

BYLAW NO. 792	
Bylaw Name:	Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No 13
Applicant:	Fry/ Hnatyshyn/ Galbraith-Hamilton
Electoral Area:	Puntledge – Black Creek (Electoral Area C)
File Number:	RZ 2C 22
Participants:	All Electoral Areas
Purpose:	To amend the Rural Comox Valley Zoning Bylaw by rezoning the property described as Lot 4 Block 249 Comox District Plan EPP11657, PID 028-704-550 (7200 Forbidden Plateau Road) from Rural Twenty (RU-20) to Rural Twenty Exception Sixteen (RU-20-16) to facilitate a two-lot subdivision.
Amends Bylaw:	520
Repeals Bylaw:	n/a
Staff Contact:	Jodi MacLean, Senior Planner
STATUS	
Application Received	May 11, 2022
CVRD Board approval – November 7, 2023	<p>THAT Bylaw No. 792, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 13” which rezones the property known as Lot 4 Block 249 Comox District Plan EPP11657 from Rural Twenty (RU-20) to Rural Twenty Exception 16 (RU-20-16) be considered for first and second reading;</p> <p>AND FINALLY THAT pursuant to Section 464(1) of the Local Government Act (RSBC, 2015, c.1), a public hearing be scheduled for Bylaw No. 792, being the “Rural Comox</p>

	Valley Zoning Bylaw No. 520, 2019, Amendment No. 13” (RZ 2C 22, Fry/ Hnatyshyn/ Galbraith-Hamilton).
CVRD Board:	1st and 2nd reading: November 21, 2023
Public Hearing:	January 16, 2024
CVRD Board:	3rd Reading: January 23, 2024
MOTI Approval:	N/A
CVRD Board:	Final Adoption:

Comox Valley Regional District
Bylaw No. 792

**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. 792 may be cited as the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 13.”

Read a first time this	21st day of	November 2023.
Read a second time this	21st day of	November 2023.
Public hearing held this	16th day of	January 2024.
Read a third time this	23rd day of	January 2024.
Adopted this	day of	February 2024.

Chair

Deputy Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 792, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 13,” as adopted by the Board of the Comox Valley Regional District on the ____ day of _____ 2024.

Deputy Corporate Legislative Officer

Schedule A

Section One

Text Amendments

- 1) Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw, No. 520, 2019,” is hereby amended by
 - a. Rezoning the property described Lot 4 Block 249 Comox District Plan EPP11657, PID 028-704-550 (7200 Forbidden Plateau Road) from Rural Twenty (RU-20) to Rural Twenty Exception Sixteen (RU-20-16); and
 - b. Inserting the following zoning exception in Part 1200 “Exceptions to Zone Designations”

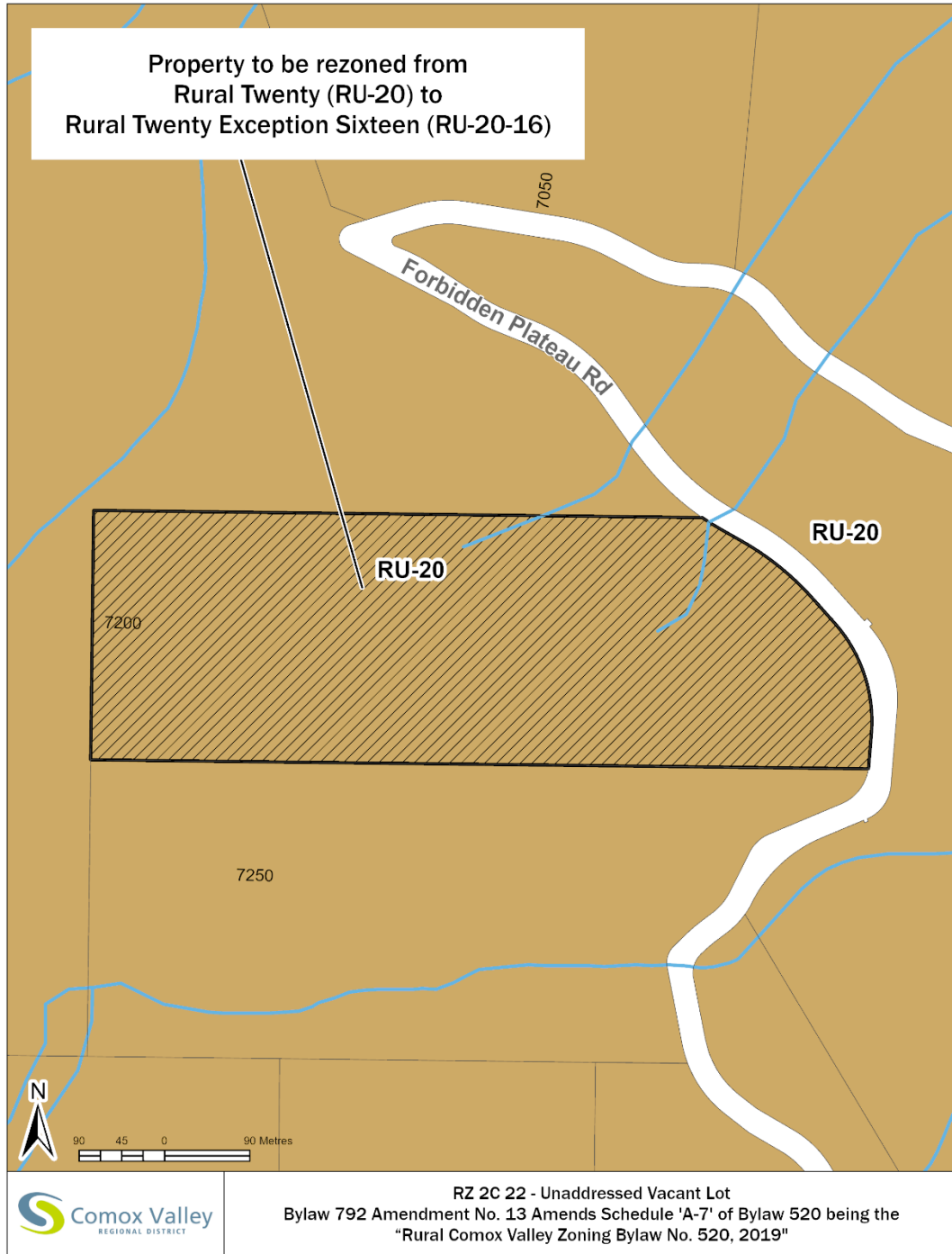
“Exception 16

Exception 16	Zone RU-20	Map A-7	Amendment 13	Enacted
-----------------	---------------	------------	-----------------	---------

1. Subdivision Requirements
 - i) Notwithstanding any other provision of this bylaw, the minimum lot area is 10.0 hectares.
2. Density
 - i) Notwithstanding any other provision of this bylaw, on any lot the residential density is limited to one single detached dwelling.”

Section Two Map Amendment

1. Map A-7 forming part of Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw, No. 520, 2019”, is hereby amended by rezoning property described as Lot 4 Block 249 Comox District Plan EPP11657, PID 028-704-550 from Rural Twenty (RU-20) to Rural Twenty Exception Thirteen (RU-20-16) as shown on Appendix 1.



Appendix 1

Part of Schedule A to Bylaw No. 792 being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 13".

Amends Schedule Map A-7 to Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019".