

BYLAW NO. 447

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA D (OYSTER BAY-BUTTLE LAKE)

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area 'D' 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 1404 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. 1404 being Campbell River Area Zoning Bylaw 1991, 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. 447, being Campbell River Area Zoning Bylaw 1991, Amendment No. 60.

READ A FIRST TIME ON THE 27TH DAY OF APRIL, 2022

READ A SECOND TIME ON THE 27TH DAY OF APRIL, 2022

PUBLIC HEARING HELD ON THE 15TH DAY OF JUNE , 2022

READ A THIRD TIME ON THE 13TH DAY OF JULY, 2022

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 13TH DAY OF JULY, 2022

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

1) Part 2 'INTERPRETATION' is amended by inserting the following definitions:

'Equestrian Centre' means an indoor or outdoor equestrian arena, a venue for horse shows and eventing, including a riding academy with riding lessons for adults and youth; the sale and leasing of horses or boarding of horses and teaching of horsemanship and riding principles; farrier and horse-related veterinary services and full-service tack shop.

2) Part 4 'LAND USE REGULATIONS', Section 4.1 'Zone Designations' is amended by inserting the following new zone after Rural One (RU-1):

RRC-1	Rural Residential Community One	2 ha
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3) Part 4 'LAND USE REGULATIONS', Section 4.6 'Regulations for each zone' is amended by inserting the following new zone after Rural One (RU-1):

4.6.9A	Rural Residential Community One	(RRC-1)
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4.6.9A

RURAL RESIDENTIAL COMMUNITY ONE

(RRC-1)

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Residential use;
- 2) Agricultural uses;
- 3) Public utility use;
- 5) Low impact recreation; and
- 6) Park.

b) On any lot 8 hectares (19.76 acres) or larger:

- 1) Equestrian Centre and associated uses and public events.

ii) PERMITTED ACCESSORY USES

a) On any lot:

- 1) Equestrian supplies and services;
- 2) Tack and farm gate sales;
- 3) Accessory buildings;
- 4) Home Occupations; and
- 5) Bed and Breakfast.

b) On any lot 8 hectares (19.76 acres) or larger:

- 1) Small bandsaw sawmills provided the use is limited to sites not exceeding 1000 square metres.

iii) CONDITIONS OF USE

- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural or equestrian uses.
- b) Dog kennels, dog rearing or grooming operations or swine operations shall not be permitted.
- c) **Residential use** is limited to:

On any lot:	One single family dwelling.
On any lot over 4.0 hectares (9.87 acres):	Two single family dwellings.

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 1900 square metres (20,000 square feet) or 10% of the lot area, whichever is less.

v) SITING OF BUILDINGS AND STRUCTURES

- a) Except where otherwise specified in this bylaw, no building or structure shall be located within:
 - 1) 7.5 metres (24.6 feet) of that portion of a front lot line or rear lot line;
 - 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way and
 - 3) Minimum separation between single family dwellings - 15 metres (49.21 feet) on the same lot.
- b) No accessory building shall be located in any required yard and be located a minimum of 3.5 metres (11.48 feet) from any other building or structure.
- c) Other specifications include:
 - 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
 - 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e) and (f).
 - 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(1-3).
 - 4) For any exceptions to siting, refer to Section 4.5.6(a).

