

BYLAW NO. 568	
Bylaw Name:	Comox Valley Zoning Bylaw, 2005, Amendment No. 78
Applicant:	Pamela S. Pajak
Electoral Area:	Puntledge - Black Creek (Area C)
File Number:	RZ 4C 18
Participants:	All Electoral Areas
Purpose:	To amend the Comox Valley Zoning Bylaw by rezoning the subject property from Country Residential One (CR-1) and Residential One B (R-1B) to Residential One Exception Nine (R-1-9), so that the split zoned situation is resolved. This amendment also enables subdivision opportunities.
Amends Bylaw:	2781
Repeals Bylaw:	
Staff Contact:	Brian Chow

STATUS	
Application Received	May 23, 2018
Electoral Areas Services Committee Approval:	August 13, 2018 Recommendation: Commence external agency referral and First Nations referral process.
Comox Valley Regional District Board:	August 28, 2018 Recommendation: Approved external agency referral and First Nations referrals.
Electoral Areas Services Committee Approval:	Date: March 11, 2019 Recommendation: THAT the board give first and second reading to Bylaw No. 568, being the “Comox Valley Zoning Bylaw, 2005, Amendment No. 78” for property known as Parcel A (DD 10199W) of Lot 21, Block 29, Comox District, Plan 4267, PID 005-027-462 (2245 Schulz Road), which rezones the entire property from Country Residential One (CR-1) and Residential One B (R-1B) to Residential One Exception Nine (R-1-9) that incorporates density bonus regulations; AND FINALLY THAT pursuant to Section 464(1) of the Local Government Act (RSBC, 2015, c.1), the board schedule a public hearing for Bylaw No. 568, being the “Comox Valley Zoning Bylaw, 2005, Amendment No. 78” (RZ 4C 18).

Comox Valley Regional District Board:	1st Reading:
Comox Valley Regional District Board:	2nd Reading:
Public Hearing:	
Comox Valley Regional District Board:	3rd Reading:
Ministry of Transportation and Infrastructure:	Required: Yes Date Sent: Date Approved:
Comox Valley Regional District Board:	Final Adoption:

Comox Valley Regional District
Bylaw No. 568

**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. 568 may be cited as the “Comox Valley Zoning Bylaw, 2005, Amendment No. 78.”

Read a first time this	day of	2019.
Read a second time this	day of	2019.
Public hearing held this	day of	2019.
Read a third time this	day of	2019.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 568, being the “Comox Valley Zoning Bylaw, 2005, Amendment No. 78,” as read a third time by the board of the Comox Valley Regional District on the **XX** day of **XX** 2019.

Corporate Legislative Officer

Approved by the Ministry of Transportation and Infrastructure this	day of	2019.
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Adopted this	day of	2019.
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Chair

Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 568, being the “Comox Valley Zoning Bylaw, 2005, Amendment No. 78 ,” as adopted by the board of the Comox Valley Regional District on the XX day of XX 2019.

Corporate Legislative Officer

Schedule A

Section One Text Amendment

1. Bylaw No. 2781, being the “Comox Valley Zoning Bylaw, 2005”, is hereby amended by:
 - a. Rezoning the entire property legally described as Parcel A (DD 10199W) of Lot 21, Block 29, Comox District, Plan 4267 (2245 Schulz Road) from Country Residential One (CR-1) and Residential One B (R-1B) to Residential One Exception Nine (R-1-9); and
 - b. Inserting the following zoning exception in Part 1200 “Exceptions to Zone Designations”

“Exception 9

Exception 9	Zone R-1	Map A-13	Amendment No. 78	Enacted
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1. Subdivision Requirements
 - a) The minimum lot area permitted shall be 2.0 hectares;
 - b) Notwithstanding any other provision of this bylaw, a density bonus to permit the minimum lot area of 0.4 hectares with provision of a donation to the Comox Valley Regional District of the following lands described below and shown on Schedule 1.

