be visible from the road or the community trail. The access will be from Heriot Bay Road at the current golf course entrance.

The wetland is currently partially in the park and partially within the golf course property. The RV site will maintain the 15-metre setback required by MOTI. The RV spaces will be 35x75 feet. They will include picnic tables and fire pits. The density is well below what has been defined in provincial guidelines. The sites will be serviced with power and water. There will be portable bathrooms and the sewage will be contained and removed from the site. The trailers and motor homes will have the option of having a local contractor pump their holding tanks if it is required.

The water will be provided from the existing commercial well that is used for potable water at the golf course. The volume is available and the well has 10 years of acceptable tests that have been provided to VIHA. The construction plan will be developed by an engineer and will need sign off by VIHA. The construction will occur in two phases. Twenty spaces will be built in Phase 1. The target is to have phase 1 ready by the summer of 2022.

The business concept is to make the site available to golfers only. Golf and RV occupancy will be available in several bundles. There is a well-established market for this link between golf and recreational vehicles. There are a number of rural golf courses that have successfully used stay and play to increase activity on the course. Quadra Links considers the RV sites an integral part of the recreational facility.

There will be rules that govern visitors. These will include a curfew to control noise. A full-time attendant will be onsite with responsibilities that include enforcing rules. This will be a seasonal business. The RV site will be open during the same period the golf course is open, approximately April to October. The site is for recreational use only with no residential component.

Applicants' statement



BYLAW NO. 432

A BYLAW TO AMEND THE QUADRA ISLAND OFFICIAL COMMUNITY PLAN

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 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. 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. 432, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE 14TH DAY OF JULY, 2021

READ A SECOND TIME ON THE 14TH DAY OF JULY, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2021

READ A THIRD TIME ON THE ____ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2021

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following:

- 3.5(c)(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as *principal* golf course *uses and associated secondary accessory recreational vehicle sites uses*.



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 14TH DAY OF JULY, 2021

READ A SECOND TIME ON THE 14TH DAY OF JULY, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2021

READ A THIRD TIME ON THE ____ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2021

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
- b) Residential
- c) Retail sales
- d) Accessory maintenance buildings, structures and uses.

11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
- b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- c) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 30 sites per parcel. A 10-metre wide vegetated buffer strip is to be provided along all property lines.
- d) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- e) 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.

11.4B.6 LOT COVERAGE

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

END – RC-1



STAFF REPORT

DATE: August 26, 2021 **FILE:** 0540-04 Board

TO: Chair and Directors
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: PUBLIC HEARINGS FOR BYLAWS NO. 385 (WILSON), 424 (CHAN), 432 AND 433
(QUADRA LINKS)

PURPOSE

To consider holding hybrid (virtual/in-person) public hearings at the Quadra Island Community Centre to permit the consideration of four land use bylaws applicable to Electoral Area C.

POLICY ANALYSIS

An application for rezoning in Electoral Area C was reviewed at the April 28, 2021 meeting of the Regional District Board, at which time the following resolution was passed:

Abram/Whalley: SRD 387/21

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

As result of this resolution, the Board deferred consideration of public hearing dates for land-use proposals in Electoral Area C until the COVID-19 situation had stabilized to the degree that indoor public gatherings could resume in a safe manner.

EXECUTIVE SUMMARY

With the postponement of public hearings in Electoral Area C, three rezoning bylaws and one Official Community Plan amendment bylaw have been on hold for between three and 13 months:

1. Rezoning Bylaw No. 385 (Wilson)
2. Rezoning Bylaw No. 424 (Chan)
3. Rezoning and OCP Amendment Bylaws No. 432 and 433 (Quadra Links)

