

Advisory Planning Commission - Area C
Applications Considered at the APC's February 6, 2024 Meeting

1. Rezoning Application RZ 6C 23 – 691 Harper Road, Quathiaski Cove Lot 15, District Lot 8, Quadra Island, Sayward Land District, Plan 2122

This property is in the Quathiaski Cove Containment Boundary and accordingly, we determined the re-zoning requested fits perfectly with the OCP and Zoning Bylaw VPR-1.

A motion was carried (8 to 0) to approve this rezoning application.

2. OCP Amendment / Rezoning Application (CP 2C 23 / RZ 5C 23) – 896 April Point Road Lot 1, District Lot 208, Sayward Land District, Plan VIP86955

At the time of the discussion, we understood that this property's bylaw zoning was RU-1, allowing subdivision of 4.0 hectare parcels (except for 5 hectares of ALR) and designated by the Official Community Plan (OCP) as Silviculture (S).

This property has not been utilized as silviculture as silviculture normally would be, with continual harvesting and replanting, only blow down has been removed.

Quadra Island will gain 7.8 hectares of park which includes 305 meters of waterfront that will enhance the access to waterfront for the community.

This property is in close proximity to the Quathiaski Cove Containment Boundary.

The hesitation within the APC to support this rezoning application relates to sections of the Quadra Island Official Community Plan that call for preserving the rural character and environmental integrity of the island by directing new development to Quathiaski Cove and Heriot Bay, and by discouraging new settlement areas. The OCP calls for the retention of silviculture lands, recognizing that they provide benefits (e.g., wildlife habitat) in addition to wood production.

A motion was carried (7 to 1) to approve the amendment to the OCP and the application for rezoning.