

Exception 10

Exception 10	Zone R-1	Map A-13	Amendment No. 1	Enacted May 12, 2020
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1. Subdivision Requirements

- a) The minimum lot area permitted shall be 8.0 hectares;
- b) Notwithstanding any other provision of this bylaw, a density bonus to permit the minimum lot area of 1.0 hectare with provision of the following to the Comox Valley Regional District described below and shown on Schedule 1.
- i. Donation of Land
Firstly, commencing at the most south easterly corner of The Fractional Northeast ¼ of Section 7, Township 5, Comox District, Plan 552D, on file in the Land Title Office, Victoria;
Thence, north easterly along the “Amended Lot 1 (DD 20594-N), Block 29, Comox District, Plan 3139 Except That Part of Said Lot Bounded on the North by Plan 5517 and East by the Island Highway as Said Highway is Shown on Plan 4267 and Except Those Parts in Plans 3747, 3865, 4267, 4417, 5517, 7148, 9836, 10102, 10943, 13270, 15600, 15674, 15722, 15775, 16502, 16520, 17359, 18493 1N3 19356” to the most north easterly corner of said lot;
Thence, south easterly along said lot for approximately 77 metres;
Thence, north westerly in a straight line to the most south easterly corner of The Fractional Northeast ¼ of Section 7, Township 5, Comox District, Plan 552D, being the point of commencement, and containing 0.45 hectares of land, more or less.
- ii. Statutory Right of Way to Provide Access to the Donated Land
Firstly, commencing at the most south westerly corner of The Fractional Northeast ¼ of Section 7, Township 5, Comox District, Plan 552D, on file in the Land Title Office, Victoria;
Thence, south westerly along the most westerly boundary of “Amended Lot 1 (DD 20594-N), Block 29, Comox District, Plan 3139 Except That Part of Said Lot Bounded on the North by Plan 5517 and East by the Island Highway as Said Highway is Shown on Plan 4267 and Except Those Parts in Plans 3747, 3865, 4267, 4417, 5517, 7148, 9836, 10102, 10943, 13270, 15600, 15674, 15722, 15775, 16502, 16520, 17359, 18493 1N3 19356” for approximately 5 metres;
Thence, north easterly and parallel to the most southern boundary of The Fractional Northeast ¼ of Section 7, Township 5, Comox District, Plan 552D, for approximately 53 metres;
Thence, a straight line to the most south easterly corner of said lot;
Thence, south westerly along said lot to the most south westerly corner, being the point of commencement.

Notwithstanding this exception, all other regulations of the R-1 zone apply.

Please refer to this link for the R-1 zone: <http://imap.comoxvalleyrd.ca/zoning/520/R-1.pdf>

Schedule 1