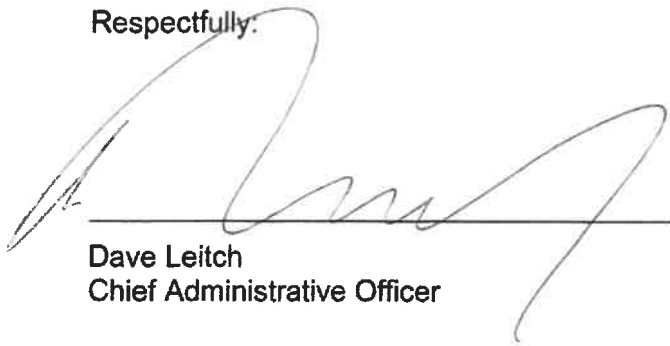
The Public Health Order on Gathering and Events permits in-person public hearings with safety precautions in place, and Bill 10 [*Municipal Affairs Statutes Amendment Act, 2021*]¹ enables local governments to hold virtual, electronic public hearings on a permanent basis. Since the Regional District will be able to hold public hearings within the next few weeks under these rules, further direction is being sought from the Board regarding the processing of these applications and the provision of appropriate messaging for the applicants and the general public.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

¹ Passed June 1, 2021 and effective September 29, 2021.

Respectfully:

A handwritten signature in dark ink, appearing to read 'Dave Leitch', is written over a horizontal line. The signature is fluid and cursive.

Dave Leitch
Chief Administrative Officer

Prepared by: Meredith Starkey, Parks and Planning Manager



STAFF REPORT

DATE: July 8, 2021

FILE:

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS NO. 432 AND 433 – OCP/REZONING (CP 1C 21/RZ 2C 21 - QUADRA LINKS)

PURPOSE/PROBLEM

To consider first and second readings for Bylaws No. 432 and 433 which propose to amend the Quadra Island official community plan and zoning bylaw as they apply to property located at 950 Heriot Bay Road on Quadra Island.

EXECUTIVE SUMMARY

The attached report was considered at the June 30, 2021 meeting of the Regional Board at which time the following resolution was passed:

Abram/Whalley: SRD 638/21

THAT Bylaws No. 432 and 433 be amended by replacing the word 'campground' with the words 'recreational vehicle sites' and that the amended bylaws be brought forward to the next available Board meeting for first and second readings and agency referral.

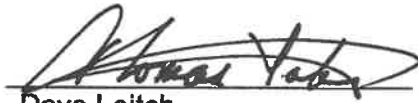
The changes directed by the Board have now been completed and Bylaws No. 432 and 433 are presented at this time for further consideration by the Board.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 432, being a bylaw amend the Quadra Island Official Community Plan, be now introduced and read a first time.
3. THAT Bylaw No. 432 be given second reading.
4. THAT Bylaw No. 433, being a bylaw to amend the zoning regulations applicable to Quadra Island, be now introduced and read a first time.
5. THAT Bylaw No. 433 be given second reading.
6. THAT the agency referral list and First Nations consultation process as outlined in the May 3, 2021 report from the Chief Administrative Officer be approved, and

THAT a further report be prepared for the Board's consideration following the conclusion of the referral and consultation processes.

Respectfully:



Dave Leitch
Chief Administrative Officer

for

Prepared by: T. Yates, Corporate Services Manager

Attachments: Bylaws No. 432 and 433
Copy of June 23, 2021 report to the Regional Board



BYLAW NO. 432

A BYLAW TO AMEND THE QUADRA ISLAND OFFICIAL COMMUNITY PLAN

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 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. 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. 432, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE ____ DAY OF _____,

READ A SECOND TIME ON THE ____ DAY OF _____,

PUBLIC HEARING HELD ON THE ____ DAY OF _____,

READ A THIRD TIME ON THE ____ DAY OF _____,

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

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following:

- 3.5(c)(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as ***principal*** golf course ***uses and associated secondary accessory recreational vehicle sites uses.***



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 ____, 2021

READ A SECOND TIME ON THE ____ DAY OF ____, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF ____, 2021

READ A THIRD TIME ON THE ____ DAY OF ____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF ____, 2021

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
- b) Residential
- c) Retail sales
- d) Accessory maintenance buildings, structures and uses.

