

Strathcona

REGIONAL DISTRICT



PUBLIC HEARING INFORMATION BINDER

**BYLAW NO. 351
Quadra Island Zoning Bylaw, 1990
Amendment No. 126
RZ 1C 19 Fisherman's Landing and Lodge**

**Public Hearing to be held on
Wednesday, June 12, 2019
Commencing at 7:00 p.m.**

**Location:
Quadra Island Community Centre
970 West Road
Quadra Island, B.C.**

Inquiries should be direct to:
Aniko Nelson, Parks and Planning Manager
Strathcona Regional District
301—990 Cedar Street, Campbell River BC V9W 7Z8
Tel: 250-830-6700 | 1-877-830-2990 | Fax: 250-830-6710
WEB: www.srd.ca | Email: planning@srd.ca

Proposed Bylaw



BYLAW NO. 351

A BYLAW TO AMEND BYLAW NO. 1213, BEING 'QUADRA ISLAND ZONING BYLAW, 1990'

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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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 the '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. 351 being 'Quadra Island Zoning Bylaw, 1990, Amendment No. 126'.

READ A FIRST TIME ON THE ___ DAY OF _____, 2019

READ A SECOND TIME ON THE ___ DAY OF _____, 2019

PUBLIC HEARING HELD ON THE ___ DAY OF _____, 2019

READ A THIRD TIME ON THE ___ DAY OF _____, 2019

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ___ DAY OF _____, 2019

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

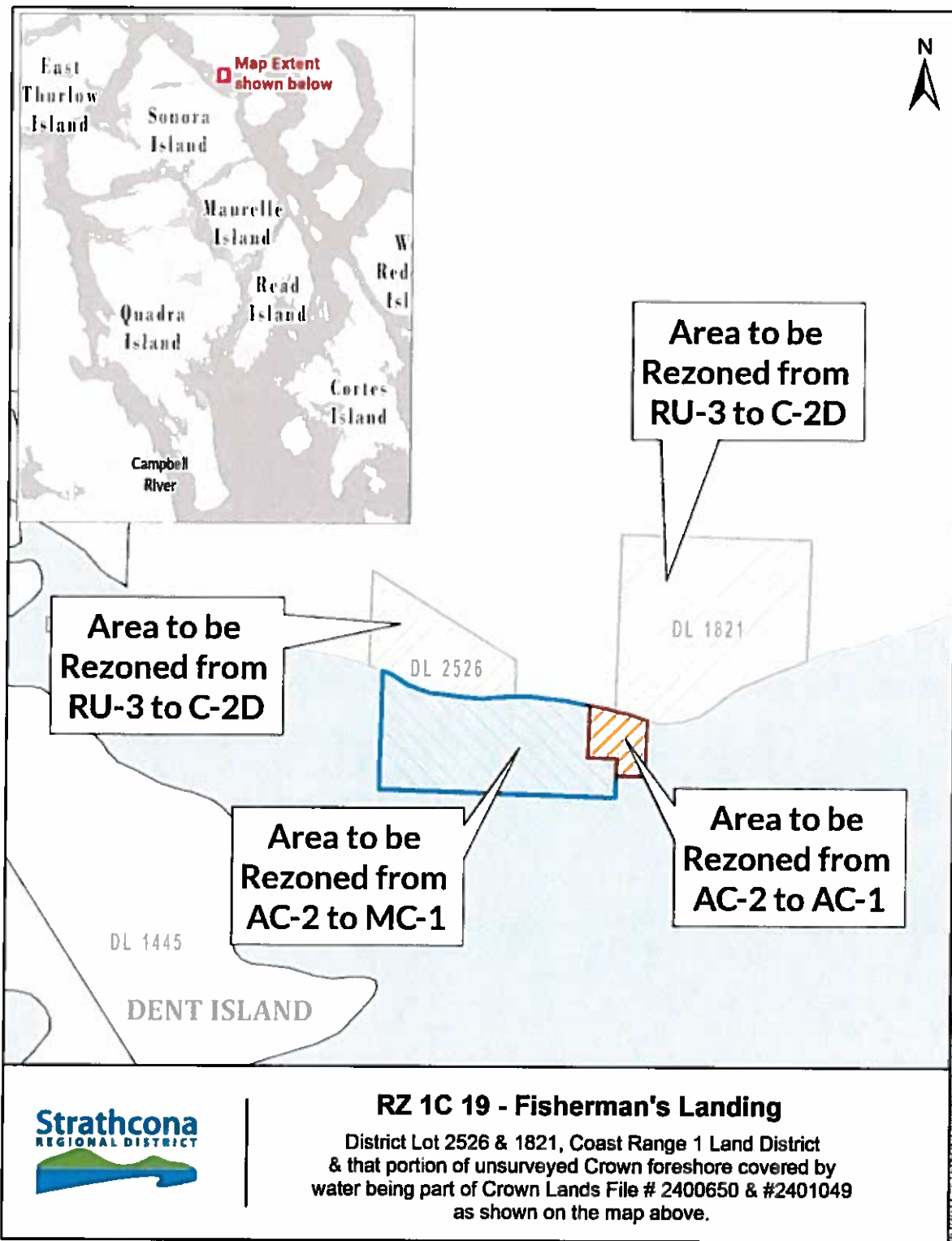
1. Part 11, Section 6.D.2(c) of Bylaw No. 1213, being the *Quadra Island Zoning Bylaw, 1990*, is deleted in its entirety.

SECTION TWO ZONING AMENDMENT

1. District Lots 1821 and 2526, Range 1, Coast District as shown on the attached Appendix '1' are rezoned from Rural Three (RU-3) to Commercial Two D (C-2D) and unsurveyed Crown foreshore or land covered by water being part of the bed of Cordero Channel, Range 1, Coast District, containing 2.57 hectares, more or less (Crown Land Files 2400650 & 2401049) as shown on the attached Appendix '1', is rezoned from Access Two (AC-2) to Marine Commercial One (MC-1) and Access One (AC-1).