vi) LOT COVERAGE

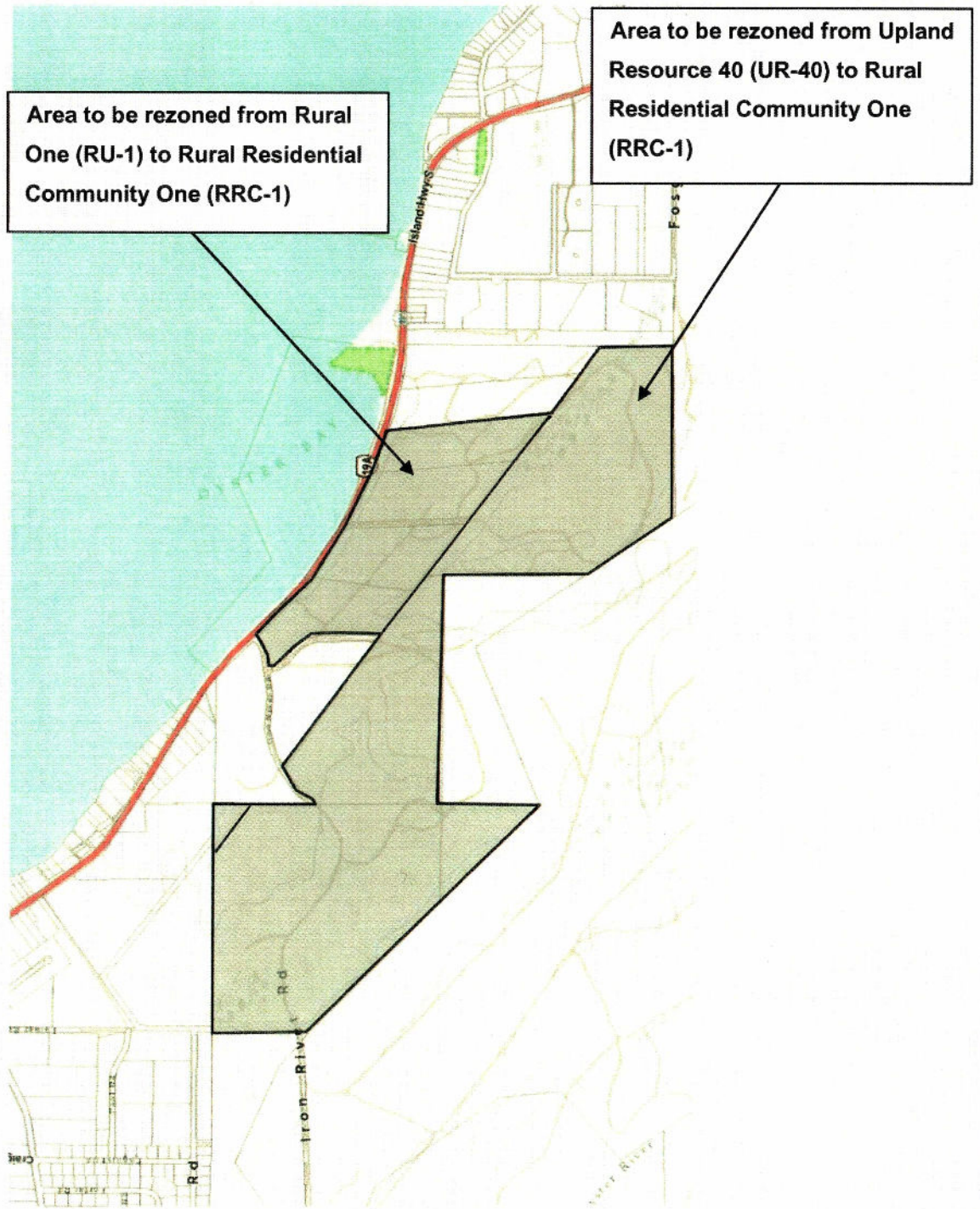
The maximum lot coverage of all buildings and structures, shall not exceed 20% of the lot area.

vii) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 2 hectares (4.94 acres)
- b) **Minimum lot frontage:** 10% of the perimeter of the lot

SECTION TWO MAP AMENDMENT

Land legally described as Part Sections 25 and 26, Township 4, Comox District, as shown on 'Map 1' of Bylaw No. 1404, being the 'Campbell River Area Zoning Bylaw, 1991', is hereby amended from Rural One (RU-1) and Upland Resource 40 (UR-40) to Rural Residential Community One (RRC-1), as shown on the attached Appendix '1'.



Area to be rezoned from Rural One (RU-1) to Rural Residential Community One (RRC-1)

Area to be rezoned from Upland Resource 40 (UR-40) to Rural Residential Community One (RRC-1)

RZ 1D 21 – Oyster Bay Lands

Part Sections 25 and 26, Township 4, Comox District

Appendix '1'

Part of Schedule 'A' of Bylaw No. 447, being Campbell River Area Zoning Bylaw 1991, Amendment No. 60.

Amends 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991.