11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
- b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- c) Recreational vehicle sites and tourist trailer sites are limited to a maximum density of 30 sites per parcel. A 10-metre wide vegetated buffer strip is to be provided along all property lines.
- d) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- e) 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.

11.4B.6 LOT COVERAGE

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

END – RC-1



STAFF REPORT

DATE: June 23, 2021

FILE:

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: **BYLAWS NO. 432 AND 433 – OCP/REZONING (CP 1C 21/RZ 2C 21 - QUADRA LINKS)**

PURPOSE/PROBLEM

To consider Bylaws No. 432 and 433 which propose to amend the Quadra Island official community plan and zoning bylaw as they apply to property located at 950 Heriot Bay Road on Quadra Island.

EXECUTIVE SUMMARY

The attached report was considered at the June 16, 2021 meeting of the Electoral Areas Services Committee at which time the following resolution was passed:

Leigh/Whalley: EASC 147/21

THAT Bylaws No. 432 and 433 be amended by replacing the word 'campground' with the words 'recreational vehicle sites' and that the amended bylaws be brought forward to the next available Board meeting for first and second readings and agency referral.

Although staff have previously recommended that the proposed text changes to Bylaws No. 432 and 433 be evaluated beforehand to avoid unintended consequences, the Board is certainly able to move forward without that additional information if it so chooses. If the Board directs that the proposed changes be made at this time the amended bylaws will be returned for further consideration at the next Board meeting.

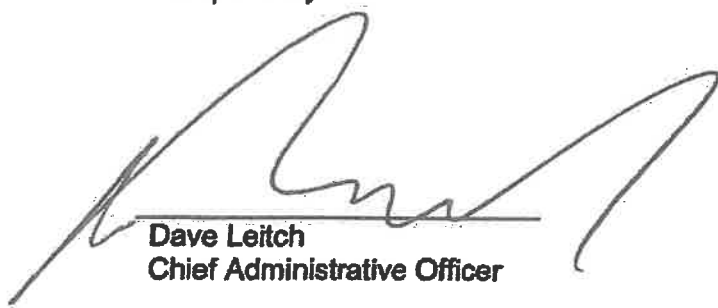
ALTERNATIVES

- a) THAT Bylaws No. 432 and 433 be amended by replacing the word "campground" with the words "recreational vehicle sites" wherever it appears, and that the amended bylaws be returned for further consideration at the next meeting.
- b) THAT a report to evaluate the implications of the proposed changes to Bylaws No. 432 and 433 be prepared for the Board's consideration.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: Copy of May 17, 2021 report to the Regional Board



STAFF REPORT

DATE: May 17, 2021 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: David Leitch
Chief Administrative Officer

RE: BYLAWS NO. 432 AND 433 - OCP/REZONING (CP 1C 21/RZ 2C 21 – QUADRA LINKS)

PURPOSE/PROBLEM

To consider the consultation process and amendments being proposed with respect to an official community plan and zoning amendment application for a campground proposal at 950 Heriot Bay Road on Quadra Island.

EXECUTIVE SUMMARY

The attached report concerning a proposed campground development was reviewed at the last meeting of the Electoral Areas Services Committee at which time the Committee passed the following resolution:

Abram/Whalley: EASC 110/21

THAT subject to confirmation with the applicant the bylaws be amended as follows prior to consideration of first reading:

First para; Page one.. campground... should read RV site
Exec. Summary: line three and line five..should read... site

Page two... Background and History... line three.. should say: site
Line six, twice in a row... RV site and site, not campground
Line nine:...RV sites, not camping spaces..line ten..RV site

Page six: 30 RV site development... not campground.
At bottom in bold.. NOT Campground Plan.. RV Site Plan

Page seven: banner on left side... 30 RV Site development, not campground
Bottom of page RV Site plan (not campground)

Page eight: RV Stay and Play Development (top of page)
second line: site development (not campground)
Third line: ... RV sites

Second para., line two, RV sites
Line four:... RV sites

Third paragraph: line two... The RV sites

Fourth para... line two... RV sites

Eight para... Line one "Golf and RV occupancy..." not camping
line three:... not camping... RV's

Last para.... RV site

3.5(c)(iii)..last line.accessory RV site uses

Last Page...(RC-1)

PERMITTED ACCESSORY USES

a) RV sites

11.26.3

c). RV sites

The changes proposed by the Committee include a combination of amendments to the draft bylaws as well as changes to the report from the Chief Administrative Officer, the latter being both inappropriate and beyond the Committee's mandate.

