



## STAFF REPORT

**DATE:** May 15, 2024 **FILE:** 0550-04 Board  
**TO:** Chair and Directors  
Regional Board  
**FROM:** Dave Leitch  
Chief Administrative Officer  
**RE:** **OCP AMENDMENT AND REZONING APPLICATION – CP 2C 23 / RZ 5C 23 SCHELLINCK**

---

<b>PLANNING FILE NOS.</b>	3350-20/CP 2C 23 and 3360-20/RZ 5C 23	
<b>ROLL NO.:</b>	772 18262.010	<b>PID No.:</b> 027-985-369
<b>APPLICANT:</b>	Rick & Cheryl Schellinck	
<b>LAND DESCRIPTION:</b>	Lot 1, District Lot 208, Sayward Land District, Plan VIP86955	
<b>CIVIC ADDRESS:</b>	896 April Point Road, Quathiaski Cove BC	
<b>OCP BYLAW:</b>	Bylaw 3050, "Quadra Island Official Community Plan Bylaw, 2007"	
<b>ZONING BYLAW:</b>	Bylaw No. 1213 "Quadra Island Zoning Bylaw, 1990"	
<b>EXISTING DESIGNATION:</b>	Silviculture	<b>PROPOSED DESIGNATION:</b> Rural Residential
<b>EXISTING ZONE:</b>	Rural One (RU-1)	<b>PROPOSED ZONE:</b> Rural Two (RU-2)

---

### PURPOSE

To consider Bylaws No. 535 and 536 which would re-designate and rezone a 64-hectare parcel of land on Quadra Island to allow for a subdivision of twenty-two 2.0-hectare rural residential lots and one 5.0-hectare Agricultural Land Reserve parcel, as well as two regional district parks totalling 9.2 hectares.

### POLICY ANALYSIS

The attached report was considered at the February 14, 2024 meeting of the Electoral Areas Services Committee at which time the following resolutions were passed:

Mawhinney/Rice: EASC 65/24

THAT the Committee recommend that Bylaw No. 535 and Bylaw No. 536 (Schellinck) be forwarded to the Board for first and second readings.

Mawhinney/Rice: EASC 66/24

THAT the Committee recommend that the Board authorize a public hearing to consider Bylaw No. 535 and Bylaw No. 536 (Schellinck), and

THAT the public hearing be held at a date and time to be determined.

**EXECUTIVE SUMMARY**

Bylaws No. 535 and 536 have been drafted to redesignate those portions of lands not designated as Agricultural Land Reserve (ALR) from Silviculture (S) to Rural Residential (RR) and rezone those lands from Rural One (RU-1) to Rural Two (RU-2). The designation and zoning for the ALR portion of the property will not change. This change in designation and zoning will allow for the creation of twenty-two 2.0-hectare rural residential lots, one 5.0-hectare agricultural land reserve parcel and two parks totalling 9.2 hectares.

The development is offering public amenities in the form of 9.2 hectares of Regional District parkland, a public parking lot at Harbourbrook Road, the provision of public trails and a firefighting reservoir adjacent to the ALR portion of the property. The proponent has further offered the SRD an affordable housing amenity in the amount of \$100,000 which the SRD would be able to put towards Quadra Island affordable housing initiatives/developments through its housing service, as supported by the Board.

Bylaws No. 535 and 536 to re-designate and rezone the subject property to RR and RU-2 respectively are provided for the Board's consideration.

**RECOMMENDATIONS**

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 535 (Schellinck), being a bylaw to amend the Quadra Island Official Community Plan, be now introduced and read a first time.
3. THAT Bylaw No. 535 be given second reading.
4. THAT Bylaw No. 536, being a bylaw to amend the zoning regulations applicable to Quadra Island, be now introduced and read a first time.
5. THAT Bylaw No. 536 be given second reading.
6. THAT an in-person public hearing to consider Bylaws No. 535 and 536 (Schellinck) be scheduled for 6:30 pm on Wednesday, June 12, 2024 at the Quadra Island Community Centre.

THAT the holding of the public hearing be delegated to the Electoral Area C Director.

Respectfully:



\_\_\_\_\_  
Dave Leitch  
Chief Administrative Officer

**FINANCIAL IMPLICATIONS**

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

**LEGAL IMPLICATIONS**

This report and the recommendations contained herein are in compliance with the *Local Government Act* and Regional District bylaws.

**CITIZEN/PUBLIC RELATIONS IMPLICATIONS**

Open Houses were held by the applicant on January 24, 2024 and April 15, 2024. The Advisory Planning Commission for Electoral Area C gave consideration to the application on February 6, 2024 and recommended that the proposal be supported. Some of the discussion around support for the proposal focused on the proximity to Quathiaski Cove, silviculture not being seen as the highest and best use of the land, the need for housing and the current lack of housing opportunities on the Island. Additional public consultation will occur in the form of a public hearing conducted in compliance with the requirements of ss.464 - 465 (Public Hearings) of the *Local Government Act*, prior to consideration of 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 and the finalization of the adoption of the bylaws.

Submitted by:



