

**TOWN OF QUALICUM BEACH  
BYLAW NO. 580.111**

**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 6.4.80.9 Residential 19 (R19) 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 11, Block 11, District Lot 56, Newcastle District, Plan 2005 from Residential 14 Zone (R14) to Residential 19 Zone (R19) as shown outlined in heavy black line on Schedule 'B' which is attached to, and forms part of, this Bylaw.
3. This bylaw may be cited as "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (650 Hemlock Street) Bylaw No. 580.111, 2019."

**INTRODUCED FOR FIRST READING** this 15<sup>th</sup> day of July, 2019.

**READ A SECOND TIME** this 12<sup>th</sup> 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.

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**Brian Wiese, Mayor**

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**Heather Svensen, Corporate Administrator**

**Schedule 'A' - BYLAW NO. 580.111**

Section 6.4.80.9

**(580.111)****RESIDENTIAL 19****R19*****Permitted Uses and Minimum Site Area***

Permitted Use	Required Site Area
a) Home Occupation Use	n/a
b) Residential Use - per dwelling unit	250 m <sup>2</sup>

**i. Density Bonus for Amenity**

For density bonuses, please refer to Section 6.3(19) "Density Bonuses".

***Maximum Number and Size of Buildings and Structures***

Accessory buildings	- combined floor area of 10 m <sup>2</sup> per dwelling unit
Height	
- Interior heated space	7.3 m
- Ridge of gable, hip or gambrel sloped roof	9.0 m
- Mansard roof	
- deck line	8.0 m
- top of roof	9.0 m
- Flat roof	8.0 m

Parcel Coverage 50%

**Minimum Setback Requirements**

Front lot line	3.0 m
Rear lot line	2.0 m
Exterior side lot line	3.5 m
Interior side lot line	1.5 m
Interior side lot line adjacent to a lane	2.0 m

Except:

- where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.
- that any roof overhang, eave, cornice or gutter may project up to a maximum of 0.6 m into any required setback area.

### Schedule 'B' - BYLAW NO. 580.111