With respect to the actual bylaw amendments, it would appear that the term 'campground' is proposed to be universally replaced by the term 'RV site'. To properly assess the implications of this change on the Quadra Island official community plan and zoning bylaw, it will be necessary to undertake a more detailed analysis of how these terms are currently being used not only in the context of these bylaws but also with respect to other land use instruments such as development permits and covenants that have already been approved. It is therefore recommended that staff be provided an opportunity to review this matter in greater detail before any amendments are considered by the Board or the consultation/referral process for Bylaws No. 432 and 433 is commenced.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT a report to assess the implications of the amendments proposed to the Quadra Island official community plan and zoning bylaw be prepared for further consideration.

Respectfully:



David Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: Copy of May 3, 2021 report to the Electoral Areas Services Committee



STAFF REPORT

DATE: May 3, 2021 **FILE:** 0540-04 EASC

TO: Chair and Directors,
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS No. 432 & 433 – OCP & REZONING (CP 1C 21/ RZ 2C 21 (QUADRA LINKS))

PURPOSE

To consider a recommendation for first reading of Quadra Island Official Community Plan Amendment Bylaw No. 432 and Zoning Amendment Bylaw No. 433 and approval of the consultation process in relation to a campground proposal at 950 Heriot Bay Road, Quadra Island.

POLICY ANALYSIS

During the amendment of an OCP and prior to a public hearing, Section 475 of the *Local Government Act* (LGA) requires the Regional District to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected, and more specifically to consider whether to consult with the following:

- a) the board of any regional district that is adjacent to the area covered by the plan,
- b) the council of any municipality that is adjacent to the area covered by the plan,
- c) first nations,
- d) school district boards, greater boards and improvement district boards, and
- e) the provincial and federal governments and their agencies.

Part 14, Planning and Land Use Management, of the LGA describes local governments' roles regarding OCP and zoning bylaw amendments, namely Section 472 (Official Community Plans), Section 479 (Zoning Bylaws) and Sections 464 - 465 (Public Hearings on Bylaws).

EXECUTIVE SUMMARY

An application has been received to amend the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 30-space recreational vehicle campground on land belonging to Quadra Links Ltd. at 950 Heriot Bay Road, Quathiaski Cove. The development will be in two phases of 20 spaces for Phase 1 and 10 spaces for Phase 2. The purpose of the campground is to increase the attractiveness of the golf course as a tourist destination on Quadra Island to be open during the golfing season only, from April to October each year.

On the basis of the proposed re-designation of land and in accordance with the requirements of the LGA, the Regional District must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. A proposed First Nations' consultation process and agency referral list have been prepared for the Committee's consideration.

Should the consultation process and first reading be authorized, the bylaws will be forwarded to First Nations and identified agencies for review and comment. Upon completion of the consultation process, a full staff report on the application and potential land use considerations, including consultation outcomes, will then be prepared for the Board's consideration.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 432 and Bylaw No.433 be recommended to the Board for first reading.
3. THAT the First Nations' consultation process as outlined in the staff report dated May 3, 2021 for application CP 1C 21/ RZ 2C 21 (Quadra Links) be recommended for approval.
4. THAT the agency referral list as outlined in the staff report dated May 3, 2021 for application CP 1C 21/ RZ 2C 21 (Quadra Links) be recommended for approval.