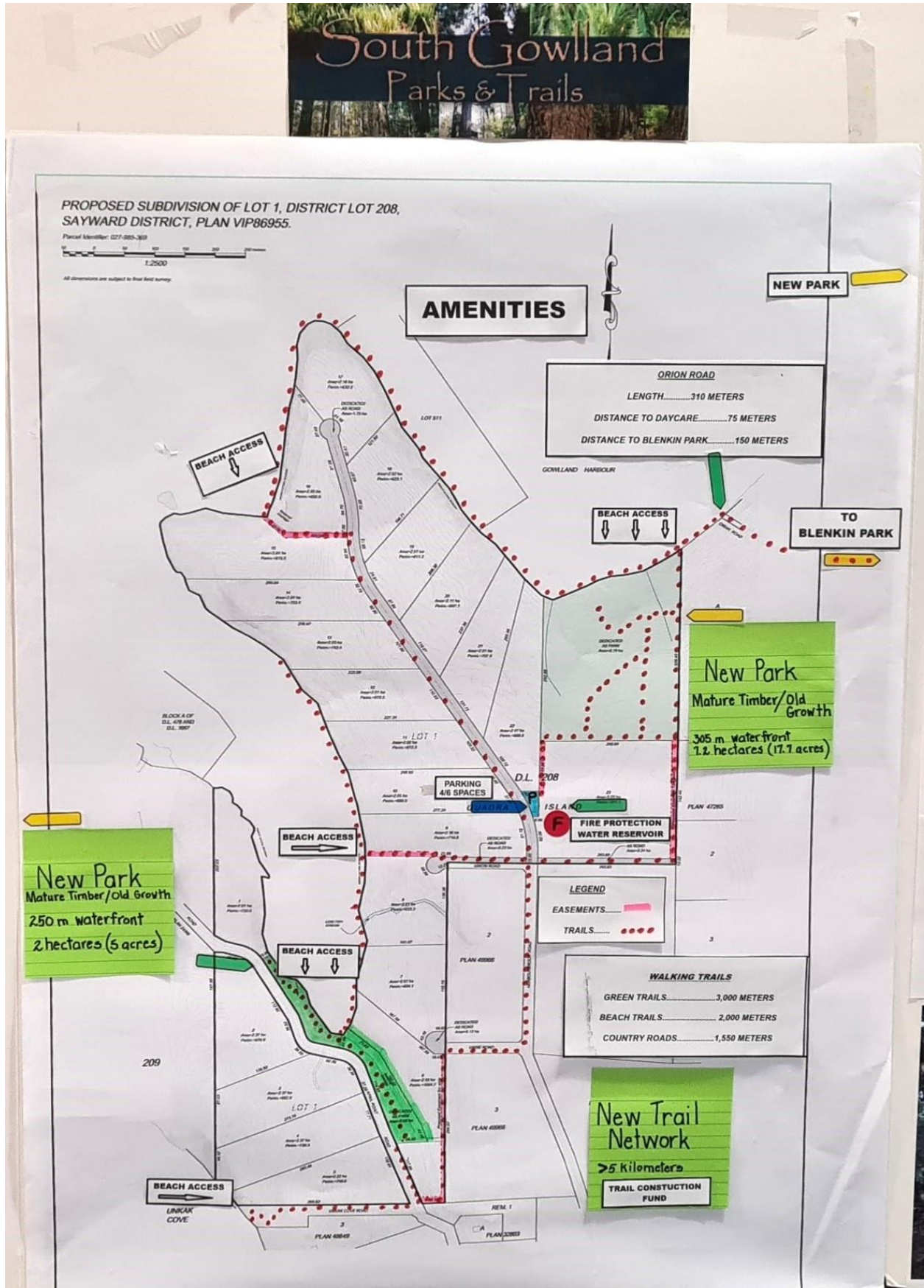
---

Aniko Nelson  
Senior Manager, Community Services

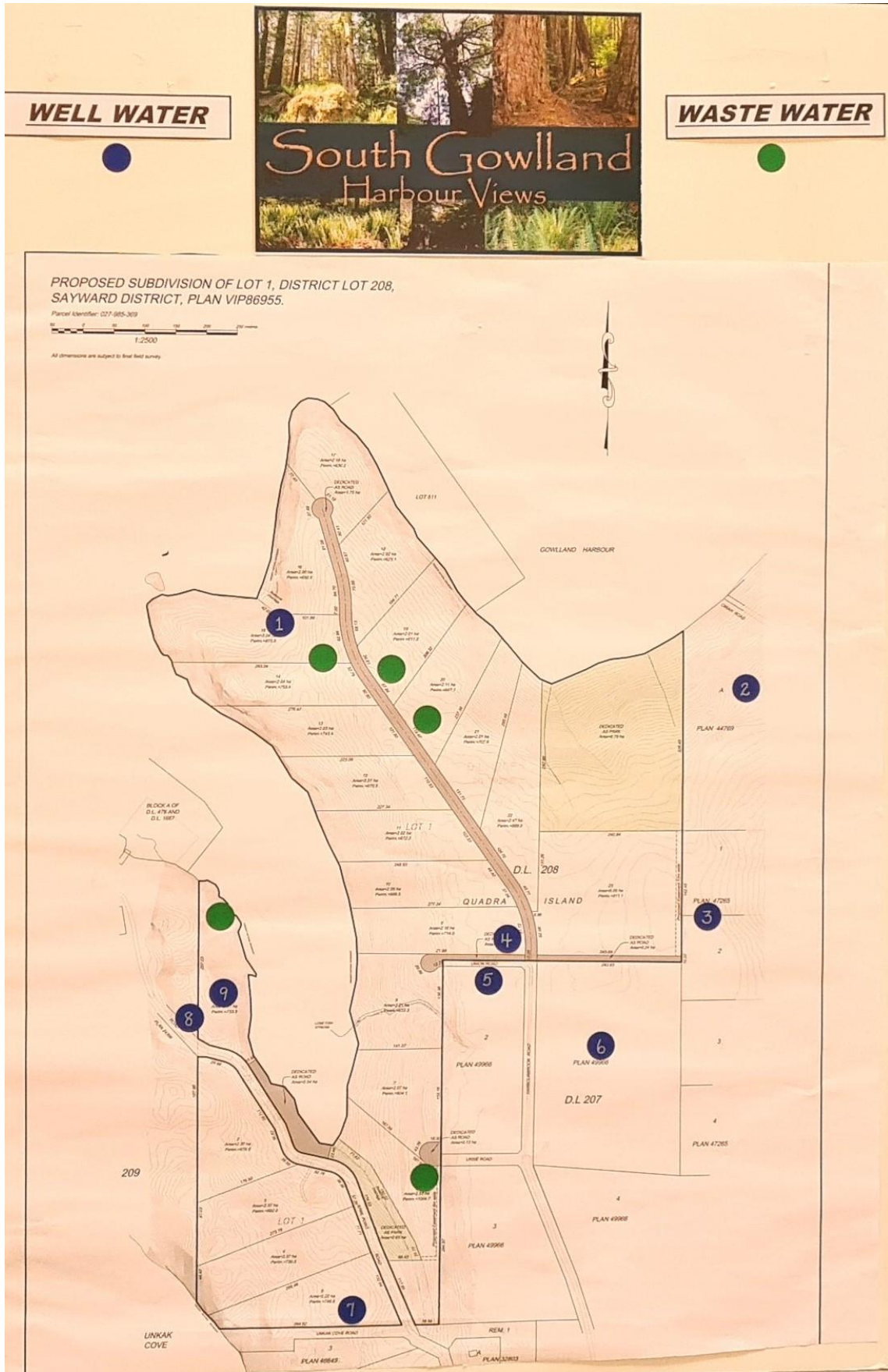
**Prepared by:** *J. Neill, Planner*

Attachments: Bylaw Nos. 535 and 536  
Staff Report dated February 14, 2024

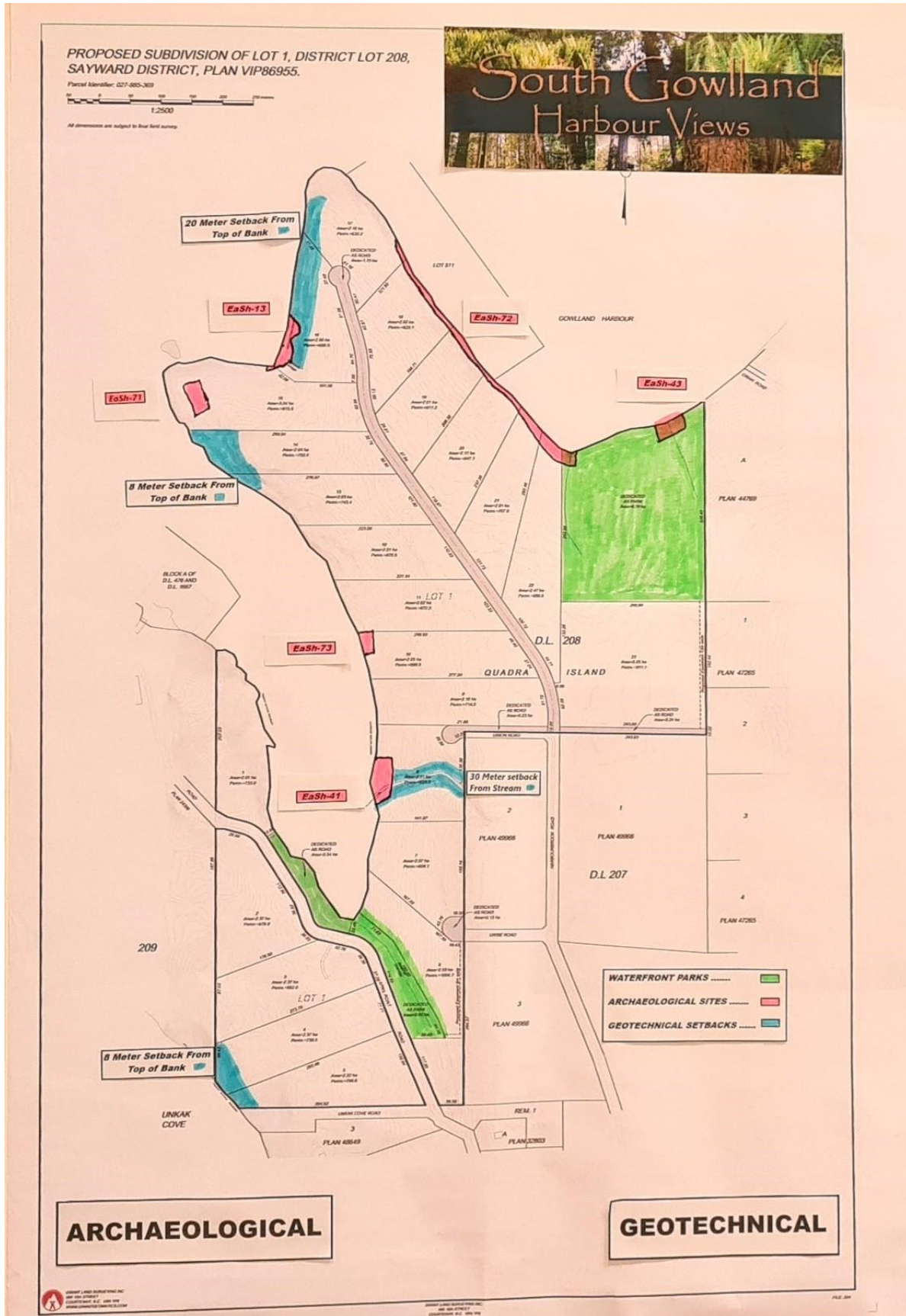




**Proposed Community Amenities**



Well Water and Waste Water



Archaeological Sites and Geotechnical Setbacks



**BYLAW NO. 535**

---

**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. 535, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 20.

**READ A FIRST TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**READ A SECOND TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**PUBLIC HEARING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**READ A THIRD TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE      MAP AMENDMENT**

1. The land use designation for land legally described as Lot 1, District Lot 208, Sayward District, Quadra Island, Plan VIP86955 as shown on 'Schedule A-1' of Bylaw No. 3050, being Quadra Island Official Community Plan Bylaw 2007, is hereby amended from 'Silviculture' (S) to 'Rural Residential' (RR), as shown on the attached Appendix '1'.