SECTION THREE MAP AMENDMENT

1. Bylaw No. 1213, being the *Quadra Island Zoning Bylaw, 1990*, is hereby amended by inserting a new Schedule "A – 34," as shown in Appendix '1'.
2. Bylaw No. 1213, being the *Quadra Island Zoning Bylaw, 1990*, is hereby amended by sequential changes to the Schedule 'A' Key Map.



Appendix '1'

Part of Schedule 'A' of Bylaw No. 351 being 'Quadra Island Zoning Bylaw, 1990, Amendment No. 126.'
Attached as 'Schedule A-34' of Bylaw No. 1213, being 'Quadra Island Zoning Bylaw, 1990'

Staff Report



STAFF REPORT

DATE: May 14, 2019

FILE: 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAW NO. 351 – QUADRA ISLAND ZONING AMENDMENT (RZ 1C 19 – FISHERMAN'S LANDING AND LODGE)

PURPOSE/PROBLEM

To consider the rezoning of two upland properties and the bordering fore-shore area that will enable the expansion of the Fisherman's Landing resort located in the Cordero Channel, Electoral Area C.

EXECUTIVE SUMMARY

The attached report was reviewed at the last meeting of the Electoral Areas Services Committee. At that time the Committee recommended that the bylaw receive first 2 readings and that a public hearing be authorized to solicit public input on the proposal.

The actions outlined below are offered in support of the Committee's recommendations.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 351, being a bylaw to amend the zoning regulations applicable to Quadra Island, be now introduced and read a first time.
3. THAT Bylaw No. 351 be given second reading.
4. THAT a public hearing to consider Bylaw No. 351 be authorized to be held at 7:00 p.m. on Wednesday, June 12, 2019 at the Quadra Island Community Centre located at 970 West Road, Quathiaski Cove, BC and

THAT the holding of the public hearing be delegated to the electoral area directors with the directors for Electoral Area C and Electoral Area ___ designated as the Chair and Vice Chair respectively for the public hearing.

Respectfully,



Dave Leitch
Chief Administrative Officer

Prepared by: E. Watson, Senior Executive Assistant

Attachments: Bylaw 351

Copy of April 29, 2019 report to the Electoral Areas Services Committee



BYLAW NO. 351

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READ A FIRST TIME ON THE ___ DAY OF _____, 2019

READ A SECOND TIME ON THE ___ DAY OF _____, 2019

PUBLIC HEARING HELD ON THE ___ DAY OF _____, 2019

READ A THIRD TIME ON THE ___ DAY OF _____, 2019

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ___ DAY OF _____, 2019

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

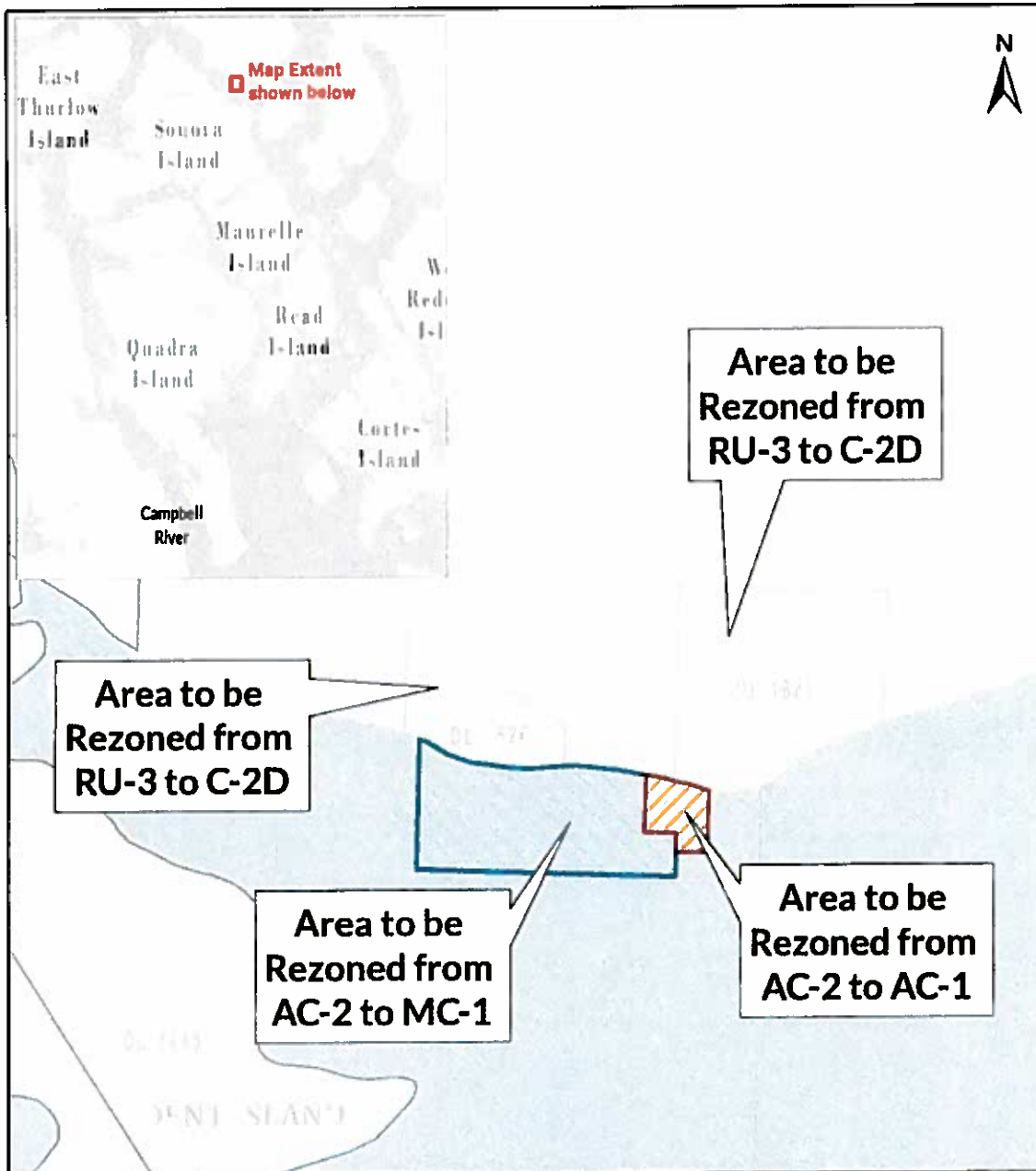
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2. Bylaw No. 1213, being the *Quadra Island Zoning Bylaw, 1990*, is hereby amended by sequential changes to the Schedule 'A' Key Map.



