

**TOWN OF QUALICUM BEACH
BYLAW NO. 580.109**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH
LAND USE AND SUBDIVISION BYLAW NO. 580, 1999**

WHEREAS the Council may, under Section 479 of the *Local Government Act*, divide the municipality into zones, regulate within a zone the use of land, buildings and structures, the density of use of land, buildings and structures, and the siting, size and dimensions of buildings and structures and may, under Section 482 of the *Local Government Act*, establish different density regulations for a zone depending on whether conditions relating to the provision of amenities or affordable or special needs housing are met, and may designate an area within a zone for particular types of housing, and

WHEREAS the owner of the land described in this Bylaw has consented to the designations set out in the Bylaw;

The Council of the Town of Qualicum Beach, in open meeting lawfully assembled, hereby enacts as follows: "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999" is hereby amended as follows:

1. "Part 6 - Land Use Regulations" is hereby amended by adding Section 6.4.30.13 Comprehensive Development Zone 17 (CD17)' as shown on Schedule 'A' which is attached to, and forms part of, this bylaw.
2. "Schedule 6A - Zoning Map" is hereby amended by changing the zoning designation of Lot 22, Block 7, Plan 1894, DL 78, Newcastle District (126 Second Avenue East) from Industrial 1 (I1) to Comprehensive Development Zone 17 (CD17) as shown outlined in a heavy black line on Schedule 'B' which is attached to, and forms part of, this Bylaw.
3. "Schedule 6A - Zoning Map" is hereby amended by changing the zoning designation of Lot 21, Block 7, Plan 1894, DL 78, Newcastle District (130 Second Avenue East) from Industrial 1 (I1) to Comprehensive Development Zone 17 (CD17) as shown outlined in a heavy black line on Schedule 'B' which is attached to, and forms part of, this Bylaw.
4. "Schedule 6A - Zoning Map" is hereby amended by changing the zoning designation of Lot 20, Block 7, Plan 1894, DL 78, Newcastle District (134 Second Avenue East) from Industrial 1 (I1) to Comprehensive Development Zone 17 (CD17) as shown outlined in a heavy black line on Schedule 'B' which is attached to, and forms part of, this Bylaw.
5. "Schedule 6A - Zoning Map" is hereby amended by changing the zoning designation of Lot A, Plan EPP60253, DL 78, Newcastle District (144 Second Avenue East) from Industrial 1 (I1) to Comprehensive Development Zone 17 (CD17) as shown outlined in a heavy black line on Schedule 'B' which is attached to, and forms part of, this Bylaw.
6. "Schedule 6A - Zoning Map" is hereby amended by changing the zoning designation of Lot B, Plan EPP60253, DL 78, Newcastle District (148 Second Avenue East) from Industrial 1 (I1) to Comprehensive Development Zone 17 (CD17) as shown outlined in a heavy black line on Schedule 'B' which is attached to, and forms part of, this Bylaw.
7. This bylaw may be cited as "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (126, 130 ,134, 144 and 148 Second Avenue East) Bylaw No. 580.109, 2019."

INTRODUCED FOR FIRST READING this 15th day of July, 2019.

READ A SECOND TIME this 12th day of August, 2019.

Notice published pursuant to Section 182 of the *Local Government Act* on the day of, 2019 and the day of, 2019.

PUBLIC HEARING held this day of, 2019.

READ A THIRD TIME this day of, 2019.

ADOPTED this day of, 2019.

Brian Wiese, Mayor

Heather Svensen, Corporate Administrator

Schedule 'A' - Bylaw No. 580.109

Section 6.4.30.13	(580.109)
Comprehensive Development Zone 17	CD17
Permitted Uses and Minimum Site Area	
Permitted Use	Required Site Area
a) Residential	164m ²
b) Office	n/a
c) Personal Service Use	n/a
d) Public Assembly Use	n/a
e) Recreation Facility	n/a
f) Restaurant	n/a
g) Retail Store	n/a
Maximum Number and Size of Buildings and Structures	
The maximum number and size of buildings and structures shall be in accordance with the plans attached as Schedule 'Site Plan'	
Dwelling Units	28
Parcel coverage	51%
Minimum Setback Requirements	
As shown on 'Site Data'	
Except:	
a. Where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.	

Schedule 'B' - Bylaw No. 580.109