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



**BYLAW NO. 536**

---

**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. 536, being Quadra Island Zoning Bylaw 1990, Amendment No. 146.

**READ A FIRST TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**READ A SECOND TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**PUBLIC HEARING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**READ A THIRD TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

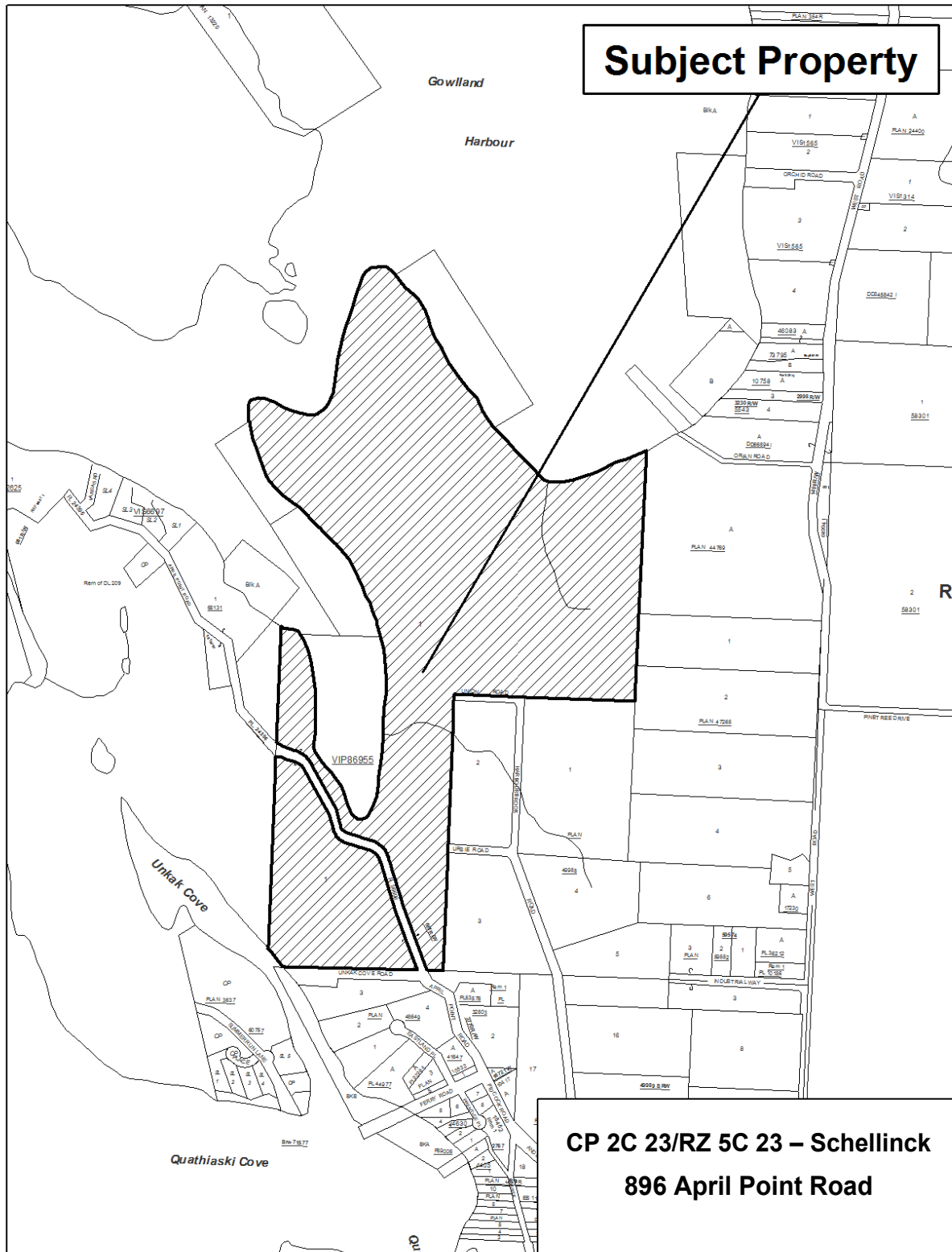
\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE      MAP AMENDMENT**

1. Land legally described as Lot 1, District Lot 208, Sayward District, Quadra Island, Plan VIP86955 as shown on the attached Appendix '1', is rezoned from Rural One (RU-1) to Rural Two (RU-2).



**Appendix '1'**

Part of Schedule 'A' to Bylaw No. 536, being Quadra Island Zoning Bylaw 1990, Amendment No. 146.

Amends 'Map 1' and 'Map 2' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990.



## STAFF REPORT

**DATE:** February 14, 2024 **FILE:** 0550-04 EASC  
**TO:** Chair and Directors  
Electoral Areas Services Committee  
**FROM:** Dave Leitch  
Chief Administrative Officer  
**RE:** **OCP AMENDMENT AND REZONING APPLICATION – CP 2C 23 / RZ 5C 23 SCHELLINCK**

**PLANNING FILE NOS.** 3350-20/CP 2C 23 and 3360-20/RZ 5C 23  
**ROLL NO.:** 772 18262.010 **PID No.:** 027-985-369  
**APPLICANT:** Rick & Cheryl Schellinck  
**LAND DESCRIPTION:** Lot 1, District Lot 208, Sayward Land District, Plan VIP86955  
**CIVIC ADDRESS:** 896 April Point Road, Quathiaski Cove BC  
**OCP BYLAW:** Bylaw 3050, "Quadra Island Official Community Plan Bylaw, 2007"  
**ZONING BYLAW:** Bylaw No. 1213 "Quadra Island Zoning Bylaw, 1990"  
**EXISTING DESIGNATION:** Silviculture **PROPOSED DESIGNATION:** Rural Residential  
**EXISTING ZONE:** Rural One (RU-1) **PROPOSED ZONE:** Rural Two (RU-2)

### PURPOSE

To consider an application to re-designate and rezone a 64-hectare parcel of land to allow for a subdivision of twenty-two 2.0 hectare rural residential lots and one 5.0 hectare Agricultural Land Reserve parcel, as well as, two regional district parks totalling 7.8 hectares.

### POLICY ANALYSIS

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding official community plans and zoning bylaws, namely s.471 (Official Community Plans), s.479 (Zoning Bylaws) and ss.464 - 465 (Public Hearings on Bylaws).

### EXECUTIVE SUMMARY

This application proposes to create twenty-two 2.0-hectare rural residential lots, one 5.0-hectare agricultural land reserve parcel and community amenities in the form of two parks totalling 7.8 hectares, from a 67-hectare parcel of land located at April Point, Quadra Island. The subject property is currently undeveloped with some areas of older forest in the northeast corner of the property and along April Point Road, which are proposed to be dedicated as park. To proceed with this development proposal both an OCP and zoning amendment are required. The required amendments include an OCP redesignation from Silviculture (S) to Rural Residential (RR) and a rezoning from Rural One (RU-1) to Rural Two (RU-2). The designation and zoning for the ALR portion of the property will not change.

