



MEMO

DATE: February 6, 2025

FILE: 3060-20/RZ 1C 25

TO: Advisory Planning Commission Electoral Area 'C'
Bylaw No. 505, Discovery Islands-Mainland Inlets

FROM: Keltie Chamberlain, Development Planner II

RE: Zoning Bylaw Amendment (Site-Specific Text Amendment) Application

PLANNING FILE NO.	3060-20/ RZ 1C 25		
FOLIO No.:	772 26104.997	PID No.:	026-734-877
AGENT:	Rising Tide Consultants		
APPLICANT:	Fisherman's Landing and Lodge		
LEGAL DESCRIPTION:	District Lot 2526 Range 1 Coast District (Access By Water Only)		
CIVIC ADDRESS:	1650 Cordero Channel, Discovery Islands		
ZONING BYLAW:	Bylaw 1213 Quadra Island Zoning Bylaw, 1990		
ZONE:	Commercial Two D (C-2D)		

The SRD has received a zoning bylaw amendment application (RZ 1C 25) at 1650 Cordero Channel (Fisherman's Landing and Lodge), located on the mainland above Vancouver Bay and east of Dent Island for the addition of either retail sales (to allow the sale of liquor) or a brewery operation in addition to the existing lodge and restaurant. The subject property, shown on the location map attached, is currently developed with the lodge and dock, fuel sales, a food primary licence at the restaurant facility with two outdoor patios, and charter fishing operations.

The Agent, Rising Tide Consultants, indicates that a liquor licence is proposed to be relocated to the subject property. The rationale provided for the zoning bylaw text amendment by the Agent is that expansion of services will complement the existing services, enhance guest experience, and contribute to the sustainability of the business.

Currently, the Province is not accepting new applications for Licensee Retail Stores until July 1, 2032. The landowner will have to apply to the Province for the licence relocation, and the licence type has not been determined at this time. The applicant will require approval from the Liquor and Cannabis Regulation Branch to relocate an existing licence to the subject property should the zoning bylaw amendment be adopted. If the Cannabis and Liquor Control branch determines

which licence may be issued, a site-specific text amendment to the Commercial Two D (C-2D) zone in Section 11.6D.2 Conditions of Use will be provided to the Board for consideration.

The APC's advice pertaining to this application is restricted to consideration of the zoning amendment request for retail sales for liquor and/or a brewery only. Comments regarding other aspects that are not related to this application cannot be considered. The future licence application will be required to adhere to the requirements of Provincial legislation.

Please see the following pages for more information.

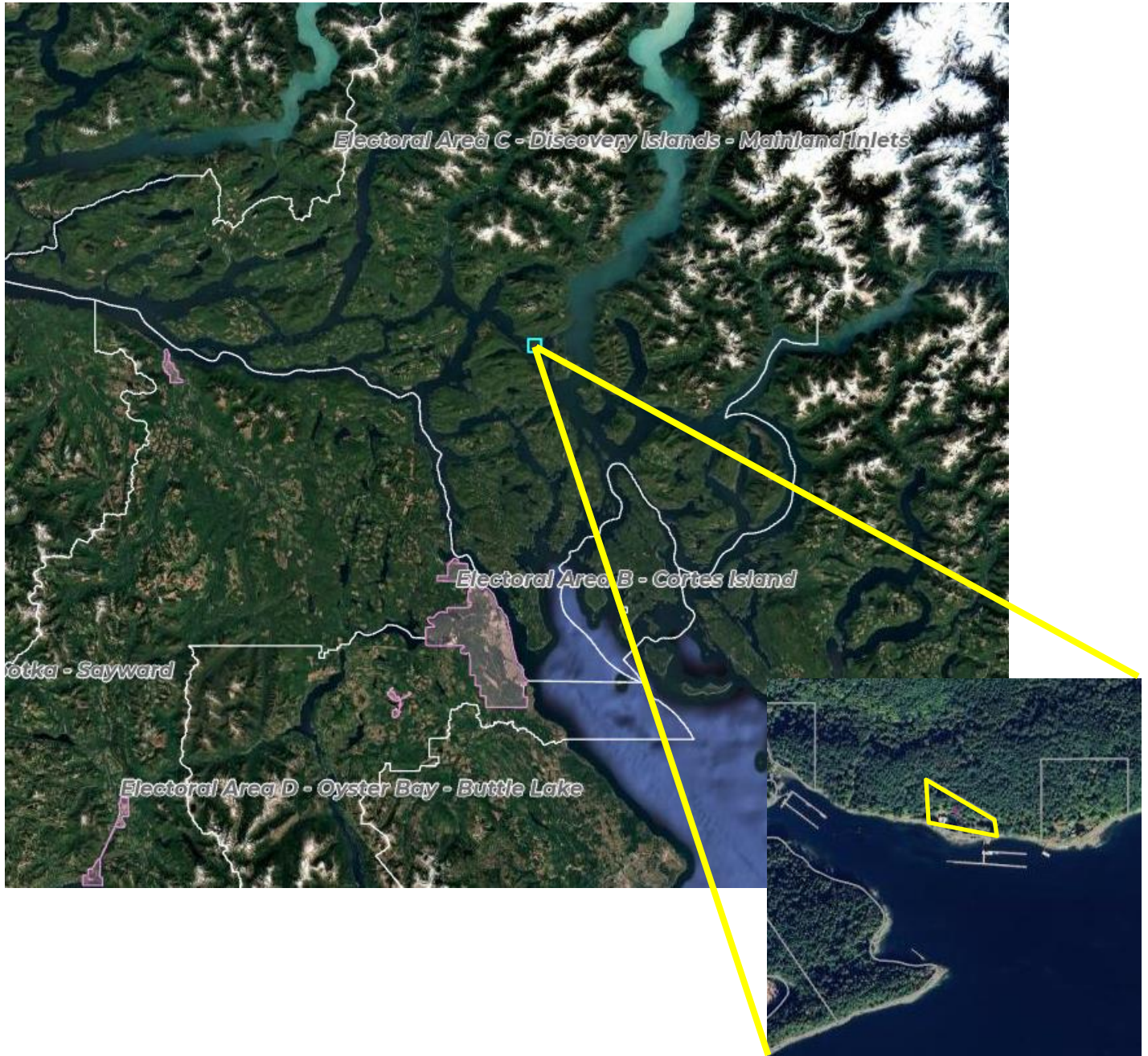
Regards,

A handwritten signature in blue ink, appearing to read "K. Chamberlain", followed by a period.

Keltie Chamberlain, MCP, RPP, MCIP
Development Planner II

Encl. Aerial Map / Location Map
 Existing C-2D Zone

AERIAL / LOCATION MAP



EXISTING COMMERCIAL TWO (C-2D) ZONE

BYLAW NO. 1213 • QUADRA ISLAND ZONING BYLAW, 1990

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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) DELETED

SRD 351

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

