

Title: Comox Valley Zoning Bylaw, 2005, Amendment No. 70

Applicant: Courtenay and District Fish and Game Protective
Association

Electoral Area: **Area C Puntledge – Black Creek**

File No.: 3360-20/RZ 2C 17

Purpose:

Participants: All Electoral Areas



Application Received: **Date: June 29, 2017**

Electoral Areas Services
Committee: **Date:**
Recommendation:

Comox Valley Regional District Board: **Date:**
Decision:

Comox Valley Regional District Board **Date:**
Decision:

Public hearing: **Date:**

Comox Valley Regional District Board: **Date:**
Decision:

Ministry of Transportation and
Infrastructure **Required:** No
Date Sent:
Date Approved:

Comox Valley Regional District Board: **Date:**
Decision:

Comox Valley Regional District
Bylaw No. 485

**A Bylaw to Amend the “Comox Valley Zoning Bylaw, 2005”
being Bylaw No. 2781**

The board of the Comox Valley Regional District, in open meeting assembled, enacts the following amendments to the “Comox Valley Zoning Bylaw, 2005,” being Bylaw No. 2781:

Section One Text Amendment

- 1) Bylaw No. 2781, being the “Comox Valley Zoning Bylaw, 2005,” is hereby amended as set out in Schedule A attached to and forming part of this bylaw.

Section Two Title

- 1) This Bylaw No. 485 may be cited as the “Comox Valley Zoning Bylaw, 2005, Amendment No. 70.”

Read a first time this	day of	201X.
Read a second time this	day of	201X.
Public hearing held this	day of	201X.
Read a third time this	day of	201X.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 485, being the “Comox Valley Zoning Bylaw, 2005, Amendment No. 70,” as read a third time by the board of the Comox Valley Regional District on the day of 20xx.

Corporate Legislative Officer

Approved by the Ministry of Transportation and Infrastructure this	day of	201X.
Adopted this	day of	201X.

Chair

Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 485, being the “Comox Valley Zoning Bylaw, 2005, Amendment No. 70,” as adopted by the board of the Comox Valley Regional District on the day of 20xx.

Corporate Legislative Officer

Schedule A

Section One Text Amendments

1. Bylaw No. 2781, being the “Comox Valley Zoning Bylaw, 2005”, is hereby amended by:
 - a. Rezoning the properties legally described as:
 Lot 1, Sections 32 and 33, Township 10, Comox District, Plan EPP56506; and
 Lot 1, Section 33, Township 10, Comox District, Plan VIP78343 except part in Plan EPP56506
 from Upland Resource 400ha and Water Supply and Resource Area to Upland Resource 400ha exception 7 (UR-400ha-7) and Water Supply and Resource Area (WS-RA); and
 - b. Inserting the following zoning exception in Part 1200 “Exceptions to Zone Designations”

“Exception 7

Exception 7	Zone UR-400ha	Map A-7	Amendment No. 70	Enacted
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1. Principal Uses

In addition to the principal uses of the UR-400ha zone, the following principal uses are permitted:

- i. Recreational facilities
- ii. Dock
- iii. Boat launch
- iv. Interpretive/cultural centre
- v. Campground