RZ 1C 19 - Fisherman's Landing

District Lot 2526 & 1821, Coast Range 1 Land District
 & that portion of unsurveyed Crown foreshore covered by
 water being part of Crown Lands File # 2400650 & #2401049
 as shown on the map above.

Appendix '1'

Part of Schedule 'A' of Bylaw No. 351 being 'Quadra Island Zoning Bylaw, 1990, Amendment No. 126.'

Attached as 'Schedule A-34' of Bylaw No. 1213, being 'Quadra Island Zoning Bylaw, 1990'



STAFF REPORT

DATE: April 29, 2019 **FILE:** 0540-04 EASC

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: **Rezoning application to facilitate Commercial and Private Moorage use of Crown Foreshore, including fuel sales at Cordero Channel, Range 1, Coast Land District**

PLANNING FILE NO. 3360-20/RZ 1C 19

CROWN LAND TENURES: 2400650 **PID Nos.:** 009-897-801
2401049 026-734-877

APPLICANT: Fisherman's Landing and Lodge

AGENT: Derek LeBouef, Pacificus Biological Services Ltd.

LAND DESCRIPTION: District Lots 1821 and 2526 and unsurveyed Crown foreshore or land covered by water being part of the bed of Cordero Channel, Range 1, Coast District, containing 2.57 hectares, more or less (Crown Land Files 2400650 & 2401049).

LOCATION: Cordero Channel, Range 1, Coast Land District

ZONING BYLAW: Bylaw No. 1213, *Quadra Island Zoning Bylaw, 1990*

EXISTING ZONES: Rural Three (RU-3) / Access Two (AC-2)

PROPOSED ZONES: Commercial Two D (C-2D) / Marine Commercial One (MC-1) and Access One (AC-1)

PURPOSE

To consider the rezoning of two upland properties and the bordering fore-shore areas that will enable the expansion of the Fisherman's Landing resort.

POLICY ANALYSIS

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding zoning bylaws, namely Section 479 (Zoning Bylaws) and Sections 464 - 465 (Public Hearings on Bylaws).

EXECUTIVE SUMMARY

Approval of the rezoning application will enable the remote Fisherman's Landing resort, located north of Senora Island, to expand and to bring a private dock into compliance with the Zoning Bylaw. Rezoning of District Lots 1821 and 2526 from Rural Three (RU-3) to Commercial Two D (C-2D) and a 2.27-hectare portion of Crown foreshore from Access Two (AC-2) to Marine

Commercial One (MC-1), is to facilitate the replacement and expansion of a commercial dock including sales of diesel and gasoline. Rezoning an adjoining 0.3-hectare portion of foreshore from Access Two (AC-2) to Access One (AC-1), is to allow a private dock to be replaced and brought into compliance with the Zoning Bylaw. As the capacity for overnight accommodation in the C-2D zone is currently limited to 45, and an increase of up to 60 overnight guests at the resort are anticipated in the future, it is proposed that the zoning restriction limiting the number of guests be removed.

Comments received from government agencies and First Nations have indicated there are no immediate concerns associated with the proposal, although VIHA have indicated informally that evidence of compliance with the Sewage Disposal Regulations will be required before support for the rezoning can be offered. The We Wai Kai Nation have requested details on the fuel system, once finalized. Considering the above, and subject to compliance with the Sewage Disposal Regulations, it is recommended that support be given to the proposal to rezone the upland properties and the 2.37-hectare portion of foreshore to facilitate the expanded Fisherman's Landing resort. In support of this recommendation, Bylaw No. 351 is attached for the Committee's consideration.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 351 be forwarded to the Board for first and second reading,
3. THAT the Board authorize a public hearing to consider Bylaw No. 351, and
4. THAT the public hearing be held at _____ on _____, 2019 at _____.

Respectfully:

Dave Leitch
Chief Administrative Officer

BACKGROUND

The foreshore area under application in Cordero Channel is regulated by the *Quadra Island Zoning Bylaw, 1990, Bylaw No. 1213* and is zoned Access Two (AC-2). The upland parcels, District Lots 1821 and 2526, Coast Range 1 Land District, are zoned Rural Three (RU-3) and recently came under the sole ownership of Fisherman's Landing and Lodge. The owners are proposing to expand the two existing fishing lodges to cater for increased tourism and larger vessels that can be serviced by an expanded commercial dock, including sales of diesel and gasoline. In order to carry out these desired upgrades, the owners have applied to FrontCounter BC for a larger foreshore tenure, that will substantially increase their existing tenure area and to rezone both the upland and foreshore areas to bring them into compliance with the applicable regulations. As the capacity for overnight accommodation in the C-2D zone is currently limited to 45, and that up to 60 overnight guests at the resort are anticipated in the future, it is proposed that the zoning restriction be removed.

