



BYLAW NO. 554

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO THE MENZIES BAY AREA

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1794, adopted zoning regulations for the Menzies Bay area 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 1794 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. 1794, being Menzies Bay Area Zoning Bylaw 1996, 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. 554, being Menzies Bay Area Zoning Bylaw 1996, Amendment No. 13.

READ A FIRST TIME ON THE 22ND DAY OF MAY, 2024

READ A SECOND TIME ON THE 22ND DAY OF MAY, 2024

READ A THIRD TIME ON THE 22ND DAY OF MAY, 2024

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 22ND DAY OF MAY, 2024



Chair



Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENTS

1) Part 200 'INTERPRETATION' is amended by inserting the following:

'ADDITIONAL DWELLING UNIT' means a building, or part of a building, that; is a self-contained residential accommodation unit, and has cooking, sleeping and bathroom facilities, and is secondary to a primary dwelling unit located on the same property.

'SECONDARY SUITE' means a complete living unit with its own kitchen, sleeping area, and washroom facilities contained within another dwelling. The two dwelling units (the primary residence and the secondary suite) and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.

2) Part 500 'RESIDENTIAL ZONES, Section 501 Residential One 4) 'DENSITY' is amended by replacing item (a) with the following:

a) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite; or one (1) Duplex; or
- 2) On any lot over 1 hectare (2.47 acres): One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit.

3) Part 500 'RESIDENTIAL ZONES, Section 502 Residential Two 4) 'DENSITY' is amended by replacing item (a) with the following:

a) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite; or one (1) Duplex; or
- 2) On any lot over 1 hectare (2.47 acres): One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 4 hectares: Two (2) Single Family Dwellings and one (1) Secondary Suite or one (1) Accessory Dwelling Unit per Single Family Dwelling.