Firstly, commencing at the most north westerly corner of Lot A of Block 29, Comox Land District, Registered Plan 37638, on file in the Land Title Office, Victoria;

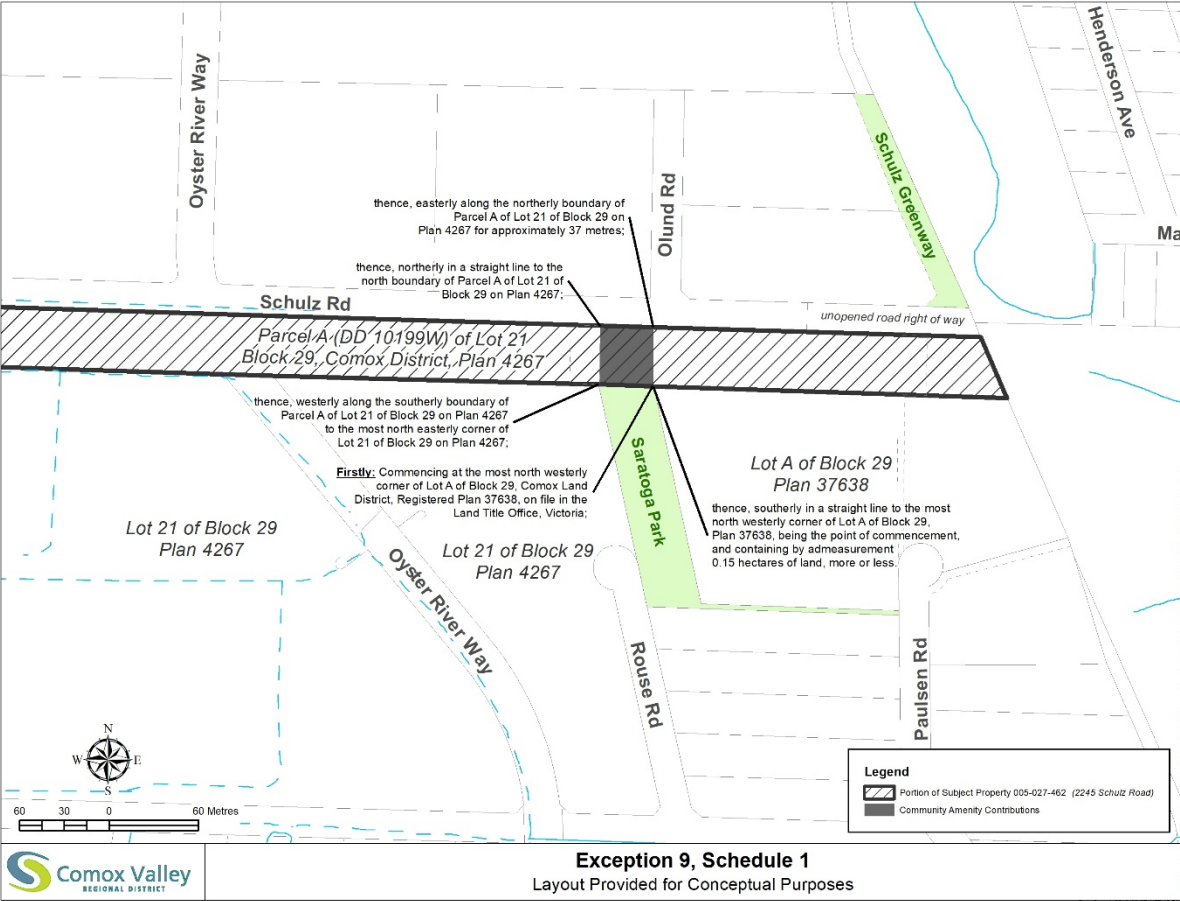
Thence, westerly along the southerly boundary of Parcel A of Lot 21 of Block 29 on Plan 4267 to the most north easterly corner of Lot 21 of Block 29 on Plan 4267;

Thence; northerly in a straight line to the north boundary of Parcel A of Lot 21 of Block 29 on Plan 4267;

Thence, easterly along the northerly boundary of Parcel A of Lot 21 of Block 29 on Plan 4267 for approximately 37 metres;