OCP CONSIDERATIONS

An OCP Amendment is not required because this area falls outside the boundaries of the *Quadra Island Official Community Plan Bylaw, 2007, Bylaw No. 3050* and the *Electoral Area 'J' – Desolation Sound Rural Land Use Bylaw, 1993, Bylaw No. 1460*.

AGENCY REFERRALS

The application was referred to a number of government agencies and First Nations for consideration. Comments received are summarized in the following table:

Agency	Comments
BC Assessment Authority	No response.
Fisheries and Oceans Canada	DFO does not have a regulatory role related to the Proposed Amendment to Quadra Island Zoning Bylaw because it does not directly propose works, undertakings or activities that may result in serious harm to fish.
Environment Canada	No response.
Ministry of Environment	No response.
MFLNRO – Archaeology	Activity must be halted if an archaeological site is encountered during development and the Archaeology Branch contacted for direction.
MFLNRO - Land Tenures/Natural Resources	No response.
VIHA	Response pending.

First Nation	Comments
Xwemalhkwu/Homalco First Nation	No response.
K'ómoks First Nation	No response.
Laich-Kwil-Tach Treaty Society	No response.
Nanwakolas Council	No concerns.
Tla'amin First Nation	No response.
We Wai Kai Nation	The We Wai Kai Nation would like to request details of the fuel system, once it is finalized.
Wei Wai Kum Nation	No response.

PLANNING ANALYSIS

District Lots 1821 and 2526, Range 1 Coast District, are currently zoned Rural Three (RU-3) and contain two commercial resorts which have been active since before zoning was implemented in this area in 1992. To allow an expansion in the use of these resorts, a rezoning of the parcels to Commercial Two D (C-2D) is necessary. The foreshore abutting these district lots is currently zoned Access Two (AC-2), which permits only navigational aids and recreational shellfish gathering and harvesting. A rezoning of the commercial dock to Marine Commercial One (MC-1) and of the private dock to Access One (AC-1) is required to achieve compliance with the zoning bylaw.

Comments received from government agencies and First Nations have indicated there are no immediate concerns associated with the proposal, although VIHA have indicated informally that evidence of compliance with the Sewage Disposal Regulations will be required before support for the rezoning can be offered. The We Wai Kai Nation have requested details on the fuel system, once finalized.

FINANCIAL IMPLICATIONS

Applicable fees have been collected for this application under the Planning Procedures and Fees Bylaw No. 5.

LEGAL IMPLICATIONS

This report and the recommendations contained herein are in compliance with the *Local Government Act* (LGA) and Regional District bylaws. This includes the zoning of land, which includes the surface of the water, set out in Section 479 of the LGA.

Should this application proceed to Board on May 22nd, it is recommended that the public hearing be held no sooner than June 10th in order to meet our legal requirements.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

Should a recommendation of support be made for the application and Bylaw No. 351 proceed forward, public consultation will occur in the form of a public hearing, conducted in compliance with the requirements of Sections 464 - 465 'Public Hearings', of the LGA, as required prior to 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 bylaw.

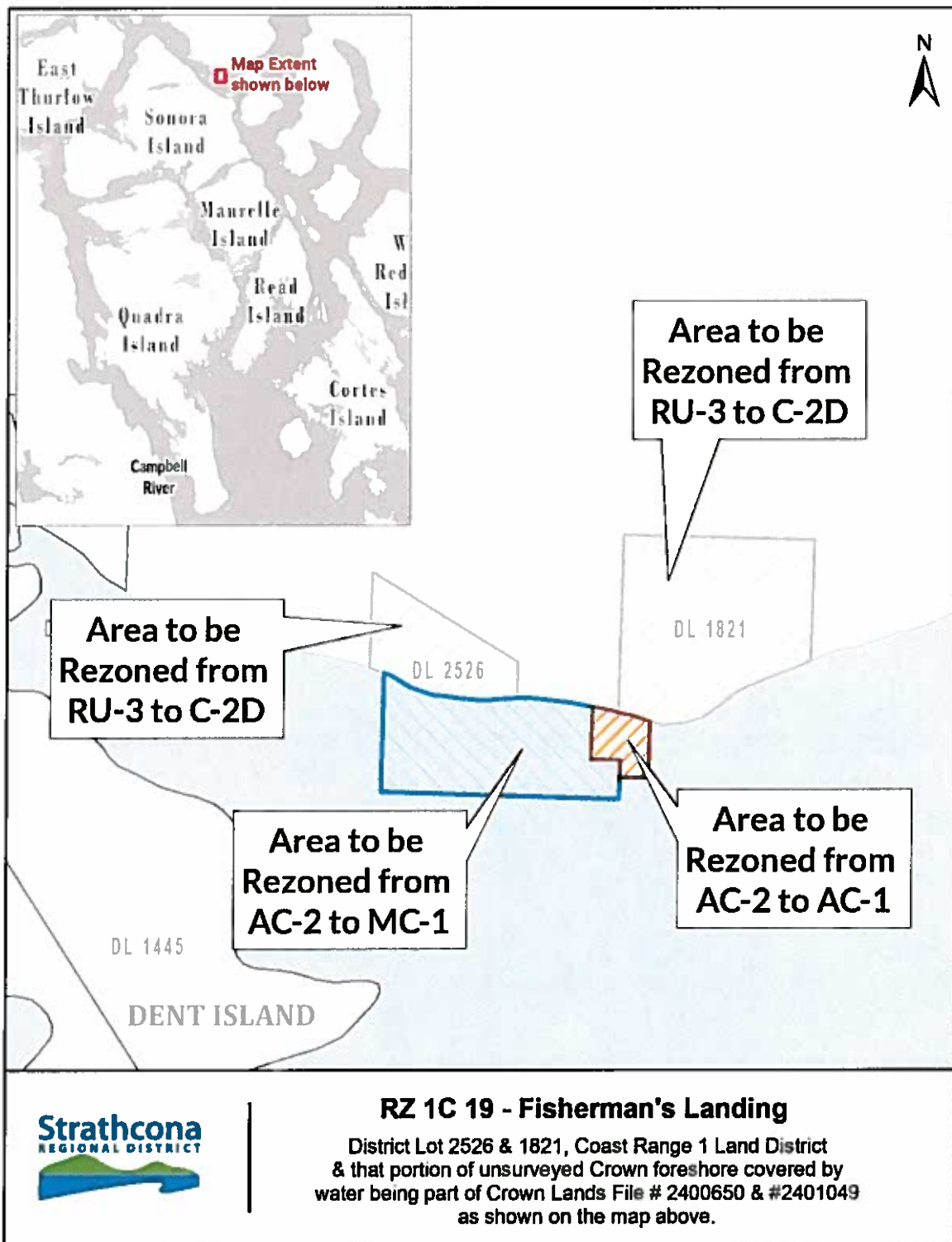
Submitted by:

