

BYLAW NO. 511

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 511, being Campbell River Area Zoning Bylaw 1991, Amendment No. 64.

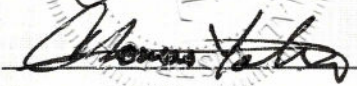
READ A FIRST TIME ON THE 16TH DAY OF AUGUST, 2023

READ A SECOND TIME ON THE 16TH DAY OF AUGUST, 2023

READ A THIRD TIME ON THE 13TH DAY OF SEPTEMBER, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 13TH DAY OF SEPTEMBER, 2023


Chair


Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

PART 2 INTERPRETATION is amended by inserting the following in the appropriate alphabetical order within the existing definitions:

BULK WATER BOTTLING means the process of bottling bulk water for distribution, commercial or industrial purposes, sale or financial gain.

BULK WATER PROCESSING means the process of altering bulk water for any purpose other than private residential or agricultural use as permitted by the appropriate Provincial agency.

BULK WATER SALES means the sale of bulk water for commercial purposes or financial gain.

PART 4 LAND USE REGULATIONS is hereby amended by repealing **4.3 General Provisions** in its entirety and replacing with the following:

4.3 General Provisions

1) Lot Area Requirements and Use

- a) Minimum lot size requirements are stipulated in each zone. The general subdivision regulations of Part 5 of this bylaw shall be adhered to.
- b) Any lots within a zone which are below the minimum lot area and frontage for subdivision may be used for the permitted uses within the particular zone, subject to compliance with other provisions identified in this bylaw.
- c) Notwithstanding the above, in any zone where density or conditions of use provisions cite a minimum lot area requirement, the lot area requirement may be reduced by a maximum of 5%.

2) Uses Prohibited in All Zones

- a) No land, surface of water, building, or structure in any zone shall be used for any purpose other than that specified in this bylaw.
- b) Any use not expressly permitted in this bylaw is prohibited in every zone and where a particular use is expressly permitted in one zone, such use is prohibited in every zone where it is not expressly permitted.
- c) Further to the generality of 2 (a) and (b) above, bulk water sales, bulk water processing and bulk water bottling is prohibited on any upland or foreshore area, except where expressly permitted within a zone.

3) Uses Permitted in All Zones

- a) In all upland zones, the keeping of up to four small fowl or poultry, including chickens and ducks, but specifically excluding roosters shall be permitted.