Respectfully:


Dave Leitch
Chief Administrative Officer**BACKGROUND/HISTORY**

An application has been received to amend the OCP Recreation Commercial designation and the Recreation Commercial One (RC-1) zone to permit the creation of a 30-space recreational vehicle campground on land belonging to Quadra Links Ltd. and located at 950 Heriot Bay Road, Quathiaski Cove. At the time the applicants obtained an amendment to the OCP and zoning bylaw to permit the adjoining 17-lot Fir Crest Acres subdivision, it was intended that a second application would be forthcoming to permit the RV campground. The campground will remain as Golf Course property, and will be separate from the residential subdivision as regards to site access and servicing and it will be screened and buffered from the adjoining land uses. It is intended that it be developed in two phases, the first phase consisting of 20 camping spaces and a second phase for the remaining 10 spaces. The purpose of the campground is to increase the attractiveness of the golf course as a tourist destination on Quadra Island. The campground will be temporary in nature and only open during the golfing season from April to October each year.

On the basis of the proposed re-designation of land, and in accordance with the requirements of the LGA, the Regional District must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. A proposed First Nations' consultation process and agency referral list have been prepared for the Board's consideration.

PROPOSED FIRST NATIONS CONSULTATION AND AGENCY REFERRAL

The SRD is committed to early and on-going First Nations consultation, as required under Section 475 of the LGA and guided by the Ministry of Municipal Affairs and Housing's *Guide to First Nations Engagement on Local Government Statutory Approvals*. As part of the consultation process, the SRD will initiate contact with First Nations to provide application details and to seek input related to the proposed bylaw amendment considerations. Should comments or concerns be received from any First Nation regarding the proposed bylaw amendments, such comments will be forwarded to the Board for further consideration and direction. The following First Nations consultation list as sourced from the Province of BC's Consultative Areas Database is provided for Board's consideration:

First Nation Referral List

√	Xwémalhkwu (Homalco) First Nation	√	Nanwakolas Council
√	Tla'amin Nation	√	Cowichan Tribes
√	Klahoose First Nation	√	Stz'uminus First Nation
√	K'ómoks First Nation	√	Halalt First Nation
√	Lake Cowichan First Nation	√	We Wai Kai (Cape Mudge Band)
√	Laich-Kwil-Tach Treaty Society	√	We Wai Kum (Campbell River Band)
√	Lyackson First Nation	√	Penelakut Tribe

Agency Referral List

	Agricultural Land Commission	√	Ministry of Agriculture
	Advisory Planning Commission (APC)		Ministry of Municipal Affairs and Housing
√	BC Assessment Authority		Ministry of Energy & Mines
√	BC Ferries Corporation	√	Ministry of Environment
	BC Parks	√	Ministry of Forests, Lands & Natural Resource Operations (Archaeology)
	Powell River Regional District (PRRD)	√	Ministry of Transportation and Infrastructure
	Fisheries and Oceans Canada (General) Fisheries and Oceans Canada (Aquaculture: Finfish) / (Aquaculture: Shellfish)		Ministry of Jobs, Tourism & Innovation
	Environment Canada		School District No. 72 (Campbell River)
√	Fire Department (Quadra Island)		Transport Canada Navigable Waters
	Ministry of Aboriginal Relations & Reconciliation	√	Vancouver Island Health Authority (VIHA)

OPTIONS FOR THE COMMITTEE TO CONSIDER

- To provide support for the First Nations consultation and agency referral list provided.
- To recommend changes to the First Nations consultation and agency referral list provided.
- To recommend that the proposal not proceed.

Should support be provided and the bylaws given first reading, the bylaws will be forwarded to identified parties for review and comment. Following the consultation process, a staff report summarizing the specifics of the application, consultation outcomes, and any amendments to the proposed bylaws will then be prepared for further consideration.

FINANCIAL IMPLICATIONS

Fees for the official community plan and rezoning application process have been collected in accordance with the Regional District's Planning Procedures and Fee Bylaw (Bylaw No. 5).

LEGAL IMPLICATIONS

The report content outlining agency referral and First Nations consultation considerations is in accordance with LGA requirements.