Ralda Hansen
Community Services Manager

Prepared by: J Neill, Planner

Attachment:

Bylaw No. 351



Location Map

Rezoning Application – Supplemental Information

Executive Summary

Fisherman's Landing and Lodge ULC requires an amendment to the zoning of their property DL 2526 (PID: 026-734-877) and the associated foreshore tenure (2400650). The property is currently zoned RU-3, and the foreshore zoned AC-2. The rezoning is required to allow the property to conduct business as a resort and restaurant, to allow boat ramps, wharves and floats as part of a tourist commercial enterprise and allow the storage and sale of fuel. The following information and maps are provided to assist the zoning/ land use-bylaw amendment and application process. Two tenures are currently held by the land owner for the foreshore associated with DL 2526(2400650) and DL 1821 (2401049) and amendments to these tenures at the time of this rezoning application are in the provincial review process.

The property is located at the mouth of Bute Inlet on the mainland coast of British Columbia and across from Dent Island, approximately 44km north of Campbell River, BC (Figure 1 – 50° 24.426' N, 125° 10.729' W).

Background

The property located at DL 2526 was purchased by Fisherman's Landing and Lodge from Bob and Jode Morgan, former owners of Morgan's Landing Wilderness Retreat and current managers of Fisherman's Landing and Lodge. The property formerly operated as a seasonal lodge offering charter fishing services with accommodation for 10- 12 guests. The lodge was operational between June and September annually and was accessible by boat, helicopter or float plane. The lodge building has a kitchen and dining area which prepared and served meals for guests of the lodge. The dining area currently has a seating capacity for 50 people. Seven buildings currently exist on the property.

- One 5 bedroom lodge
- One pantry
- One staff cabin
- One 3 bedroom house
- One generator building
- Two storage sheds

Rezoning Application – Supplemental Information

Existing marine infrastructure includes a floating main dock and ramp, with seasonally installed outside run floating docks connecting to the main dock. The dock was used for private moorage for the lodge staff and guests.

Proposed uses

The proponent plans to replace the existing aging dock infrastructure of and permanently install the seasonally removable sections of dock as well as expand on existing services and dock area at the facility. The following is planned:

- The dock will be expanded, with two new fingers added to the east side of the existing structure.
- Public moorage will be offered at the dock.
- Fuel sales (gasoline and diesel) will be provided at the dock.
- The marina will contain a retail gift shop and sell general items and souvenirs.
- Charter fishing guide services will continue to be provided using freelance guides, with two boats dedicated to guide services.

The proponent plans to install five above ground storage tanks on the upland portion of the property with infrastructure to facilitate the transfer from a fuel barge to the storage tanks and from the storage tanks to the marine fuel sales dock. Fisherman's Landing and Lodge in the near future will continue to operate as a lodge with current accommodation for 10-12 guests plus staff but would like to immediately expand the operation as soon as possible to operate a 50 seat restaurant open to the general public. The focus for future operations will be on tourism with guiding and charter services offered.

Within the next 10 years Fisherman's Landing and Lodge plans to expand existing infrastructure to accommodate 60 overnight guests, and increase restaurant size to seat 125 people both inside the lodge and on the outside deck.

Rezoning Application – Supplemental Information

Supporting documentation**Water Sustainability Act License and Water Supply System Registration**

Water for the property is currently supplied by a single deep well located north of the lodge. This water supply system has been purchased from the Morgan's and applications are currently in progress for both the registration of existing groundwater use for a commercial purpose through Front Counter BC (Application #100267214, final application submission is pending First Nations Consultation) and water supply system registration and owner change through Vancouver Island Health Authority (VIHA) (submitted December 3, 2018).

Food Services Application

Food service facilities on the property have been previously operated out of the lodge building and were limited to meals prepared and served to guests of the lodge. In addition to this service the proponent plans, within the next season or the following season, to operate a 50 seat restaurant open to the general public with plans to expand seating capacity to 125 seats within the next 10 years. A Food Services application for this establishment has been submitted to VIHA and is currently being processed (submitted December 14, 2018).

Tenure application

The proponent currently holds two tenures for the foreshore adjacent to DL 2526 and DL 1821. Applications for amendments to the license of occupation 2400650 and specific permission 2401049 have been submitted (October 2018) for an expansion to the existing license of occupation (2400650) and reduction in size of 2401049 to avoid overlap in these two tenures. A management plan, spill response plan and fire response plan have been developed for this property and are attached in Appendix 5 of this report.

