



**SKEENA-QUEEN CHARLOTTE REGIONAL DISTRICT
PUBLIC HEARING AGENDA**

**To be held at the Village of Masset Council Chambers
At 1686 Main Street, Masset, B.C.
Thursday, April 14th, 2016 at 6:00 PM**

- 1. CALL TO ORDER**
- 2. STATEMENT BY THE CHAIR ON THE PROCEDURES FOR PUBLIC HEARING**
- 3. STAFF TO SUMMARIZE THE BYLAW PROCESS**
- 4. PROPONENT PRESENTATION**
- 5. STAFF TO READ OUT WRITTEN SUBMISSIONS**
- 6. CALL FOR PUBLIC COMMENT ON THE PROPOSED BYLAWS**
 - 6.1 Bylaw No. 604, 2016 – Being a bylaw to amend the Rural Graham Island Official Community Plan Bylaw No. 532, 2011**
 - 6.2 Bylaw No. 605, 2016 – Being a bylaw to amend the Graham Island Interim Zoning Bylaw No. 192, 1993**
- 7. PROPONENT RESPONSE**
- 8. CLOSING STATEMENT FROM CHAIR**
- 9. ADJOURNMENT**

SKEENA-QUEEN CHARLOTTE REGIONAL DISTRICT**BYLAW NO. 604, 2016**

A Bylaw to amend the "Rural Graham Island Official Community Plan Bylaw No. 532, 2011."

The Board of Directors of the Skeena-Queen Charlotte Regional District in open meeting assembled enacts as follows:

1. That "Rural Graham Island Official Community Plan Bylaw No. 532, 2011" be amended in Section 4.2, Land Use Designations, "Table 2: Land Use Designations" such that "R-4" be added under the column "Appropriate Zone for this Designation" for the "Residential" Land Use Designation.
2. That "Rural Graham Island Official Community Plan Bylaw No. 532, 2011" be amended such that Schedule C1: Land Use – Tow Hill Area West be amended from "Rural" to "Residential" for the following lands, as shown on Schedule "A".

 Lot 3 Plan BCP 34825 DL 873 Queen Charlotte District, PID 027-455-688; and
 Lot 4 Plan BCP 34825 DL 873 Queen Charlotte District, PID 027-455-696.
3. Schedule "A" attached hereto forms part of this bylaw.
4. This bylaw may be cited as the "Rural Graham Island Official Community Plan Amendment Bylaw No. 604, 2016".

READ A FIRST TIME this

19th day of February, 2016.