INTERGOVERNMENTAL/REGIONAL IMPLICATIONS

There are no intergovernmental/regional implications at this time.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

There are no citizen/public relations implications at this time.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Community Services staff resources will be required in the preparation of consultation and referral materials.

Submitted by:



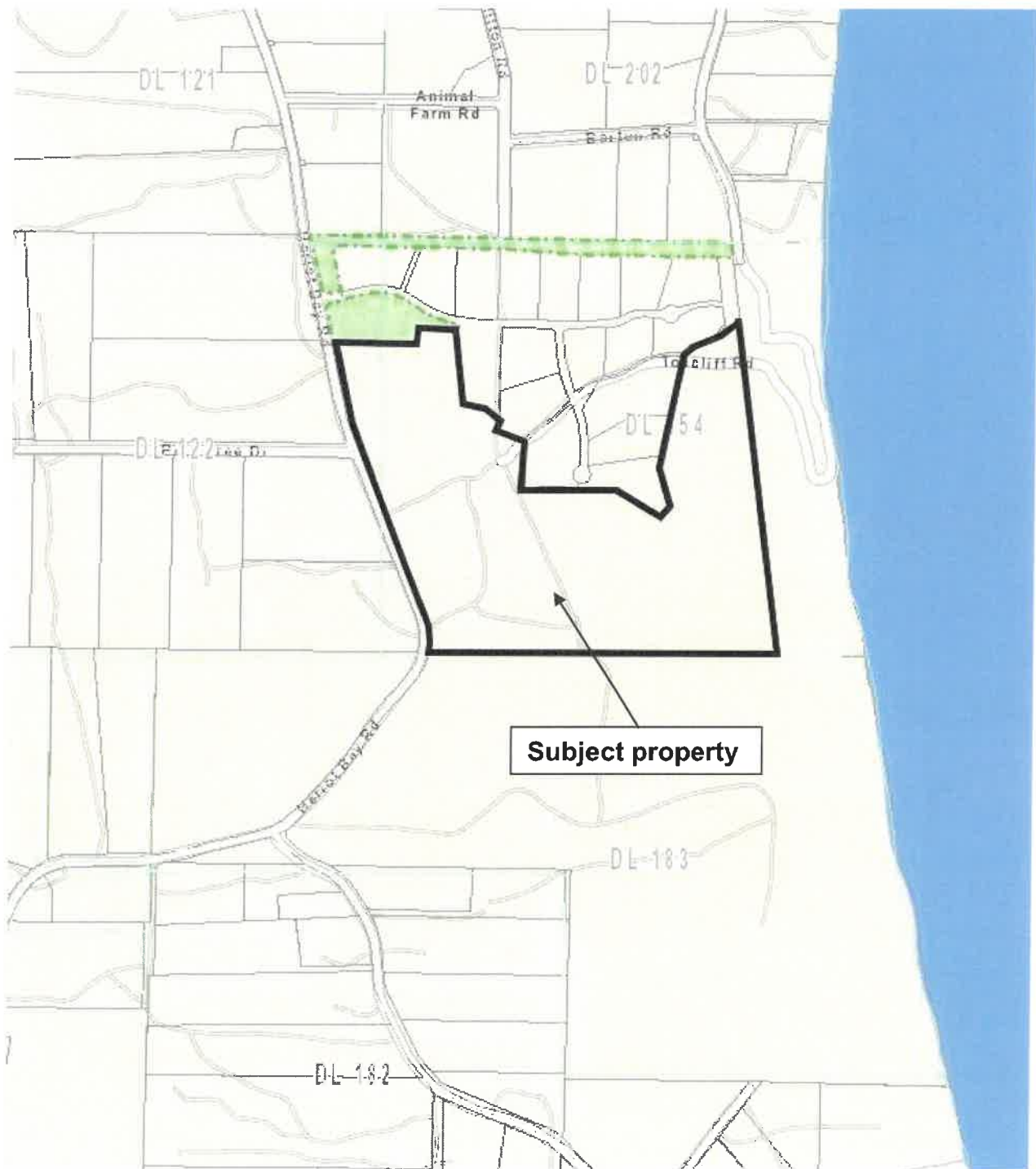
Aniko Nelson
Senior Manager, Community Services