The Silviculture designation recognizes the importance of forested lands and their value for existing or future forestry purposes. It further encourages the retention, protection and enhancement of lands designated as Silviculture. It is recognized that the OCP attempts to restrict designating Silviculture lands as Rural Residential, however, this is ultra vires as it is beyond the power of the OCP to regulate changes in land use designations. Further, the *Local Government Act* requires local governments to consider applications to amend the OCP and its designations on the merits of the proposal.

The OCP also includes statements and policies that would be in line with the proposal and supportive of the provision of additional rural residential lands. The requested OCP and rezoning amendment may be viewed as a natural transition area between the adjacent residential neighbourhood to the immediate south and rural areas to the north and east, and may be considered an extension of existing settlement areas and land use patterns. Although the lands are designated silviculture and zoned RU-1, the proposed 2.0 hectare (5.0 acre) lot size is not out of character with those elsewhere in the area. Furthermore, and in keeping with OCP policies, the proponents maintain that rural characteristics will be respected. The development will allow for the provision of amenities in the form of 7.8-hectares of Regional District parkland and the construction of public trails. The applicant is further willing to explore the provision of additional public amenities to support affordable housing opportunities on the island.

Bylaws No. 535 and 536 to re-designate and rezone the subject property to RR and RU-2 respectively are provided for the Committee's consideration.

#### RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend that Bylaw No. 535 and Bylaw No. 536 (Schellinck) be forwarded to the Board for first and second readings.
3. THAT the Committee recommend that the Board authorize a public hearing to consider Bylaws No. 535 and 536 (Schellinck) and

THAT the public hearing be held at a date and time to be determined.

Respectfully:



---

Dave Leitch  
Chief Administrative Officer

#### BACKGROUND

The subject property is located in a semi-rural area along the shores of Gowlland Harbour and Goose Bay on Quadra Island and is accessed from April Point Road and Harbourbrook Road. The property is currently undeveloped with some areas being previously logged and others consisting of mature second growth forest dominated by conifers. A portion of the central area has been salvage logged to recover heavy blowdown resulting from winter storm events. The areas that have been salvage logged have a heavy regeneration of 3-5 m high conifers.

**AGENCY REFERRALS**

This application has been referred to relevant government agencies and those First Nations identified as having an interest in lands. Comments received from government agencies and from First Nations have indicated no concerns with the proposal.

<b>Agency</b>	<b>Comments</b>
BC Assessment Authority	No response.
BC Ferries Corporation	No response.
Fire Department - Quadra Island:	Provision of adequate road access for emergency vehicles.
FLNRORD – Environment	Development to follow the guidelines as set out in <i>Develop with Care</i> , with respect to buffering around sensitive ecological areas.
FLNRORD - Archaeology	At development, Archaeological Impact Assessment under HCA Permit 2012-0328 to be re-evaluated as the current disposition of the sites is unknown.
MoTI	No concerns.
School District 72	No response.
Island Health	Compliance with the Subdivision Servicing Standards and comply with the BC <i>Drinking Water Protection Act</i> and regulations.
<b>First Nation</b>	<b>Comments</b>
Cowichan Tribes	No response.
Homalco First Nation	No objection.
Halalt First Nation	No response.
Klahoose First Nation	No response.
K'ómoks First Nation	No response.
Laich-Kwil-Tach Treaty Society	No response.
Ts'uubaa-asatx Nation	No response.
Lyackson First Nation	No response.
Nanwakolas Council	Only responds to Provincial/Federal referrals.
Penelakut Tribe	No response.
Stz'uminus First Nation	No response.
Tla'amin First Nation	No response.
We Wai Kai Nation	Defers to Nanwakolas Council.
Wei Wai Kum Nation	No response.

**PLANNING ANALYSIS**

The application proposes to create twenty-two 2.0-hectare rural residential lots and one 5.0-hectare agricultural land reserve parcel, as well as, two parks totalling 7.8 hectares, from a 64-hectare parcel of land at 896 April Point Road, Quathiaski Cove. This property is bounded by Discovery Passage to the north and west, Unkak Road to the south and by Rural One (RU-1) zoned properties to the east and southeast. As the minimum parcel size for subdivision is 4.0 hectares in the RU-1 zone, to allow the creation of 2-hectare lots, re-designating the parcel to Rural Residential and rezoning to Rural Two (RU-2) is required. The requested OCP and rezoning amendment may be viewed as a natural transition area between the adjacent residential neighbourhood to the immediate south and rural areas to the north and east and may be considered an extension of existing settlement areas and land use patterns. Furthermore, and in keeping with OCP policies, the proponents maintain that rural characteristics will be respected.

The designation and zoning for the ALR portion of the property in the northeast, which contains areas of older forest, will not change. Servicing will be provided by private individual wells and private on-site septic disposal units. Community amenities associated with the development will include 7.8-hectares of park and the construction of public trails.

**OCP Policies**

OCP Policies that can be interpreted as supported or not in conflict with the proposal include the following:

**'Settlement Pattern Objectives' 2.2(a)**

- (i) To maintain the rural nature of the Island and encourage a small, close-knit community.
- (ii) To provide forms of development which are mindful of the capacity of the land to support such development and do not detract from the rural character of the island.
- (iii) To encourage affordable and safe living and housing opportunities on the Island.
- (iv) To recognize that home occupations and home industries are important to the lifestyle of Quadra Island residents. To promote settlement patterns that minimize risks associated with natural hazards and that consider the surrounding environment.
- (v) To identify adequate inventories of suitable land and resources for future settlement while considering small-scale and infill opportunities in rural areas.
- (vi) The intent of the plan is to discourage the creation of new settlement areas.

'Settlement Patterns' 3.1(a) to provide for settlement patterns within the plan area that recognize the nature and quality of existing residential neighbourhoods, do not detract from the rural character, offer housing opportunities, as well as ensure that future development densities reflects the capacity of the community service base and the land to support such development.

'Rural residential Policies' 3.1.5(a) these small, rural lots are characterized largely by their proximity to existing residential areas and their suitability to accommodate unserved rural residential activities.

