

CENTRAL COAST REGIONAL DISTRICT

Bylaw No. 363

Being a bylaw of the Central Coast Regional District to amend Calvert Island Zoning Bylaw No. 202, 1993

WHEREAS a rezoning application has been received to permit the use of land on Calvert Island;

And WHEREAS the Board of the Central Coast Regional District deems it expedient to rezone the land for such a development;

NOW THEREFORE the Board of the Central Coast Regional District in open meeting assembled, enacts as follows:

- 1) Section 4.8 of Calvert Island Zoning Bylaw No. 202, 1993 - Siting for Flood Control - is hereby amended as follows:
 - a) In subsection a(i), replace the words "75 meters" with the words "7.5 meters";
 - b) In subsection a(ii), replace the words "30 meters" with the words "15 meters"; and
 - c) In subsection d(ii), replace the words "June 1978" with the words "June 2003".

- 2) Calvert Island Zoning Bylaw No. 202, 1993 is hereby amended by adding the following as Section 6:

"6. Calvert Island Zoning District 2 (CI-2)

(1) Uses Permitted

In the CI-2 zone, the following uses are permitted and all others are prohibited:

- a) all uses permitted within the CI-1 zone;
- b) destination lodge;
- c) tourist accommodation dwelling units; and
- d) accessory uses subject to Section 6(7) of this zone.

(2) Lot Area

- a) For all uses permitted within the CI-1 zone, the minimum lot area shall be as specified within the CI-1 zone.
- b) For a destination lodge, the minimum lot area shall not be less than 10 hectares.
- c) For tourist accommodation dwelling units, the minimum average lot area per dwelling unit shall not be less than 4,000 m² provided each

dwelling unit is connected to a common water system and a common sewer system.

(3) Siting of Buildings and Structures

No building or structure shall be sited less than:

- a) 7 meters from a front and rear lot line;
- b) 5 meters from a side lot line; and
- c) 6 meters from any other building.

(4) Height of Buildings

The height of buildings and structures shall not exceed 9 meters, except for a destination lodge in which case the maximum height shall not exceed 12 meters.

(5) Buildings per Lot

- a) Not more than 1 single family dwelling shall be erected on a lot, except for lots with an area of 4000 m² or greater in which case a maximum of 2 single family dwellings shall be permitted.
- b) A lot with a destination lodge as the principal use may contain a collection of buildings containing tourist accommodation dwelling units as long as each building is connected to a common water system and a common sewer system and all other requirements of this bylaw are met including Section 6(2)(c).

(6) Density

- a) For a destination lodge or tourist accommodation dwelling units, the maximum floor space ratio shall not exceed 10%.
- b) For tourist accommodation dwelling units when combined with staff accommodation, the average density shall not exceed 2.5 dwelling units per hectare.

(7) Accessory Uses

- a) For the purpose of this zone, an accessory use shall be limited to the following:
 - i) staff accommodation;
 - ii) private marina;
 - iii) recreational facilities;
 - iv) gift shop;
 - v) private club;
 - vi) restaurant;
 - vii) licensed establishment;
 - viii) conference facilities;
 - ix) seaplane base;
 - x) private heliport; and
 - xi) tour guiding operations
- b) Not more than 1 licensed establishment, gift shop, private marina, heliport or seaplane base shall be permitted per destination lodge.

(8) Special Conditions

- a) A minimum of 50% of the area of any lot shall be retained in its natural condition.
- b) The lot coverage ratio shall not exceed 35%.
- c) All development shall make adequate provision for the supply of potable water and the collection and disposal of sewage in compliance with the *Health Act*, the *Water Act*, the *Water Utilities Act* and the *Waste Management Act*, and shall be approved by the Regional District and all other authorities having jurisdiction.
- d) All development shall make provision for secure, animal proof, on-site disposal of organic garbage and the on-site storage of recyclable material such as paper, glass, metal and plastic.

