

**TOWN OF QUALICUM BEACH
BYLAW NO. 580.119**

**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 2 – Interpretation is hereby amended by adding the definition of "rural rental cottage":
"rural rental cottage means a dwelling unit that meets the following:
 - either the dwelling unit or building site is available for rent;
 - is not subdivided from any other rural rental cottages on the parcel under the *Strata Property Act*;
 - has a floor area of less than 100m²; and
 - does not have private outdoor space of more than 100m²;
2. "Part 6 – Land Use Regulations" is hereby amended by adding Section 6.4.14 Rural 4 'A4' as shown on Schedule 'A' 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 2, Plan 41713, DL 78, Nanoose District (545 Nenzel Road) from Rural 3 (A3) to Rural 4 (R4) as shown outlined in a heavy black line on Schedule 'B' which is attached to, and forms part of, this Bylaw.
4. This bylaw may be cited as "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (Nenzel Road) Bylaw No. 580.119, 2020."

INTRODUCED FOR FIRST READING this 15th day of July, 2020.

READ A SECOND TIME this 19th day of August, 2020.

Notice published pursuant to Section 182 of the *Local Government Act* on the 30th day of September, 2020 and the 7th day of October, 2020.

PUBLIC HEARING this 14th day of October, 2020.

READ A THIRD TIME this 14th day of October, 2020.

SECOND READING RESCINDED this 28th day of April, 2021

THIRD READING RESCINDED this 28th day of April, 2021

READ A SECOND TIME this 28th day of April, 2021

Notice published pursuant to Section 182 of the *Local Government Act* on the 2nd day of June, 2021 and the 9th day of June, 2021.

PUBLIC HEARING this 16th day of June, 2021
READ A THIRD TIME this 16th day of June, 2021

ADOPTED this 17th day of November, 2021.

Brian Wiese, Mayor

Heather Svensen, Corporate Administrator

Schedule 'A' - Bylaw No. 580.119

Section 6.4.14

RURAL 4

A4

Permitted Uses

Permitted Use	Required Site Area
a) Agriculture	n/a
b) Silviculture	n/a
c) Home Occupation Use	
d) Residential Use	
- Single Family Dwelling Unit	
- Secondary Suite	
- Garden Suite	
- Rural Rental Cottage	3,374
e) Equestrian Facilities	
f) Bed and Breakfast	
g) Outdoor Private Assembly	

Maximum Number and Size of Buildings and Structures

Accessory Buildings	Combined floor area 200 m ²
Dwelling units/parcel	
a) Single-Family Dwelling Unit	2
- secondary suite or garden suite	2
- rural rental cottage	6
Height	
- Interior heated space	7.3m
- Ridge of gable, hip or gambrel sloped roof	9.5m
- Mansard roof	
- deck line	8.0m
- top of roof	9.0m
- Flat roof	8.0m
Parcel coverage	20%

Minimum Setback Requirements

1. Buildings and structures for housing livestock or for storing manure:	
All lot lines	30.0 m
2. All other buildings and structures:	
Front lot lines	15.0 m
Other lot lines	7.5 m

Schedule 'B' - Bylaw No. 580.119