2. Accessory Uses

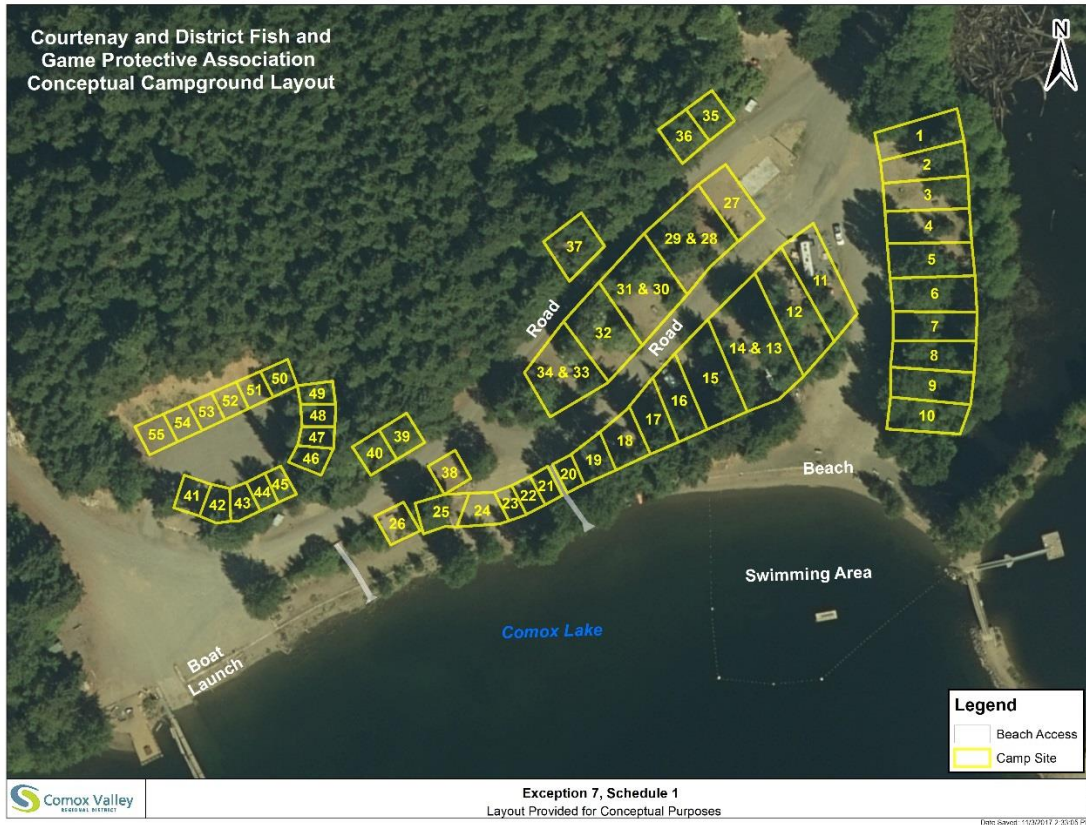
Only the following accessory uses are permitted:

- i. Special events related to a principal use
- ii. Wood processing

3. Setbacks

- i. Notwithstanding any other setback provision of this bylaw, the minimum setback for structures, except structures containing or related to utility use, to Comox Lake is 30m and to any other watercourse is 15m.
- ii. Except for the 55 campsites shown on Exception 7 - Schedule 1, the minimum setback of a campsite (including RV and tent sites) to Comox Lake is 30m and to any

other watercourse is 15m. The setback to Comox Lake and any other watercourse for the 55 campsites shown on Exception 7 – Schedule 1 is 15m.