(9) Definitions

For the purpose of this zone, the following definitions shall apply:

- **Common Sewer System** means a sewage collection and sewage disposal system that has been approved as such under the *Health Act* or the *Waste Management Act*.
- **Common Water System** means a prescribed water system as defined in the *Drinking Water Protection Act* which is owned, operated and maintained by a municipality, regional district, improvement district, strata corporation or a water utility (as defined under the *Water Utility Act*) and operated in compliance with the *Drinking Water Protection Act*.
- **Destination Lodge** means a facility for the temporary accommodation of resort guests where the accommodation is provided in lodges, separate cabins, townhouse units or a combination of the above.
- **Floor Space Ratio** means the figure obtained when the Gross Floor Area of all buildings and structures on a parcel is divided by the Gross Useable Parcel Area.
- **Gross Floor Area** means, for the purpose of calculating Floor Space Ratio, the total area of all floors measured to the exterior face of the exterior walls of the building excluding accessory buildings, attached garages or carports, all rooms having a floor to ceiling height less than or equal to 1.5 meters, and covered porches.
- **Gross Useable Parcel Area** means the total area of a parcel excluding:
 - Area covered by a natural body of water including swamp or surface water measured from the high water mark;
 - Land within 15 metres of any watercourse;
 - Land where the natural slope exceeds 30 %; and
 - Land identified as having archaeological or cultural significance by the Heiltsuk Nation.

PROPOSED

- **Lot Coverage Ratio** means the total horizontal area of all buildings, structures, paved areas and septic fields on the lot expressed as a percentage of the Gross Useable Parcel Area.
 - **Private Marina** means a facility for berthing, fuelling excluding fuel sales, launching, mooring, securing, and storing boats, float planes and other marine vessels but does not include moorage or berthing of vessels used for floating residences or tourist accommodation.
 - **Recreational Facilities** means the use of land or buildings for sports, entertainment or leisure related activities, and may include, but are not limited to tennis courts, swimming pools and spa facilities and specifically exclude golf courses.
 - **Tourist Accommodation Dwelling Unit** means a self contained set of habitable rooms, which may contain one kitchen and sanitary facilities, intended to be used as temporary accommodation by one or more persons in common occupancy."
- 3) Schedule A of Calvert Island Zoning Bylaw No. 202, 1993 is hereby amended by rezoning the lands identified as crosshatched on Schedule 1 of this Bylaw from **Calvert Island Zoning District (CI-1)** to **Calvert Island Zoning District (CI-2)**.
- 4) This Bylaw may be cited as "Calvert Island Zoning Bylaw No. 202, 1993 Zoning Amendment Bylaw No. 363, 2003."

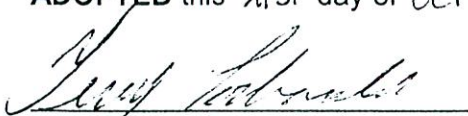
READ A FIRST TIME this 19th day of September, 2003

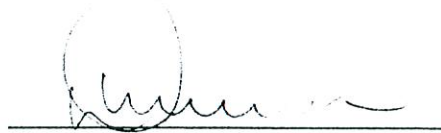
READ A SECOND TIME this 19th day of September, 2003

PUBLIC HEARING HELD this 29th day of September, 2003

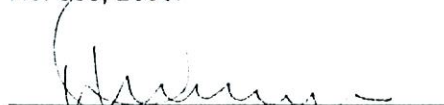
READ A THIRD TIME this 1st day of October, 2003