**FINANCIAL IMPLICATIONS**

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

**LEGAL IMPLICATIONS**

This report and the recommendations contained herein are in compliance with the (LGA) and Regional District bylaws.

**CITIZEN/PUBLIC RELATIONS IMPLICATIONS**

The Advisory Planning Commission for Electoral Area C gave consideration to the application on February 6, 2024 and recommended that it be supported. Some of the discussion around support for the proposal focused on the proximity to Quathiaski Cove, Silviculture not being seen as the highest and best use of the lands, the need for housing and the current lack of housing opportunities on the Island. An Open House was also held by the applicant on January 24, 2024 which was attended by approximately 140 residents. Should the Board support the application proceeding forward, public consultation will occur in the form of a public hearing, conducted in compliance with the requirements of ss.464 - 465 'Public Hearings', of the LGA, as required prior to consideration of 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:



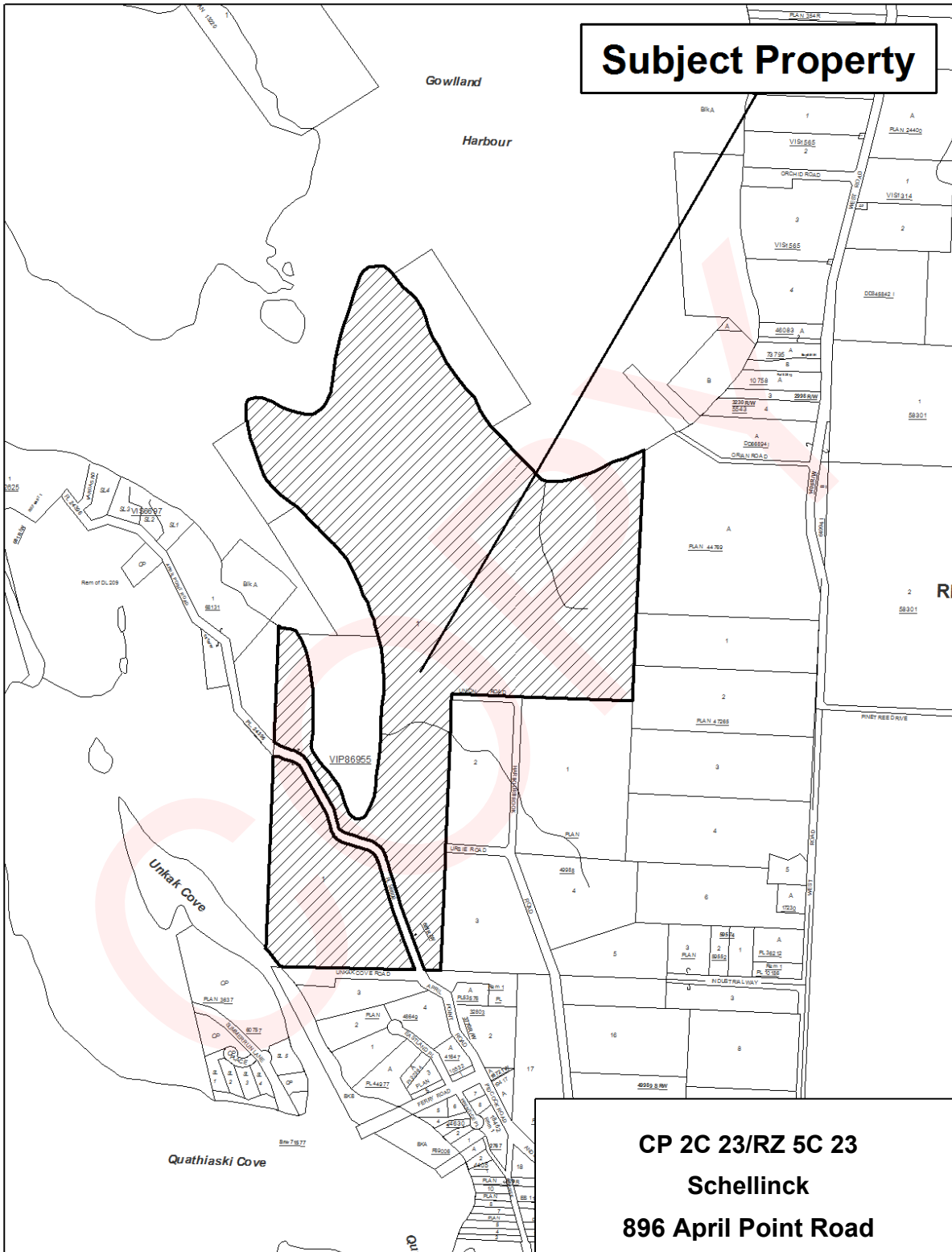
---

Aniko Nelson  
Senior Manager, Community Services

**Prepared by:** *J. Neill, Planner*

**Attachments:**

Bylaw Nos. 535 and 536



Location Map



- (iii) To encourage small-scale light industrial uses which provide employment for Quadra Island residents.
- (iv) To discourage industrial development on or adjacent to the lakes, other environmentally sensitive areas, and peripheral islands.
- (v) To discourage large-scale industrial development likely to result in adverse aesthetic, environmental, and social effects.

**OBJECTIVES – FORESTS / SILVICULTURE**

- 2.2j (i) To protect the forestland base on Quadra Island in cooperation with appropriate provincial agencies, and to recognize the forests of Quadra as being an important part of the Island’s environment, heritage, recreation, and economy.
- (ii) To promote appropriate forest development and encourage wise management and maintenance of timber lands as a means of achieving sustainable development.
- (iii) To endorse the economic use of forestlands through the promotion of viable, community-oriented woodlots, and value-added products.
- (iv) To encourage the maintenance of the forested, rural nature of the Island.
- (v) To require proper management of wetlands and to recognize the rights of wildlife to exist on Quadra.
- (vi) To promote community awareness as to the nature of forestry lands to help prevent future conflicts over the use of these lands.

**OBJECTIVES – AGRICULTURE**

- 2.2k (i) To endorse the continued existence of Agricultural Land Reserve (ALR) lands on the Island.
- (ii) To promote community awareness as to the nature of ALR lands to help prevent future conflicts over the use of these lands.
- (iii) To encourage agriculture, in particular, local food production.
- (iv) To recognize that agriculture makes an important contribution to the community.