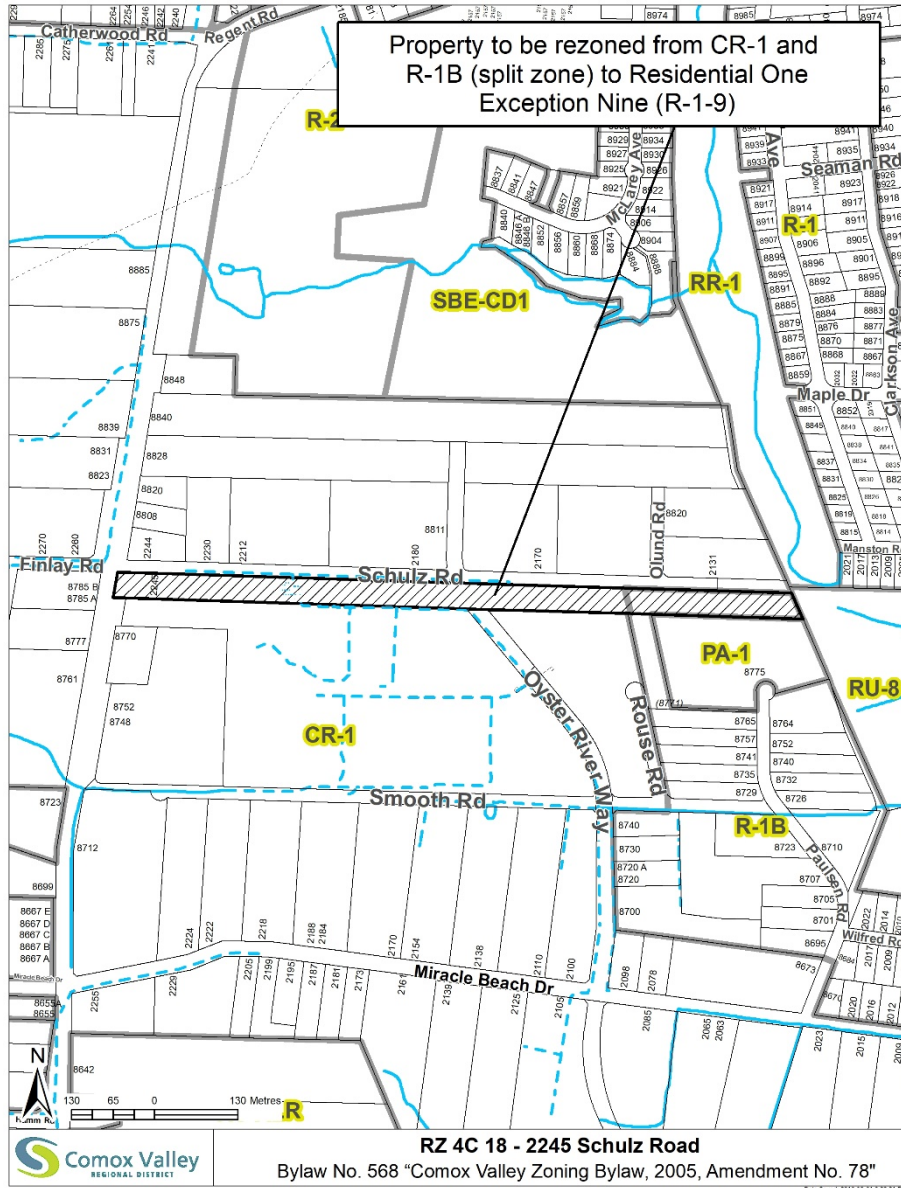
Thence, southerly in a straight line to the most north westerly corner of Lot A of Block 29, Plan 37638, being the point of commencement, and containing 0.15 hectares of land, more or less.

Notwithstanding this exception, all other regulations of the R-1 zone apply. Please refer to this link for the R-1 zone: <http://imap.comoxvalleyrd.ca/zoning/2781/R-1.pdf>.



Section Two Map Amendment

1. Map A-13 forming part of Bylaw No. 2781, being the “Comox Valley Zoning Bylaw, 2005”, is hereby amended by rezoning the entire property legally described as “Parcel A (DD 10199W) of Lot 21, Block 29, Comox District, Plan 4267, PID 005-027-462” (2245 Schulz Road) from Country Residential One (CR-1) and Residential One B (R-1B) to Residential One Exception Nine (R-1-9) as shown on Appendix 1.



Appendix 1

Part of Schedule A to Bylaw No. 568 being the “Comox Valley Zoning Bylaw, Amendment No. 78”.

Amends Schedule Map A-13 to Bylaw No. 2781, being the “Comox Valley Zoning Bylaw, 2005.”