4. Conditions of Use

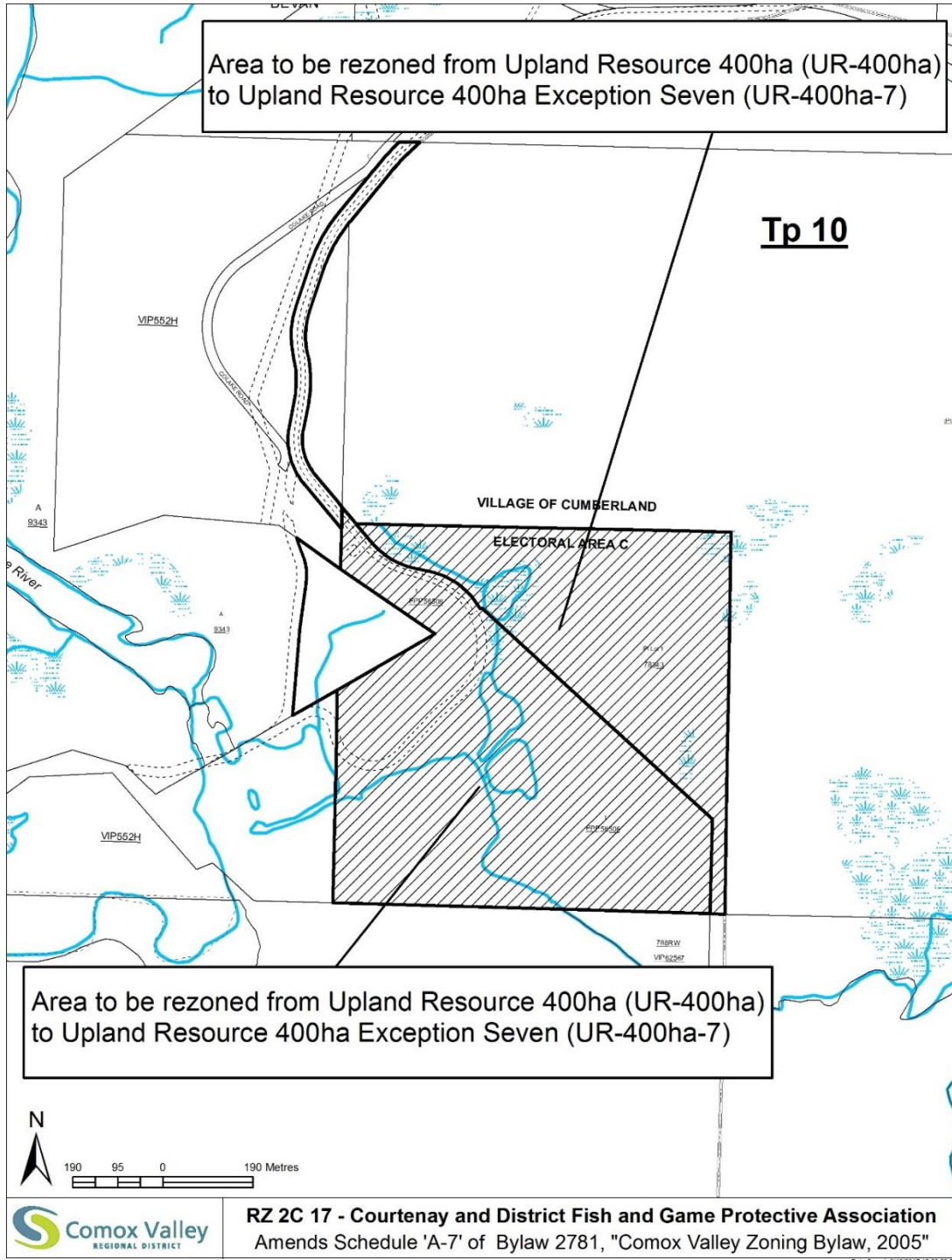
- i. All recycling/compost/waste shall be stored in a centralized and contained location(s). No recycling/compost/waste shall be stored within 30m of a watercourse.
- ii. Each campsite, with the exception of the 55 campsites shown on Exception 7 – Schedule 1, shall have a minimum area of 110m².
- iii. Centralized wash station(s) (i.e. facility for dishwashing, showering) shall be provided for patrons of the campground. Wash station(s) shall adhere to the requirements of the health authority (i.e. discharge).

Except as amended herein, all other provisions of this bylaw as amended, shall apply.

End • UR-400ha exception 7”

Section Two Map Amendment

Map A-7 of Bylaw No. 2781, being the “Comox Valley Zoning Bylaw, 2005”, is hereby amended by rezoning property legally described as Lot 1, Sections 32 and 33, Township 10, Comox District, Plan EPP56506; and Lot 1, Section 33, Township 10, Comox District, Plan VIP78343 except part in Plan EPP56506 from Upland Resource 400ha and Water Supply and Resource Area to Upland Resource 400ha exception 7 (UR-400ha-7) and Water Supply and Resource Area (WS-RA) as shown on Appendix 1.



Appendix 1

Part of Schedule A to Bylaw No. 485 being the "Comox Valley Zoning Bylaw, Amendment No. 70".

Amends Schedule Map A-7 to Bylaw No. 2781, being the "Comox Valley Zoning Bylaw, 2005".