**OBJECTIVES – FISHERIES & AQUACULTURE**

- 2.2l (i) To promote consultation between the community and appropriate government agencies regarding recommendations for shellfish harvest, conservation, and habitat protection.
- (ii) To ensure that commercial use of the foreshore does not preclude public access.
- (iii) To protect and enhance fish and shellfish habitat and to recognize the commercial and recreational fishery as being an important part of the Island economy and recreation.

*Bylaw No. 3050**“Quadra Island Official Community Plan Bylaw, 2007”**Schedule ‘A’ – Page 25*SRD  
125

- (k) Heavy industrial activity, as defined in the zoning bylaw, shall not be permitted within the Plan Area.
- (l) The appropriate location and extent of known gravel deposits on Quadra Island are shown on Schedule A-1.
- (m) All mining and mineral exploration activities will be subject to Mines Act and Mineral Tenure Act regulations. The Ministry of Energy and Mines, shall be encouraged to continue to refer all mineral, sand, and gravel exploration proposals involving surface disturbance to the Regional District for review and comment, and to work with the Regional District to ensure the Mines Act standards are met for bonding, reclamation, health, and safety on operations permitted under the Mines Act.
- (n) Any sorting or processing of minerals, sand, gravel, coal or quarry material shall be subject to the policies of this plan and shall require application for industrial zoning or a Temporary Industrial Use Permit.

### FORESTS / SILVICULTURE

- 3.7 (a) The forests of Quadra Island provide for its residents, both human and non-human, a great variety of things from spirituality to an income through logging. Somewhere in between lies a home for wildlife, recreation uses, and other types of harvests. The following policy sections reflect the community's recognition of the forests' diversity of values and desire to promote responsible sustainable stewardship of these values.
- (b) It should be noted that some areas that fall within the Agricultural Land Reserve are included in the silviculture designation. In such areas the policies shall be as indicated in the following section 3.8 relating to agriculture.
- (c) The following general policies apply to all forested lands regardless of designation:
- (i) The importance of the Island's forest cover in the provision of green space, recreational opportunities, timber and forest products, buffers, wildlife habitat, protection of groundwater resources, and biodiversity shall be considered in all development proposals and these values shall be respected.
  - (ii) Fisheries and Oceans Canada, Ministry of Environment, Ministry of Forests, Lands and Natural Resource Operations, forest licence holders, private landowners, and the community shall be encouraged to work cooperatively in the establishment of a comprehensive identification, inventory, and assessment of forest resources and features such as, streams, creeks, wildlife habitats, watershed protection areas and other sensitive areas.
  - (iii) Programs or initiatives that promote sustainable stewardship of the forest resource, in all of its aspects, shall be encouraged.

SRD  
125

*Bylaw No. 3050**“Quadra Island Official Community Plan Bylaw, 2007”**Schedule ‘A’ – Page 26*

- (iv) The economic importance of a sustainable forest industry to the Island community shall be recognized and endorsed.
- SRD 125 (v) Ministry of Forests, Lands and Natural Resource Operations, and private forest companies shall be encouraged to maintain active consultation with Island residents
- (vi) Programs or initiatives that promote small scale, sustainable, community and private woodlot operations shall be encouraged and endorsed.
- SRD 125 (vii) Ministry of Forests, Lands and Natural Resource Operations, forest companies, and local community groups shall be encouraged to work cooperatively in the establishment of a notification process whereby the local community is advised of Island based silviculture management plans and harvesting employment opportunities.
- (viii) Forestry related light industrial proposals or initiatives which meet appropriate environmental standards shall be considered; in particular, value-added processing of forest products which promote local employment and economic benefit to the Island.
- (ix) Stewardship of forested areas to protect environmental values, in particular, groundwater resources and wildlife habitat areas shall be strongly encouraged.

**Silviculture Designation Policies**

- 3.7.1 (a) Forestry is the most extensive land use on the Island and those lands designated silviculture reflect a recognition of the value those lands hold for existing or future forestry purposes.
- (b) The following general policies apply to all lands designated silviculture as shown on Schedule A-1:
  - (i) Forest management standards in compliance with the “Forest and Range Practices Act” shall be strongly endorsed for all forested lands.
  - (ii) The retention, protection, and enhancement of lands designated silviculture shall be encouraged.
  - (iii) Encourage public awareness of the importance of protecting lands designated silviculture.
- (c) A minimum lot size of 16 hectares (40 acres) shall apply to all those lands designated Silviculture.

**AGRICULTURE**

- 3.8 (a) It is recognized that the Island’s agricultural lands, identified primarily as those within the Agricultural Land Reserve, will play an increasingly greater role in the provision of food to meet local needs, as well as in defining the rural lifestyles and community found on the Island. The following policies recognize the current and future values of these lands for agricultural use and provide for the protection of these lands from inappropriate forms of development.

**PART III – COMMUNITY PLAN POLICIES****Official Community Plan – Silviculture Objectives & Policies**

**11.2****RURAL ONE (RU-1)****11.2.1 PERMITTED USES**

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Single *family dwelling*;
- d) Accessory *buildings* and *structures*;
- e) Silviculture.

**11.2.2 CONDITIONS OF USE**

- a) More than one (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of the bylaw are complied with.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 80.0 square metres (861.1 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres). #2887
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum area of 4.0 hectares (9.88 acres) with one additional single *family* residential *building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

**11.2.3 LOT AREA**

- a) The minimum *lot* area in the Rural One (RU-1) shall be 4.0 hectares (9.88 acres).
- b) *Repealed* #1391

**11.2.4 SETBACKS**

- a) Except where otherwise specified in this bylaw:
  - 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.
- b) No *building* used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or *stream*.

**11.2.5 LOT COVERAGE**

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 15%.

*End - RU-1*

## Existing Rural One (RU-1) Zoning

BYLAW No. 1213 • "QUADRA ISLAND ZONING BYLAW, 1990"

## 11.3

## RURAL TWO (RU-2)

### 11.3.1 PERMITTED USES

- a) Single *family dwelling*;
- b) Nurseries and commercial greenhouses;
- c) Accessory *buildings* and *structures*.

