

**TOWN OF QUALICUM BEACH
BYLAW NO. 580.104**

**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 6.4.80.8 Residential 18 (R18) 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 1, Plan 51399, DL 57, Newcastle District (629 Beach Road) from Comprehensive Development Zone 12 (CD12) to Residential 18 (R18) 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 A, (DD J42769), Block 3, Plan 1947, DL 57, Newcastle District (637 Beach Road) from Comprehensive Development Zone 12 (CD12) to Residential 18 (R18) 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 (637 & 629 Beach Road) Bylaw No. 580.104, 2019."

INTRODUCED FOR FIRST READING this 25th day of February, 2019.

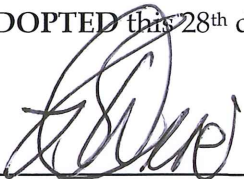
READ A SECOND TIME this 17th day of June, 2019.

Notice published pursuant to Section 182 of the *Local Government Act* on the 3rd day of September, 2019, and the 5th day of September, 2019.

PUBLIC HEARING this 9th day of September, 2019.

READ A THIRD TIME this 16th day of September, 2019.

ADOPTED this 28th day of October, 2019.



Brian Wiese, Mayor



Heather Svensen, Corporate Administrator

Schedule 'A' - Bylaw No. 580.104

Section 6.4.80.8

(580.104)

RESIDENTIAL 18

R18

Permitted Uses and Minimum Site Area

Permitted Use	Required Site Area
a) Home Occupation Use	n/a
b) Residential Use - per dwelling unit	185 m ²

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

Height

- Interior heated space	7.3 m
- Ridge of gable, hip or gambrel sloped roof	9.5 m
- Mansard roof	
- deck line	8.0 m
- top of roof	9.0 m
- Flat roof	8.0 m

Except for buildings and structures within 7.5m of the rear property line then the maximum height shall be as follows:

- Ridge of a gable or hip sloped roof	
- 10:12 pitch or steeper (which may include secondary roofs of dormers with less than a 10:12 pitch)	7.5 m
- Less than 10:12 pitch	5.3 m
- Mansard roof	
- Deck line	4.0 m
- Top of roof	4.5 m
- Gambrel roof	4.5 m
- Flat roof	4.0 m

Parcel Coverage	40%
Floor Area Ratio	0.68

Minimum Setback Requirements

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

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.
- b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0 m into any required setback area.

Schedule 'B' - Bylaw No. 580.104