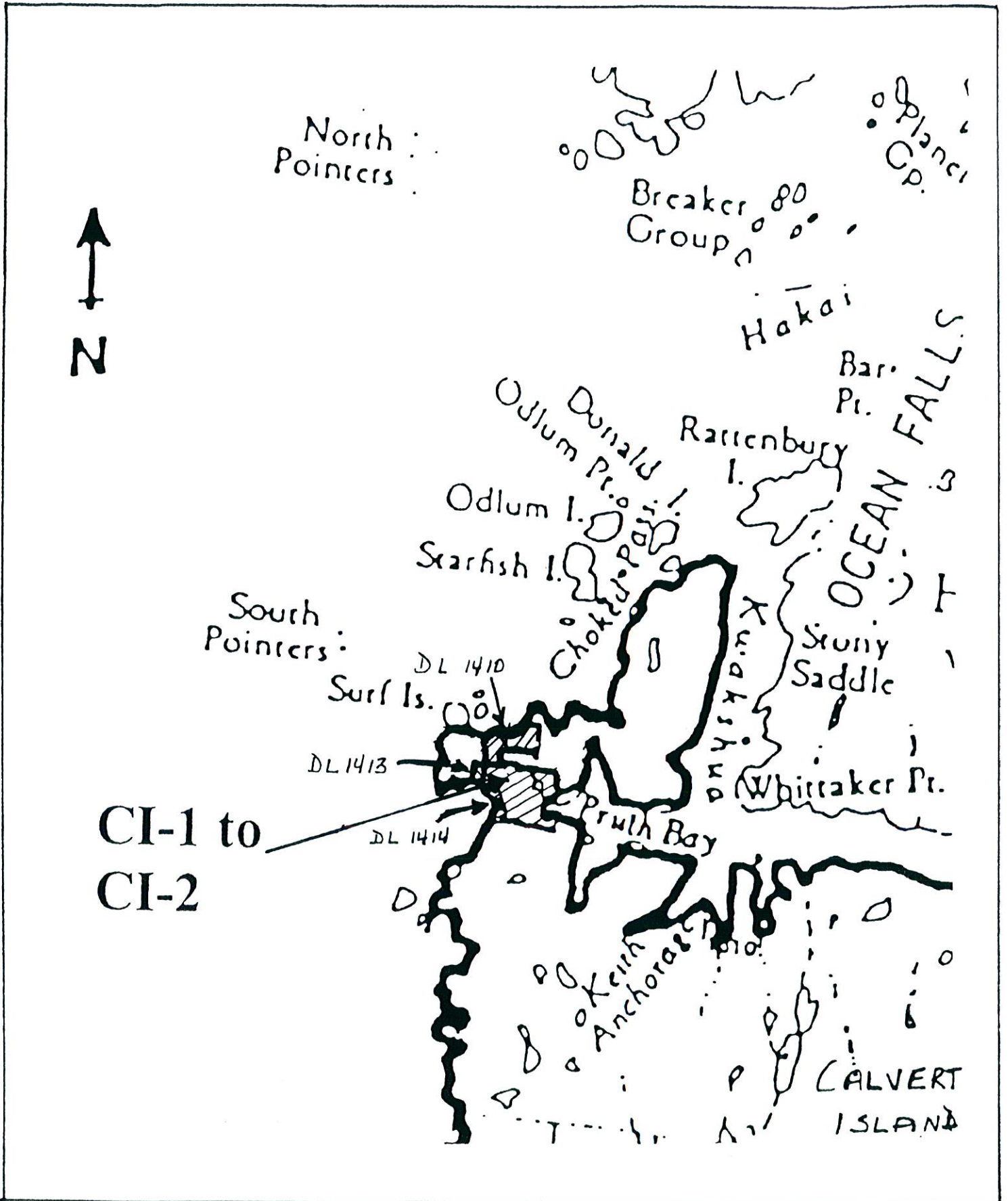
ADOPTED this 21st day of Oct , 2003


Chair


Secretary

I hereby certify the above to be a true and correct copy of Bylaw No. 363, cited as of "Calvert Island Zoning Bylaw No. 202, 1993 Zoning Amendment Bylaw No. 363, 2003."


Secretary



numerical file



November 21, 2003

Donna Mikkelson
Corporate Administrator
Central Coast Regional District
626 Cliff Street
Bella Coola BC V0T 1C0

Dear Donna Mikkelson:

Please find enclosed one copy of the below noted bylaw(s) approved by the Minister of Community, Aboriginal and Women's Services pursuant to section(s) 913 of the *Local Government Act*.

<u>BYLAW</u>	<u>APPROVED</u>	<u>APPROVAL NUMBER</u>
363	November 20, 2003	2003187

Please note that the Ministry has not reviewed the bylaw for the purpose of determining if it is valid or lawful and the Minister's approval does not represent or guarantee the legal certainty of the bylaw, nor the process under which it may be adopted, and does not validate or otherwise make legal any provision of the bylaw.

Yours truly,

Carol Weisenburger
Administrative Assistant

Enclosure(s)



No. 201312

Statutory Approval

Under the provisions of section 913

of the Local Government Act

I hereby approve Bylaw No. 363

Central Coast Regional District,

a copy of which is attached hereto.

Dated this 20th day
of November, 2003

A handwritten signature in cursive script, appearing to read "George Abbott".

Minister of Community, Aboriginal and
Women's Services