Prepared by: J. Neill, Planner

ATTACHMENTS:

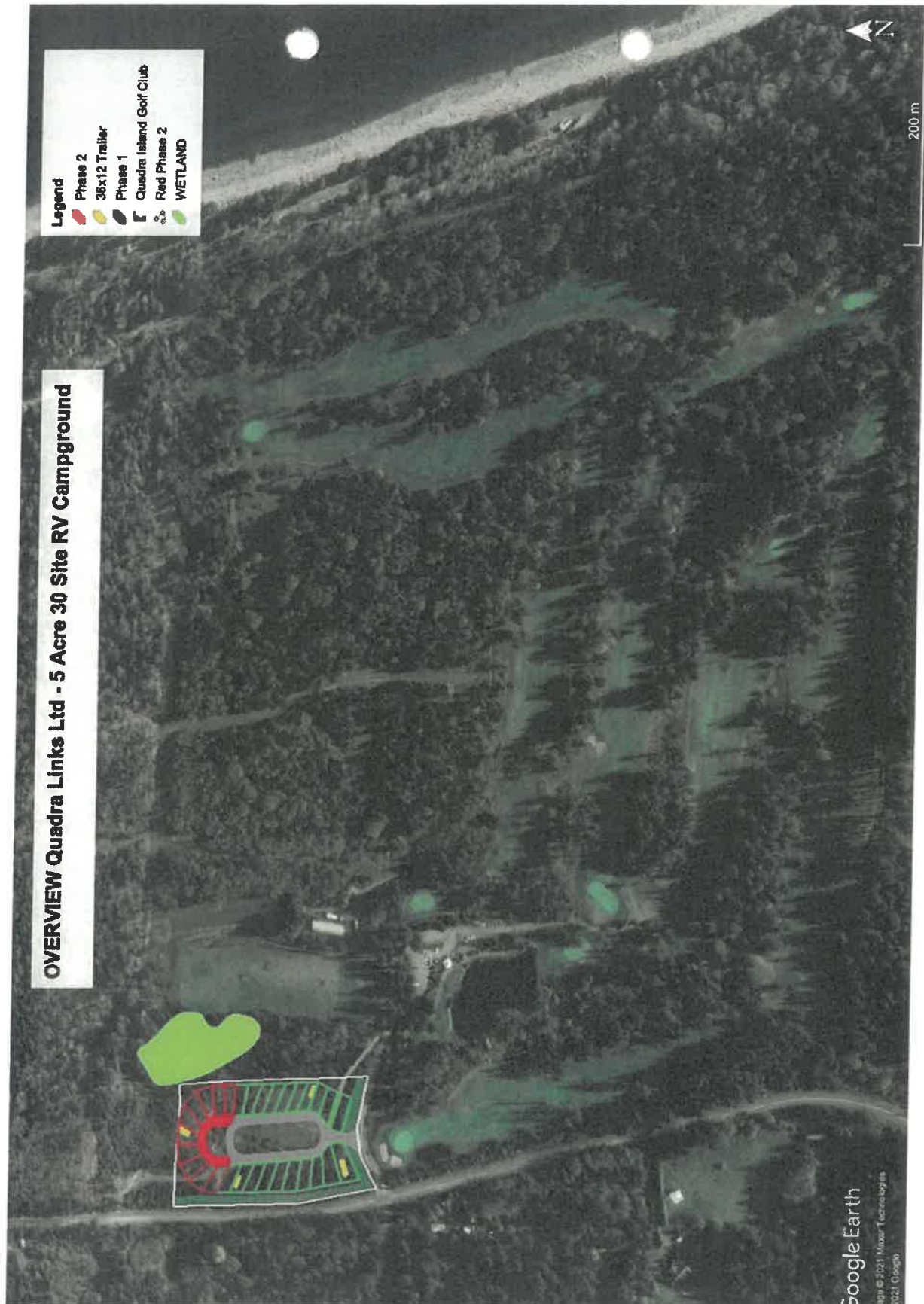
Proposed OCP Amendment Bylaw No. 432

Proposed Zoning Amendment Bylaw No. 433



Location Plan

**Campground Plan**



Campground plan in relation to Quadra Links Golf Course

R/V Stay and Play Campground

Quadra Links Limited is applying to the Strathcona Regional District to create an R/V campground within the current RC1 zone. The RC1 zone is 83 acres and includes the golf course, driving range, maintenance building, and various facilities. The campground will occupy five acres within the same property.

The proposed area slopes gently from west to east. The interior is primarily open. The perimeter is heavily vegetated. There are no structures on the site. The campground will be located at the North West corner of the property. This area borders the park on the north and Heriot Bay Road on the West. The campsites will not be visible from the road or the community trail. The access will be from Heriot Bay Road at the current golf course entrance.

The wet land is currently partially in the park and partially within the golf course property. The campground will maintain the 15 meter set back required by MOT.

The campsites will be 35x75 feet. They will include picnic tables and fire pits. The density is well below what has been defined in provincial guidelines.

The sites will be serviced with power and water. There will be portable bathrooms and the sewage will be contained and removed from the site. The trailers and motor homes will have the option of having a local contractor pump their holding tanks if it is required.

The water will be provided from the existing commercial well that is used for potable water at the golf course. The volume is available and the well has 10 years of acceptable tests that have been provided to VIHA. The construction plan will be developed by an engineer and will need sign off by VIHA.

The construction will occur in two phases. Twenty sites will be built in Phase 1. The target is to have phase 1 ready by the summer of 2022.

The business concept is to make the sites available to golfers only. Golf and camping will be available in several bundles. There is a well established market for this link between golf and recreational vehicles. There are a number of rural golf courses that have successfully used camping to increase activity on the course. Quadra Links considers the RV sites an integral part of the recreational facility.

