

BYLAW NO. 593	
Bylaw Name:	Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 1
Applicant:	Henry and Katie Unger
Electoral Area:	Puntledge - Black Creek (Area C)
File Number:	RZ 5C 18
Participants:	All Electoral Areas
Purpose:	To amend the Rural Comox Valley Zoning Bylaw by rezoning the subject property from Rural Eight (RU-8) to Residential One Exception Ten (R-1-10). This amendment enables a three-lot subdivision.
Amends Bylaw:	520
Repeals Bylaw:	
Staff Contact:	Brian Chow

STATUS	
Application Received	September 12, 2018
Electoral Areas Services Committee Approval:	February 4, 2019 Recommendation: Commence external agency referral and First Nations referral process.
Comox Valley Regional District Board:	February 26, 2019 Recommendation: Approved external agency referral and First Nations referrals.
Electoral Areas Services Committee Approval:	Date: December 9, 2019 Recommendation: First and second reading to Bylaw No. 593, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 1 and schedule a public hearing.
Comox Valley Regional District Board:	1st and 2nd Readings: December 17, 2019
Public Hearing:	January 22, 2020
Comox Valley Regional District Board:	3rd Reading: January 28, 2020

Ministry of Transportation and Infrastructure:	Required: No Date Sent: Date Approved:
Comox Valley Regional District Board:	Final Adoption:

Comox Valley Regional District
Bylaw No. 593

**A Bylaw to Amend the “Rural Comox Valley Zoning Bylaw No. 520, 2019”
being Bylaw No. 520**

The board of the Comox Valley Regional District, in open meeting assembled, enacts the following amendments to the “Rural Comox Valley Zoning Bylaw No. 520, 2019,” being Bylaw No. 520.

Section One Text Amendment

- 1) Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019,” is hereby amended as set out in Schedule A attached to and forming part of this bylaw.

Section Two Title

- 1) This Bylaw No. 593 may be cited as the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 1.”

Read a first time this	17th	day of	December	2019.
Read a second time this	17th	day of	December	2019.
Public hearing held this	28th	day of	January	2020.
Read a third time this		day of		2020.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 593, being the “Rural Comox Valley Zoning Bylaw, No. 520, 2019, Amendment No. 1,” as read a third time by the board of the Comox Valley Regional District on the **XX** day of **XX** 2020.

Corporate Legislative Officer

Adopted this _____ **day of** _____ **2020.**

Chair

Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 593, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 1,” as adopted by the board of the Comox Valley Regional District on the **XX** day of **XX** 2020.

Corporate Legislative Officer

Schedule A

Section One Text Amendment

1. Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019”, is hereby amended by:
 - a. Rezoning the property legally described as Amended Lot 1 (DD 20594-N), Block 29, Comox District, Plan 3139 Except That Part of Said Lot Bounded on the North by Plan 5517 and East by the Island Highway as Said Highway is Shown on Plan 4267 and Except Those Parts in Plans 3747, 3865, 4267, 4417, 5517, 7148, 9836, 10102, 10943, 13270, 15600, 15674, 15722, 15775, 16502, 16520, 17359, 18493 1N3 19356, PID 006-281-222 (Unaddressed Lot, Wilfred Road) from Rural Eight (RU-8) to Residential One Exception Ten (R-1-10); and
 - b. Inserting the following zoning exception in Part 1200 “Exceptions to Zone Designations”

“Exception 10

Exception 10	Zone R-1	Map A-13	Amendment No. 1	Enacted
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1. Subdivision Requirements
 - a) The minimum lot area permitted shall be 8.0 hectares;
 - b) Notwithstanding any other provision of this bylaw, a density bonus to permit the minimum lot area of 1.0 hectare with provision of the following to the Comox Valley Regional District described below and shown on Schedule 1.
 - i. Donation of Land
 Firstly, commencing at the most south easterly corner of The Fractional Northeast ¼ of Section 7, Township 5, Comox District, Plan 552D, on file in the Land Title Office, Victoria;
 Thence, north easterly along the “Amended Lot 1 (DD 20594-N), Block 29, Comox District, Plan 3139 Except That Part of Said Lot Bounded on the North by Plan 5517 and East by the Island Highway as Said Highway is Shown on Plan 4267 and Except Those Parts in Plans 3747, 3865, 4267, 4417, 5517, 7148, 9836, 10102, 10943, 13270, 15600, 15674, 15722, 15775, 16502, 16520, 17359, 18493 1N3 19356” to the most north easterly corner of said lot;
 Thence, south easterly along said lot for approximately 77 metres;
 Thence, north westerly in a straight line to the most south easterly corner of The Fractional Northeast ¼ of Section 7, Township 5, Comox District, Plan 552D, being the point of commencement, and containing 0.45 hectares of land, more or less.
 - ii. Statutory Right of Way to Provide Access to the Donated Land