### 11.3.2 CONDITIONS OF USE

- a) More than one (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of this bylaw are complied with.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 80 square metres (861.1 square feet) shall be permitted only when the *lot* has a minimum area of 4000.0 square metres (0.99 acres). #2887
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum of 4.0 hectares (9.88 acres) with one additional single *family* residential *building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

### 11.3.3 LOT AREA

- a) The minimum *lot* area in the Rural Two (RU-2) zone shall be 2.0 hectares (4.94 acres).
- b) *Repealed (#1391)*

### 11.3.4 SETBACKS

Except where otherwise specified in this bylaw:

- 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.

### 11.3.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 15%.

END - RU-2

PART 11 - ZONES

## Proposed Rural Two (RU-2) Zoning



## BYLAW NO. 535

---

### 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. 535, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 20.

**READ A FIRST TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**READ A SECOND TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**PUBLIC HEARING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**READ A THIRD TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE      MAP AMENDMENT**

1. The land use designation for land legally described as Lot 1, District Lot 208, Sayward District, Quadra Island, Plan VIP86955 as shown on 'Schedule A-1' of Bylaw No. 3050, being Quadra Island Official Community Plan Bylaw 2007, is hereby amended from 'Silviculture' (S) to 'Rural Residential' (RR), as shown on the attached Appendix '1'.

COPY





**BYLAW NO. 536**

---

**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. 536, being Quadra Island Zoning Bylaw 1990, Amendment No. 146.

**READ A FIRST TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**READ A SECOND TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**PUBLIC HEARING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**READ A THIRD TIME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

**SCHEDULE 'A'**

**SECTION ONE**

**MAP AMENDMENT**

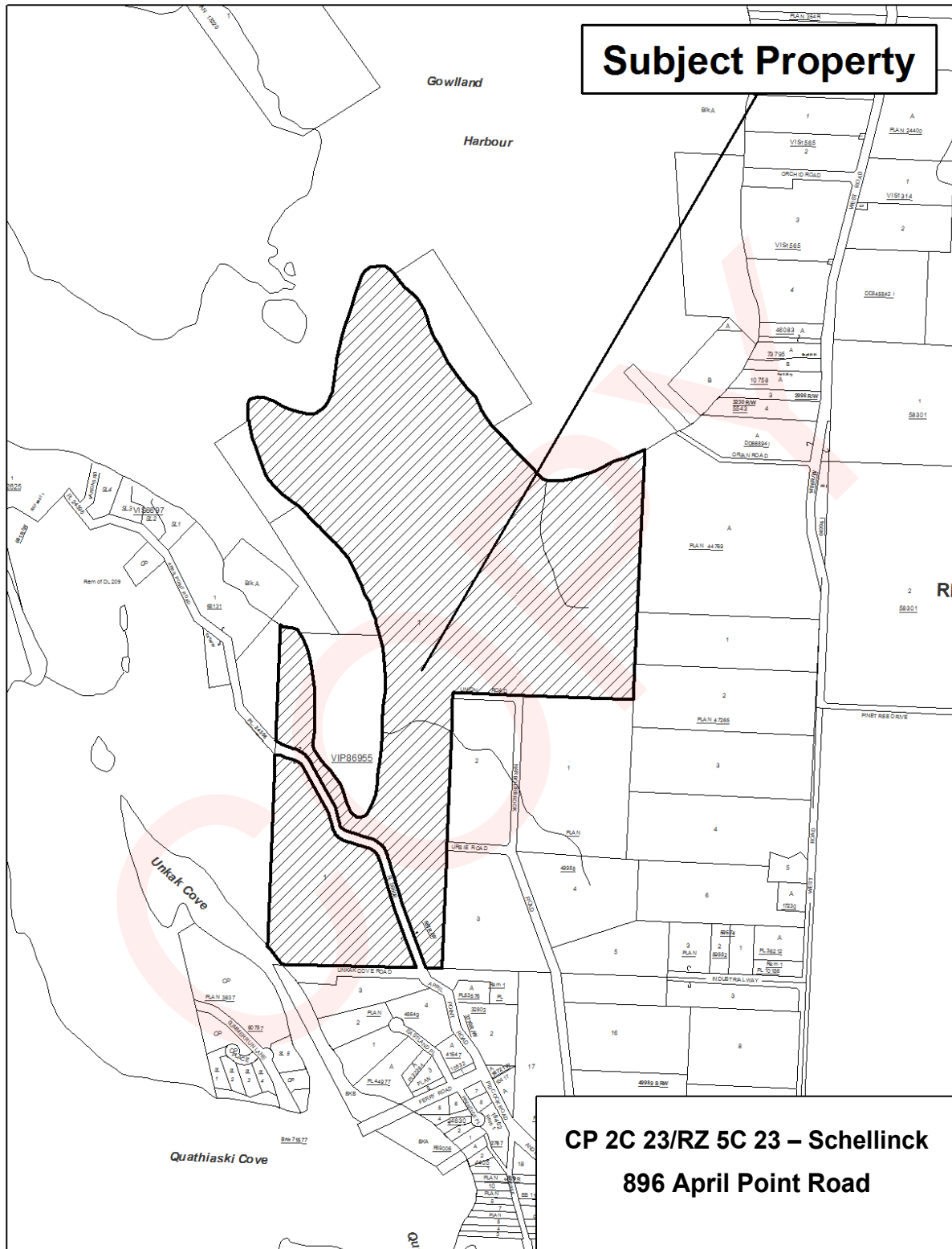
***BYLAW NO. 536***

***PAGE 2***

1. Land legally described as Lot 1, District Lot 208, Sayward District, Quadra Island, Plan VIP86955 as shown on the attached Appendix '1', is rezoned from Rural One (RU-1) to Rural Two (RU-2).

COPY

BYLA



**Appendix '1'**

Part of Schedule 'A' to Bylaw No. 536, being Quadra Island Zoning Bylaw 1990, Amendment No. 146.

Amends 'Map 1' and 'Map 2' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990.