Sewerage and discharge – permits

District lot 2526 has an active discharge permit that is still registered to the previous owners of the property (R. Morgan Enterprises Ltd. MOE File: PE-6585). The property is currently serviced by four separate septic systems with four discharge outfalls to the ocean. The current system does not conform with the existing permit as the existing permit is for one outfall.

Rezoning Application – Supplemental Information

The proponent has engaged the services of QEP to assess the current system and determine what would be required to either bring the system into compliance with the existing permit or upgrade the system and complete a new registration. At the time of submission of the rezoning application a site visit by a QEP has not been conducted. The permit has not been transferred to the new owner at this time as we are awaiting the QEP assessment.

First Nations

Information sharing regarding the tenure expansion/amendment and intent for fuel sales has been initiated. Information has been distributed to Homalco, Kwiakah, Laich-kwil-tach, Nanwakolas, Tla'amin, We Wai Kai, and We Wai Kum First Nations on November 9th 2018. The Kwiakah First Nation is the only one to respond requesting more information which has been provided as well as requesting a meeting with the owner.

Information sharing regarding the rezoning process outlining the potential lodge and restaurant expansion has not been conducted with the exception of with the Kwiakah First Nation.

At the time of this submission a meeting had been set up with the Kwiakah in December, unfortunately weather prevented the meeting from occurring. The Kwiakah have been contacted to reschedule another meeting as soon as possible this new year.

Biological Assessment for Fuel Tank Placement

A site assessment of Fisherman's Landing and Lodge was conducted on November 22nd 2018 by Doug McCorquodale, RPBio, and Vanessa Smith, BSc, to examine the bio-physical characteristics in the immediate vicinity of the proposed fuel tank area and to determine potential impacts associated with the expanded fuel storage system installation. The footprint of the fuel storage facility currently consists of gravel fill and the impact to vegetation in the immediate vicinity is expected to be low. The installation of the above ground storage tanks (ASTs) is not expected to alter the quality of the habitat at the footprint of the ASTs. However, there is a risk to the environment based on the potential for a petroleum release, especially given the proximity of the fuel storage area to the ocean. Mitigation measures to reduce risk have been outlined in the Biological Assessment report (Appendix 4) and include a Fire Suppression and Spill Response Plan (Appendix 5).



Photo 1. Photo of Fisherman's Landing and Lodge near Dent Island, BC.

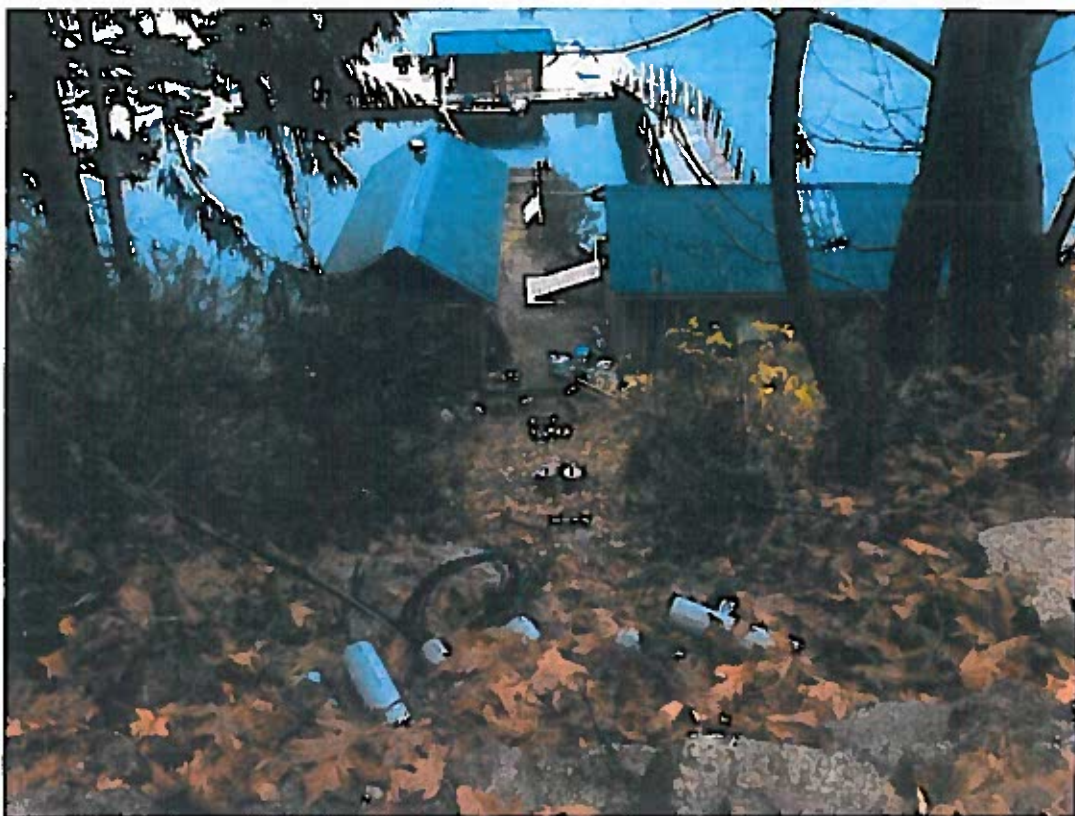


Photo 2. View looking downslope (south) from the fuel storage facility towards Fisherman's wharf.