READ A SECOND TIME this

____ day of _____, 2016.

READ A THIRD TIME this

____ day of _____, 2016.

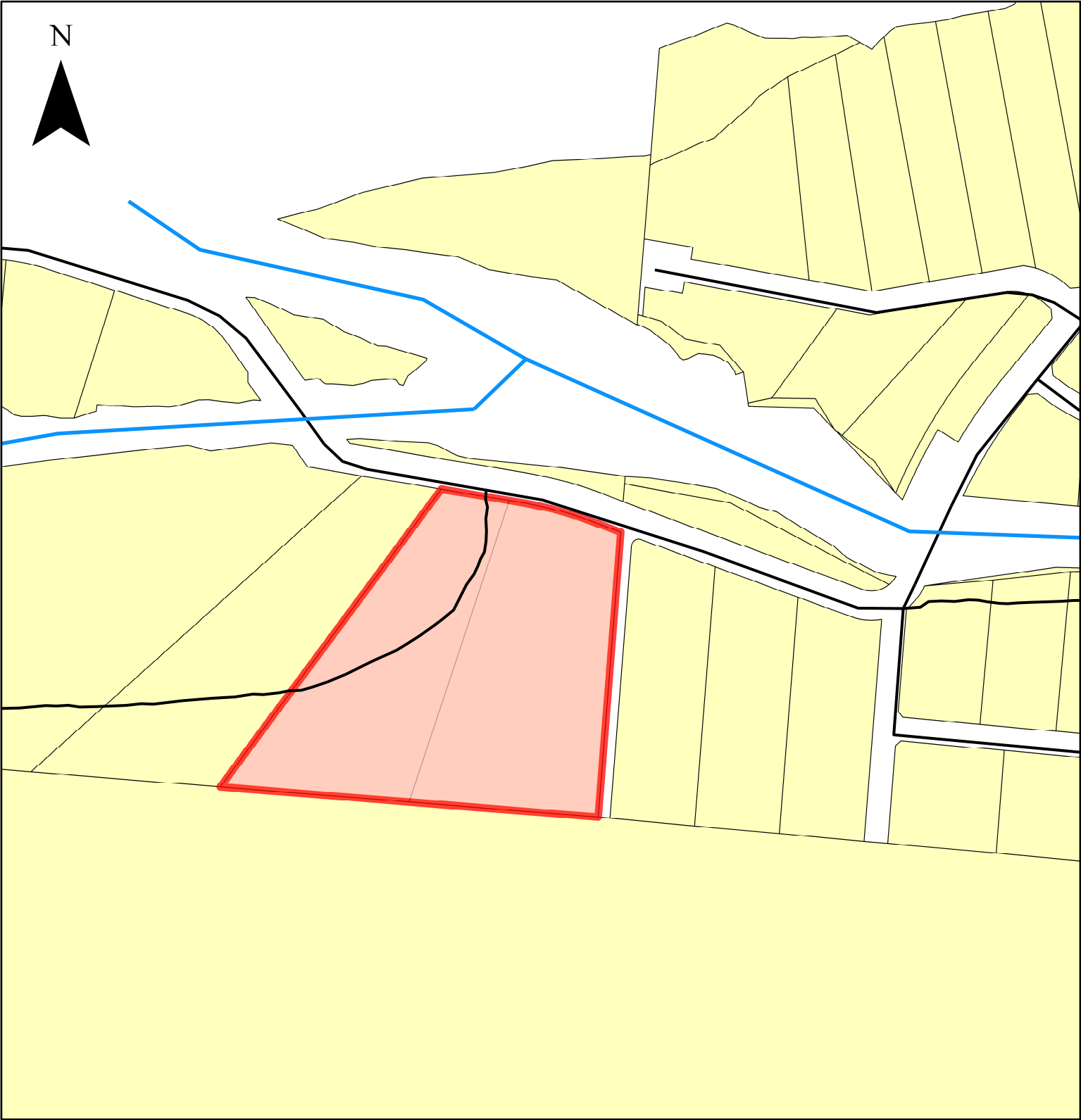
FINALLY ADOPTED this

____ day of _____, 2016.




B. Pages
Chair


D. Chapman
Chief Administrative Officer

Bylaw 604, 2016: Schedule A



Legend

-  Streams
-  Roads
-  Subject Parcels

0 130 260
 Meters

Produced by Planning and Development Services,
Skeena-Queen Charlotte Regional District
Data retrieved from ICIS and EcoTrust

SKEENA-QUEEN CHARLOTTE REGIONAL DISTRICT**BYLAW NO. 605, 2016**

A Bylaw to amend the Graham Island Interim Zoning Bylaw No. 192, 1993

The Board of Directors of the Skeena-Queen Charlotte Regional District in open meeting assembled enacts as follows:

1. That Graham Island Interim Zoning Bylaw No. 192, 1993 be amended in section 4.2 by adding the following to the table of Zoning Districts, under the headings "Name of Zoning District" and "Short Form Equivalent":

"R-4 Cohousing"
2. That "Graham Island Interim Zoning Bylaw No. 192, 1993" be amended such that Cohousing, R-4 District, as shown on the attached Schedule "A", be added as Section 9.0A.
3. That "Graham Island Interim Zoning Bylaw No. 192, 1993" be amended such that the following properties are rezoned from R-1 to R-4, as shown on Schedule "B".

Lot 3 Plan BCP 34825 DL 873 Queen Charlotte District, PID 027-455-688; and
Lot 4 Plan BCP 34825 DL 873 Queen Charlotte District, PID 027-455-696.
4. Schedule "A" and "B" attached hereto form part of this bylaw.
5. This bylaw may be cited as the "Graham Island Interim Zoning Amendment Bylaw No. 605, 2016".

READ A FIRST TIME this

19th day of February, 2016.

READ A SECOND TIME this

____ day of _____, 2016.

Ministry of Transportation and Infrastructure
Approval required prior to public hearing.

READ A THIRD TIME this

____ day of _____, 2016.

FINALLY ADOPTED this

____ day of _____, 2016.

B. Pages
Chair

D. Chapman
Chief Administrative Officer

BYLAW No. 605, 2016 SCHEDULE "A"

SECTION 9.0A, R-4 Cohousing

Uses Permitted

9.1A In the R-4 district the following uses are permitted on a lot and all others are prohibited:

1. Single-family Dwelling
2. Home occupation
3. Buildings and structures accessory to the permitted uses

In the R-4 district the following uses are permitted on common property and all others are prohibited:

1. Common meeting building
2. Buildings and structures accessory to the permitted principal use

Lot Area

9.2A Each lot shall have an area of not less than 0.85 hectares.

Siting of Buildings and Structures

9.3A No building or structures shall be sited within setbacks prescribed below, which apply only to the parcel lines on the perimeter of the parcel, and not the internal strata parcel lines:

1. 7 metres from a front lot line
2. 7 metres from a rear lot line
3. 5 metres from a side lot line

Height of Buildings and Structures

9.4A The height of buildings and structures shall not exceed 9 metres.

Density and Scale of Development

- 9.5A**
1. A maximum of one single-family dwelling is permitted per lot.
 2. The land within this zone shall not be subdivided into more than seven lots.

Lot Coverage

- 9.6A**
1. The maximum lot coverage shall be 20% of the lot area.
 2. The maximum lot coverage for common property shall be 20% of the area of the common property.