Firstly, commencing at the most south westerly corner of The Fractional Northeast $\frac{1}{4}$ of Section 7, Township 5, Comox District, Plan 552D, on file in the Land Title Office, Victoria;

Thence, south westerly along the most westerly boundary of "Amended Lot 1 (DD 20594-N), Block 29, Comox District, Plan 3139 Except That Part of Said Lot Bounded on the North by Plan 5517 and East by the Island Highway as Said Highway is Shown on Plan 4267 and Except Those Parts in Plans 3747, 3865, 4267, 4417, 5517, 7148, 9836, 10102, 10943, 13270, 15600, 15674, 15722, 15775, 16502, 16520, 17359, 18493 1N3 19356" for approximately 5 metres;

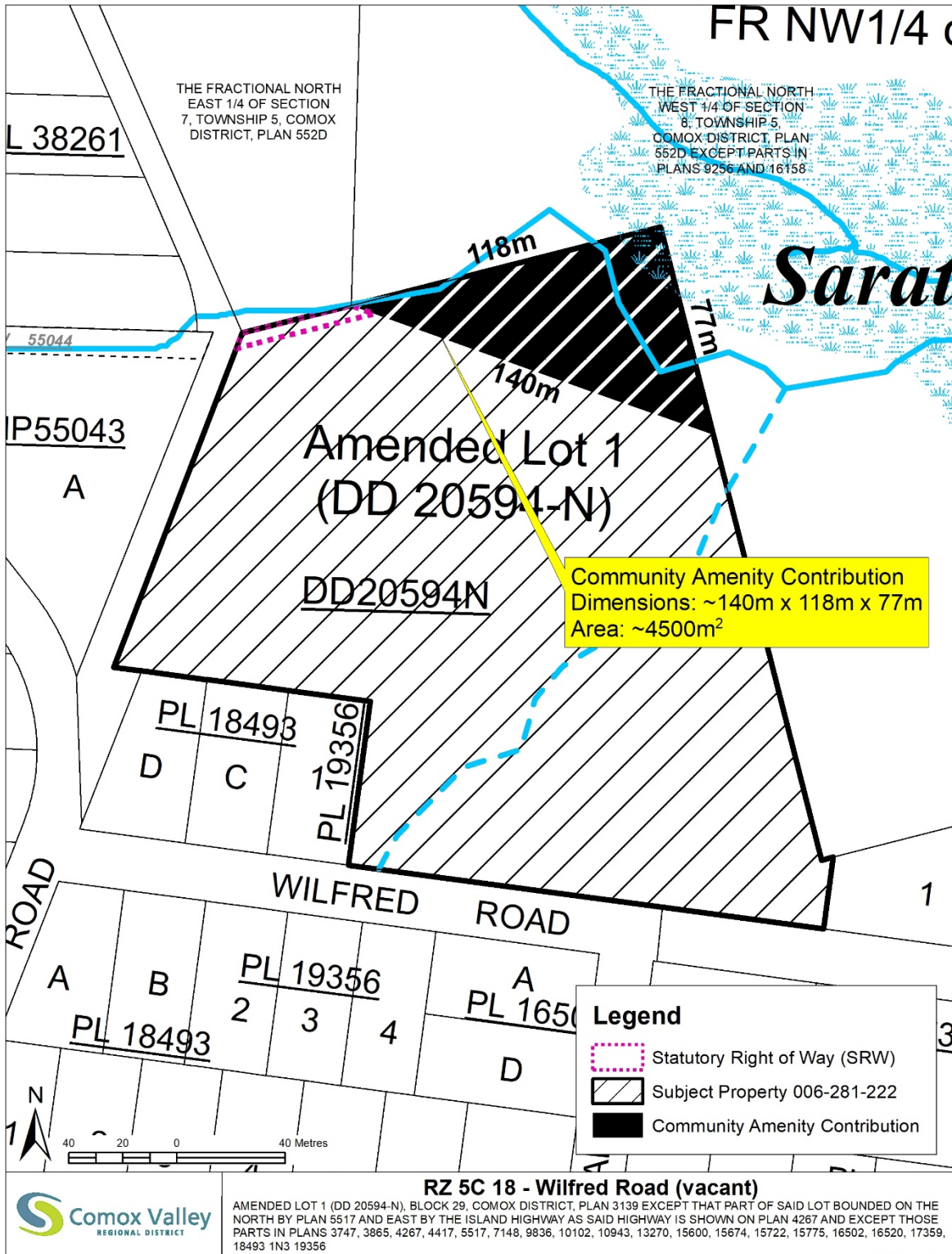
Thence, north easterly and parallel to the most southern boundary of The Fractional Northeast $\frac{1}{4}$ of Section 7, Township 5, Comox District, Plan 552D, for approximately 53 metres;

