

<b>BYLAW NO. 619</b>	
<b>Bylaw Name:</b>	Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 5
<b>Applicant:</b>	Sturdi Construction Ltd.
<b>Electoral Area / Address:</b>	Puntledge - Black Creek (Area C) / 2491 Emmerson Road
<b>File Number</b>	RZ 3C 19
<b>Participants:</b>	All Electoral Areas
<b>Purpose:</b>	To amend the Rural Comox Valley Zoning Bylaw by rezoning the subject property at 2491 Emerson Road from Country Residential One (CR-1) to Country Residential One Exception Eleven (CR-1-11). This amendment enables a two-lot subdivision.
<b>Amends Bylaw:</b>	520
<b>Repeals Bylaw:</b>	
<b>Staff Contact:</b>	Jodi MacLean, Rural Planner
<b>STATUS</b>	
<b>Application Received</b>	October 22, 2019
<b>Electoral Areas Services Committee Approval:</b>	February 10, 2020 Recommendation: Commence external agency referral and First Nations referral process.
<b>Comox Valley Regional District Board:</b>	February 25, 2020 Recommendation: Approved external agency referral and First Nations referrals.
<b>Comox Valley Regional District Board:</b>	<b>1st Reading:</b>
<b>Comox Valley Regional District Board:</b>	<b>2nd Reading:</b>
<b>Public Hearing:</b>	Waived July 14, 2020
<b>Comox Valley Regional District Board:</b>	<b>3rd Reading:</b>
<b>MOTI approval</b>	<b>Required:</b> No
<b>Comox Valley Regional District Board:</b>	<b>Final Adoption:</b>

**Comox Valley Regional District**  
**Bylaw No. 619**

**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. 619 may be cited as the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 5.”

<b>Read a first time this</b>	<b>day of</b>	<b>2020.</b>
<b>Read a second time this</b>	<b>day of</b>	<b>2020.</b>
<b>Public hearing held this</b>	<b>day of</b>	<b>2020.</b>
<b>Read a third time this</b>	<b>day of</b>	<b>2020.</b>

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 619, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 5,” as read a third time by the board of the Comox Valley Regional District on the \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Corporate Legislative Officer

<b>Adopted this</b>	<b>day of</b>	<b>2020.</b>
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\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 619, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 5,” as adopted by the board of the Comox Valley Regional District on the \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Corporate Legislative Officer

## Schedule A

### Section One Text Amendment

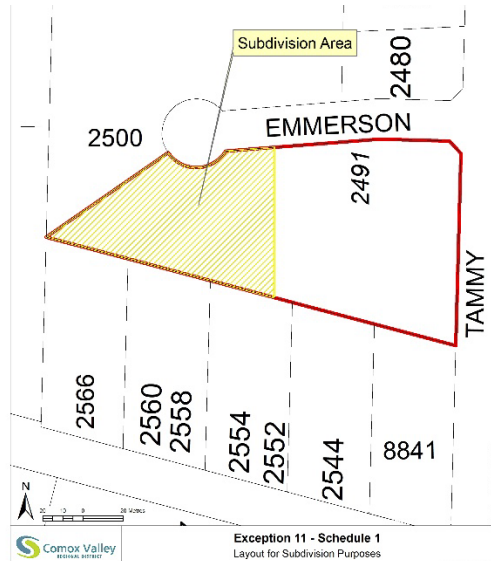
- 1) Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019,” is hereby amended by:
  - a. Rezoning the property legally described as Lot 1, Block 29, Comox District, Plan 36676 (2491 Emmerson Road) from Country Residential One (CR-1) to Country Residential One Exception Eleven (CR-1-11); and
  - b. Inserting the following zoning exception in Part 1200 “Exceptions to Zone Designations”

“Exception 11

Exception	Zone	Map	Amendment	Enacted
11	CR-1	A-13	No. 5	

1. Subdivision Requirements

- a) Except for the Subdivision Area shown on Exception 11 – Schedule 1, the minimum lot area for subdivision is 2.0 hectares;
- b) The minimum lot area in the “Subdivision Area” shown on Exception 11 – Schedule 1 is 0.4 hectares.



2. Density

- a) On any lot less than 1.2 hectares, density is limited to one single detached dwelling;
- b) On any lot 1.2 hectares or larger: two dwelling units.

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

**Section Two Map Amendment**

- 1) Map A-13 of Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019”, is hereby amended by rezoning property legally described as “Lot 1, Block 29, Comox District, Plan 36676” (2491 Emmerson Road) from Country Residential One (CR-1) to Country Residential One Exception Eleven (CR-1-11) as shown on Appendix 1.



**Appendix 1**

Part of Schedule A to Bylaw No. 619 being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 5".

Amends Schedule Map A-13 to Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019".