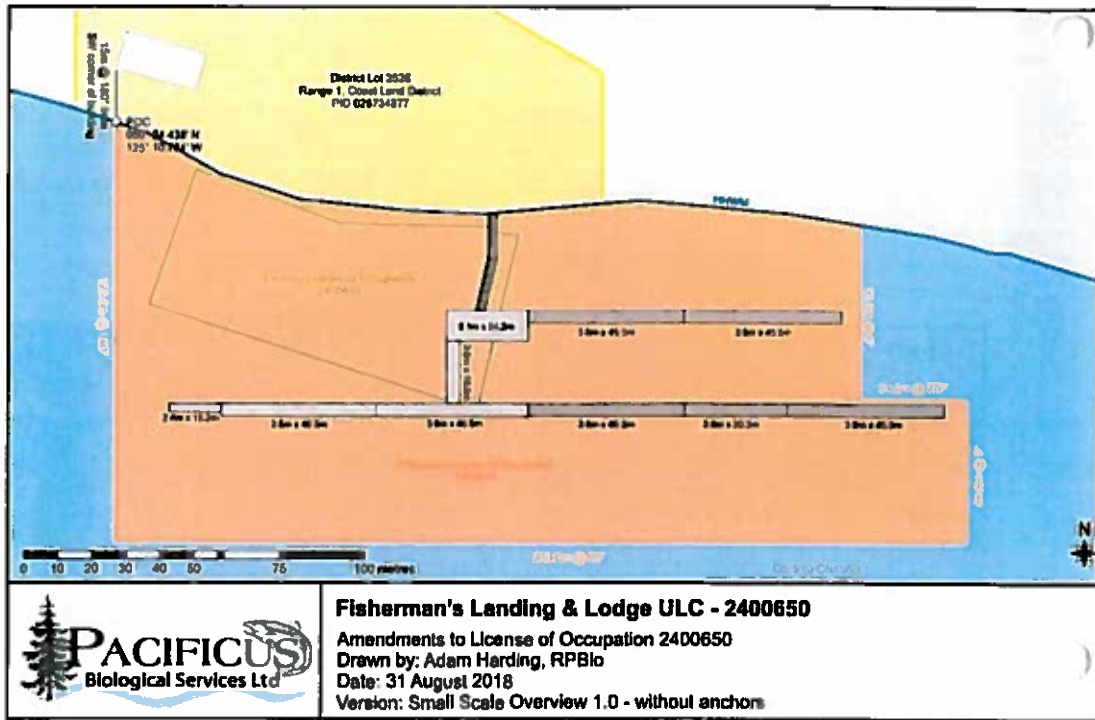


Figure 2. Detailed layout of the aquatic Crown foreshore license of occupation at Fisherman's Landing, showing the configuration and orientation of dock floats. Light grey floats indicate the existing dock, while dark grey floats indicate the proposed dock. Green polygon indicates the existing License of Occupation. Fuel system details have not been finalized, and are therefore not shown.

Commercial Dock Construction

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

PAGE 30

11.3A

RURAL THREE (RU-3)

11.3A.1 PERMITTED USES

- a) **Silviculture;**
- b) **Single *family dwelling*;**
- c) **Accessory *buildings and structures*.**

#1382

11.3A.2 CONDITIONS OF USE

- a) In addition to one single *family dwelling*, lots larger than 2.0 hectares (4.97 acres) shall be permitted one (1) guest dwelling to a maximum floor area of 80 square metres (861.1square feet).

#2887

11.3A.3 LOT AREA

- a) The minimum *lot area* in the Rural Three (RU-3) zone shall be 100.0 hectares (247.09 acres).
- b) Subdivisions under Section 996(4) of the *Municipal Act* shall only be considered where the parent *parcel* is at least twice (two times) the minimum *lot size* of 100.0 hectares (247.09 acres).

11.3A.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 metres (9.84 feet) from a side *lot* line.

11.3A.5 LOT COVERAGE

The maximum coverage of all *buildings and structures* on a lot shall be 1%.

END – RU-3

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

PAGE 61

11.14

ACCESS TWO (AC-2)

11.14.1 PERMITTED USES

- a) Navigational aids;
- b) *Recreational shellfish gathering and harvesting.*

41.191

11.14.2 LOT AREA

No minimum lot area shall apply.

11.14.3 SETBACKS

No yard minimum shall apply.

END - AC-2

PART 11 - ZONES

Existing Upland and Foreshore Zoning

11.6D**COMMERCIAL TWO D (C-2D)****11.6D.1 PERMITTED USES AND NO OTHERS:****#3022**

- a) Resorts;
- b) Accessory buildings and structures;
- c) Restaurants.

11.6D.2 CONDITIONS OF USE

- a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
- b) Accessory residential use is restricted to one (1) single family dwelling.
- c) Facilities for overnight accommodation for guests and staff related to resort use shall not exceed in combined total a capacity of 45 persons.

11.6D.3 LOT AREA

The minimum lot area for the Commercial Two D (C-2D) zone shall be 1 ha (2.47 acres).

11.6B.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 7.5 metres (24.6 feet) from a side lot line.

11.6B.5 LOT COVERAGE

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

END • C-2D

BYLAW No. 1213 • “QUADRA ISLAND ZONING BYLAW, 1990”

PAGE 67

11.20

MARINE COMMERCIAL ONE (MC-1)

11.20.1 PERMITTED USES

- a) Navigational aids;
- b) Retail sales;
- c) Ferry terminals.
- d) Public or commercial marina facilities.

#2865

11.20.2 PERMITTED ACCESSORY USES

- a) Boat ramps wharves;
- b) *Public* utility installations.

11.20.3 CONDITIONS OF USE

All sewage discharge must comply with the requirements of the authority having jurisdiction.

11.20.4 LOT AREA

No minimum *lot* area shall apply.

11.20.5 SETBACKS

No yard minimum shall apply.

END - MC-1

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

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11.13

ACCESS ONE (AC-1)

11.13.1 PERMITTED USES

- a) *Private or public* boat ramps or *private or public* wharves, excluding any such facilities that are offered for commercial gain;
- b) Navigational aids;
- c) *Public* recreation uses including *recreational shellfish gathering and harvesting*).