Thence, a straight line to the most south easterly corner of said lot;

Thence, south westerly along said lot to the most south westerly corner, being the point of commencement.

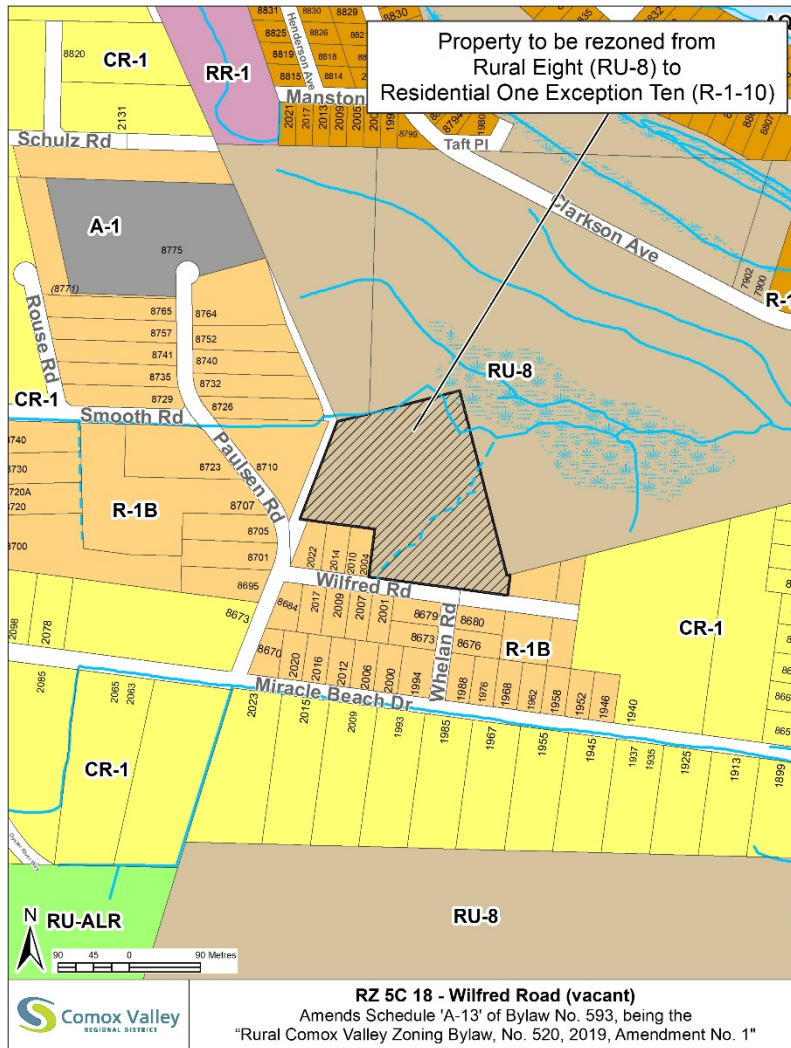
Notwithstanding this exception, all other regulations of the R-1 zone apply.

Schedule 1



Section Two Map Amendment

1. Map A-13 forming part of Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw, No. 520, 2019”, is hereby amended by rezoning the property legally described as “Amended Lot 1 (DD 20594-N), Block 29, Comox District, Plan 3139 Except That Part of Said Lot Bounded on the North by Plan 5517 and East by the Island Highway as Said Highway is Shown on Plan 4267 and Except Those Parts in Plans 3747, 3865, 4267, 4417, 5517, 7148, 9836, 10102, 10943, 13270, 15600, 15674, 15722, 15775, 16502, 16520, 17359, 18493 1N3 19356, PID 006-281-222” (Unaddressed Lot, Wilfred Road) from Rural Eight (RU-8) to Residential One Exception Ten (R-1-10) as shown on Appendix 1.



Appendix 1

Part of Schedule A to Bylaw No. 593 being the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 1”.

Amends Schedule Map A-13 of Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019.”