



BYLAW NO. 496

**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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 496, being Campbell River Area Zoning Bylaw 1991, Amendment No. 63.

READ A FIRST TIME ON THE 26TH DAY OF APRIL, 2023

READ A SECOND TIME ON THE 26TH DAY OF APRIL, 2023

PUBLIC HEARING WAIVED ON THE 26TH DAY OF APRIL, 2023

READ A THIRD TIME ON THE 10TH DAY OF MAY, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 10TH DAY OF MAY, 2023



Chair



Corporate Officer

SCHEDULE 'A'

TEXT AMENDMENT #1

Part 4, Section 4.5 'General Regulations' is amended by repealing subsection 1) in its entirety and replacing with the following:

1) Accessory Buildings and Structures

- (a) Buildings and structures accessory to the permitted use of a parcel are permitted in each zone unless otherwise specified, provided that:
 - i) the principal use is being performed on the parcel; or,
 - ii) a building for the purpose of the principal use has been constructed on the parcel; or,
 - iii) a building for the purpose of the principal use is in the process of being constructed on the parcel.
- (b) The maximum height of all accessory buildings is 7.0 metres (23.0 ft.), unless otherwise specified in this bylaw.
- (c) Notwithstanding the above, an accessory building may be situated on a parcel where no principal residential building exists provided the building is no greater than 50 square metres (538.2 square feet) and is used only for the storage of goods and materials owned by the owner of the same parcel.

(d) Accessory Building Setback Table:

REQUIRED SETBACK	ACCESSORY BUILDING HEIGHT	
	4.5 metres (14.8 ft.) or less	Between 4.5 and 7.0 metres (14.8 – 23.0 ft.)
Front Lot Line	7.5 metres (24.6 ft.)	7.5 metres (24.6 ft.)
Side Lot Line	1.0 metre (3.3 ft.)	1.0 metre (3.3 ft.)
Rear Lot Line	1.0 metre (3.3 ft.)	2.0 metres (6.6 ft.)

TEXT AMENDMENT #2

Part 4, Section 4.5 'General Regulations' is amended by repealing paragraph a) of subsection 2 and replacing with the following:

2) Height of Buildings and Structures

- (a) The maximum height of all buildings and structures shall not exceed 10.0 metres (32.8 feet), except for public utility use and commercial or industrial zoned uses which shall not exceed 15.0 metres (49.21 feet).

TEXT AMENDMENT #3

Part 4, Sections 4.6.1(v)(b), 4.6.2(v)(b), 4.6.3(v)(b), 4.6.3.A(v)(b), 4.6.4(v)(b), 4.6.5(v)(b), 4.6.6(v)(b), 4.6.6.A(v)(b), 4.6.7(v)(b), 4.6.7.A(v)(b) and 4.6.8(v)(b) are repealed in their entirety.