01391

11.13.2 LOT AREA

No minimum *lot* area shall apply.

11.13.3 SETBACKS

No yard minimum shall apply.

END - AC-1

PART 11 - ZONES

Proposed Zoning

(Zone C-2D amended to remove Part 11, Section 6D 2(c))

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REGIONAL DISTRICT BOARD

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Minutes of the meeting of the Board of Directors of the Strathcona Regional District held on Wednesday, May 22, 2019 at the Strathcona Regional District offices located at #301-990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 12:33 p.m. with the following members in attendance:

Chair:	M. Babchuk	City of Campbell River
Directors:	J. Abram	Discovery Islands-Mainland Inlets (Electoral Area C)
	N. Anderson	Cortes Island (Electoral Area B)
	J. Colborne	Village of Zeballos
	M. Davis	Village of Tahsis
	B. Leigh	Oyster Bay-Buttle Lake (Electoral Area D)
	J. MacDonald	Village of Sayward
	B. Unger	Village of Gold River
	G. Whalley	Kyuquot/Nootka-Sayward (Electoral Area A)
Alt. Director:	C. Evans	City of Campbell River
	for C. Moglove	

ADOPTION OF PUBLIC AGENDA

Director Leigh requested that an item of New Business entitled "BC Libraries Trustee Conference" be added to the agenda.

MacDonald/Unger: SRD 510/19

THAT the agenda for May 22, 2019 regular meeting of the Board be adopted as amended.

CARRIED

ADOPTION OF MINUTES

Evans/Colborne: SRD 511/19

THAT the minutes of the regular meeting of the Regional Board held on May 8, 2019 be adopted. [[Item](#)]

BYLAWS**Bylaw No. 351 - Quadra Island Zoning Amendment (RZ 1C 19 - Fisherman's Landing and Lodge)**

Abram/Leigh: SRD 544/19

THAT the report from the Chief Administrative Officer be received.
[Item]

CARRIED

Abram/Leigh: SRD 545/19

THAT Bylaw No. 351, being a bylaw to amend the zoning regulations applicable to Quadra Island, be now introduced and read a first time.

CARRIED

Abram/Leigh: SRD 546/19

THAT Bylaw No. 351 be given second reading.

CARRIED

Abram/Leigh: SRD 547/19

THAT a public hearing to consider Bylaw No. 351 be authorized to be held at 7:00 p.m. on Wednesday, June 12, 2019 at the Quadra Island Community Centre located at 970 West Road, Quathiaski Cove, BC and

THAT the holding of the public hearing be delegated to the electoral area directors with the directors for Electoral Area C and Electoral Area D designated as the Chair and Vice Chair respectively for the public hearing.

CARRIED

CORRESPONDENCE

Adams/Evans: SRD 548/19

THAT the following items of correspondence be received:

Affordable Housing Initiatives

- May 7, 2019 correspondence from Selina Robinson, Minister of Municipal Affairs and Housing, regarding the Building BC Funds.
[Item]

E-Comm 9-1-1

- Spring 2019 newsletter from E-Comm 9-1-1. [Item]


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ELECTORAL AREAS SERVICES COMMITTEE

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Minutes of the regular meeting of the Electoral Areas Services Committee held on Wednesday, May 8, 2019 at the Strathcona Regional District office located at #301 - 990 Cedar Street, Campbell River, B.C.

A quorum having been confirmed, the Chair called the meeting to order at 9:31 a.m. with the following directors in attendance:

Chair:	J. Abram	Electoral Area C (Discovery Islands-Mainland Inlets)
Directors:	N. Anderson	Electoral Area B (Cortes Island)
	B. Leigh	Electoral Area D (Oyster Bay-Buttle Lake)
	G. Whalley	Electoral Area A (Kyuquot/Nootka-Sayward)

ADOPTION OF PUBLIC AGENDA

Director Leigh requested that an item of New Business entitled "Vancouver Island Regional Library" be added to the agenda.

Whalley/Leigh: EASC 86/19

THAT the agenda for the May 8, 2019 regular meeting of the Electoral Areas Services Committee be adopted as amended.

CARRIED

ANNOUNCEMENTS

The Senior Community Services Manager introduced Kaila Schaefer, the Regional District's new Bylaw Compliance Officer.

ADOPTION OF PREVIOUS MEETING MINUTES

Leigh/Whalley: EASC 87/19

THAT the minutes of the regular meeting of the Electoral Areas Services Committee held on April 10, 2019 be adopted. [[Item](#)]

CARRIED

THAT the report from the Chief Administrative Officer be received. [[Item](#)]

CARRIED

Whalley/Leigh: EASC 107/19

THAT the Committee recommend that a grant in aid for the Discovery Islands Chamber of Commerce in the amount of \$1,000 to assist with the Quadra Island Canada Day Celebration be paid from the Electoral Area C grant in aid budget.

Whalley/Leigh: EASC 108/19

THAT the Committee recommend that the Board approve an economic development grant for the Quadra Cultural Committee in the amount of \$2,000 to assist with the 2019-2020 concert series to be paid from the Electoral Area C economic development service budget.

CARRIED

BYLAWS

Bylaw No. 351 - Quadra Island Zoning Amendment (RZ 1C 19 - Fisherman's Landing)

Whalley/Leigh: EASC 109/19

THAT the report from the Chief Administrative Officer be received. [[Item](#)]

CARRIED

Leigh/Whalley: EASC 110/19

THAT Bylaw No. 351 be forwarded to the Board for first and second reading,

CARRIED

Anderson/Whalley: EASC 111/19

THAT the Board authorize a public hearing to consider Bylaw No. 351.

CARRIED

NEW BUSINESS

Vancouver Island Regional Library