There will be rules that govern visitors. These will include a curfew to control noise. A fulltime attendant will be onsite with responsibilities that include enforcing rules.

This will be a seasonal business. The campground will be open during the same period the golf course is open, approximately April to October. The sites are for recreational use only with no residential component.

Applicant's Statement



BYLAW NO. 432

A BYLAW TO AMEND THE QUADRA ISLAND OFFICIAL COMMUNITY PLAN

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 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. 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. 432, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 16.

READ A FIRST TIME ON THE ____ DAY OF _____,

READ A SECOND TIME ON THE ____ DAY OF _____,

PUBLIC HEARING HELD ON THE ____ DAY OF _____,

READ A THIRD TIME ON THE ____ DAY OF _____,

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

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

Part III 'Community Plan Policies' 5(c) "The following are commercial designations:" is amended by deleting Section 3.5(c)(iii) and replacing it with the following:

- 3.5(c)(iii) Recreation commercial developments shall reflect commercial activities that cater to large lot outdoor uses for visitors and Island residents alike, such as ***principal*** golf course ***uses and associated secondary accessory campground uses.***



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 _____, 2021

READ A SECOND TIME ON THE ____ DAY OF _____, 2021

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2021

READ A THIRD TIME ON THE ____ DAY OF _____, 2021

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2021

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)
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11.26.1 PRINCIPAL USES

- a) Golf courses;

11.26.2 PERMITTED ACCESSORY USES

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

11.26.3 CONDITIONS OF USE

- a) No parking, loading or storage areas shall be located in any required yards.
- b) Buildings and structures shall be screened and buffered from adjacent properties through retention and maintenance of natural vegetation.
- c) Campgrounds and tourist trailer sites are limited to a maximum density of 30 sites per parcel. A 10-metre wide vegetated buffer strip is to be provided along all property lines.
- d) On any lot: residential use is limited to one single family dwelling for caretaker and/or manager.
- e) 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.

11.4B.6 LOT COVERAGE

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

END – RC-1