Other Regulations

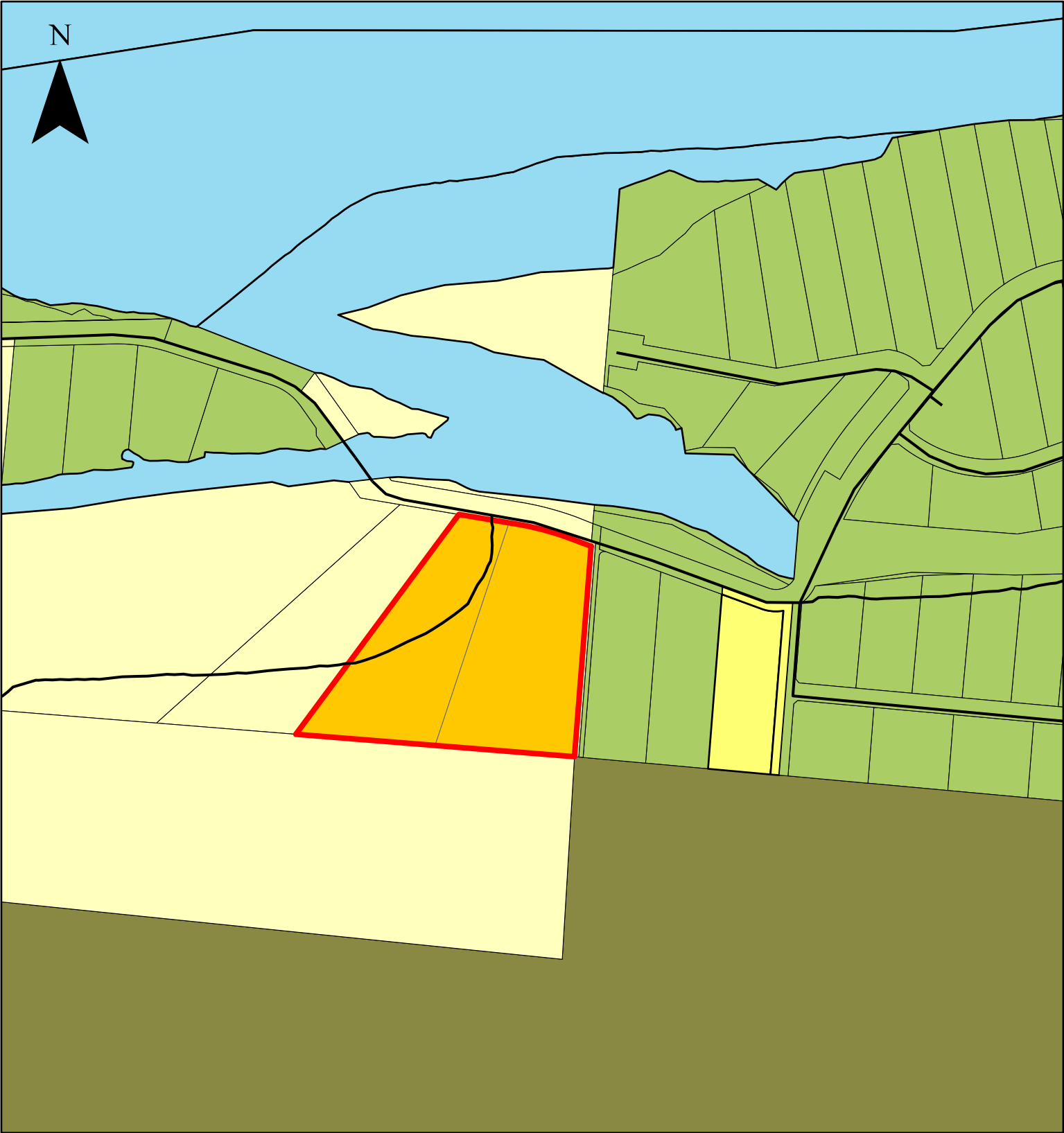
9.7A For the purposes of the R-4 zone:

1. “common meeting building” means a building used in common by the owners of the strata parcels within a bare land strata subdivision for meetings and gatherings, and for the temporary accommodation of their guests;
2. “common property” means land designated as common property on a strata plan under the *Bare Land Strata Regulations*, B.C. Reg. 75/78;
3. “strata parcel” means a strata lot within a strata plan under the *Bare Land Strata Regulations*, B.C. Reg. 75/78.

9.8A For greater certainty, a common meeting building must not be used:

1. as a dwelling unit for residential purposes;
2. for a traveller accommodation use.

Bylaw 605, 2016: Schedule B



Legend

— Roads

Subject Parcels

Zoning

A-1

C-2

P-1

R-1

R-2

R-3

R-4

RS-1

0 175 350
Meters

Produced by Planning and Development Services,
Skeena-Queen Charlotte Regional District
Data retrieved from ICIS and EcoTrust