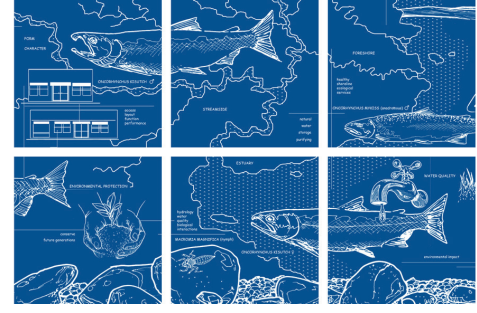


About the Project



Zoning Bylaw
REVIEW



PROJECT DESCRIPTION

Following the update of the **Sustainable Official Community Plan (SOCP)** in 2016, we are now ready to look at updating and aligning the **Zoning Bylaw** with the community to guide growth and development in Campbell River.

We are undertaking a comprehensive review of the Zoning Bylaw that will focus on these aspects:

1. Aligning zoning in **Quinsam Heights** to reflect the community's vision in the SOCP.
2. Making it easier to have a legal **secondary suite**, while carefully managing impacts.
3. Reducing conflicts in the **C-4 commercial zone** to avoid incompatible uses.
4. Aligning zoning in **Village Nodes** to reflect the SOCP.
5. Clarifying the differences between **downtown** and other **commercial** areas.
6. Reviewing the industrial/commercial zoning near the **estuary**.
7. **Administrative changes** such as moving Development Permit Area guidelines and development checklists from the SOCP to the Zoning Bylaw.

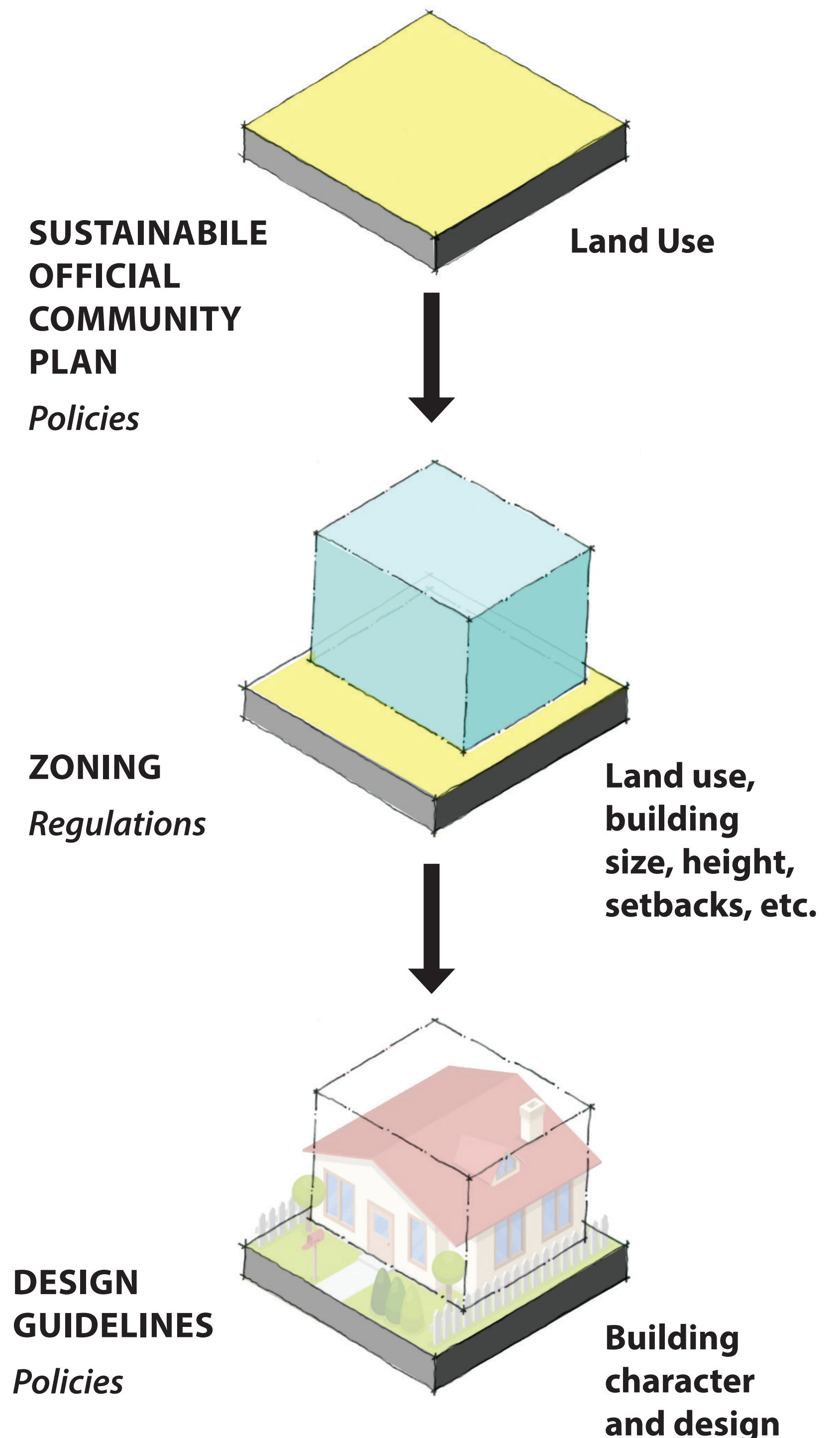
SOCP VS. ZONING

The **Sustainable Official Community Plan** is a 50-year vision and plan for the whole City. It focuses on land use, transportation, infrastructure, community facilities, environment and climate change, and touches on social, cultural and economic development.

The SOCP describes the community's intent for development of the City.

The **Zoning Bylaw** is a legal document that sets rules for development, including uses, building siting, size, and height, parking and landscaping.

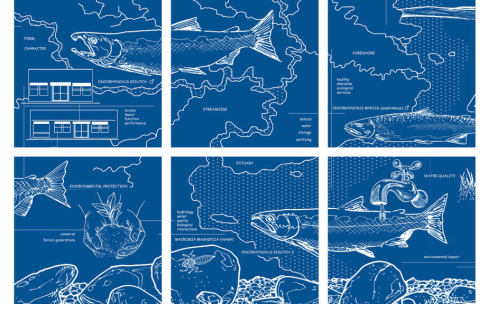
The Zoning Bylaw applies the SOCP's policies through regulations.



About the Process



Zoning Bylaw
REVIEW



HOW WE GOT HERE

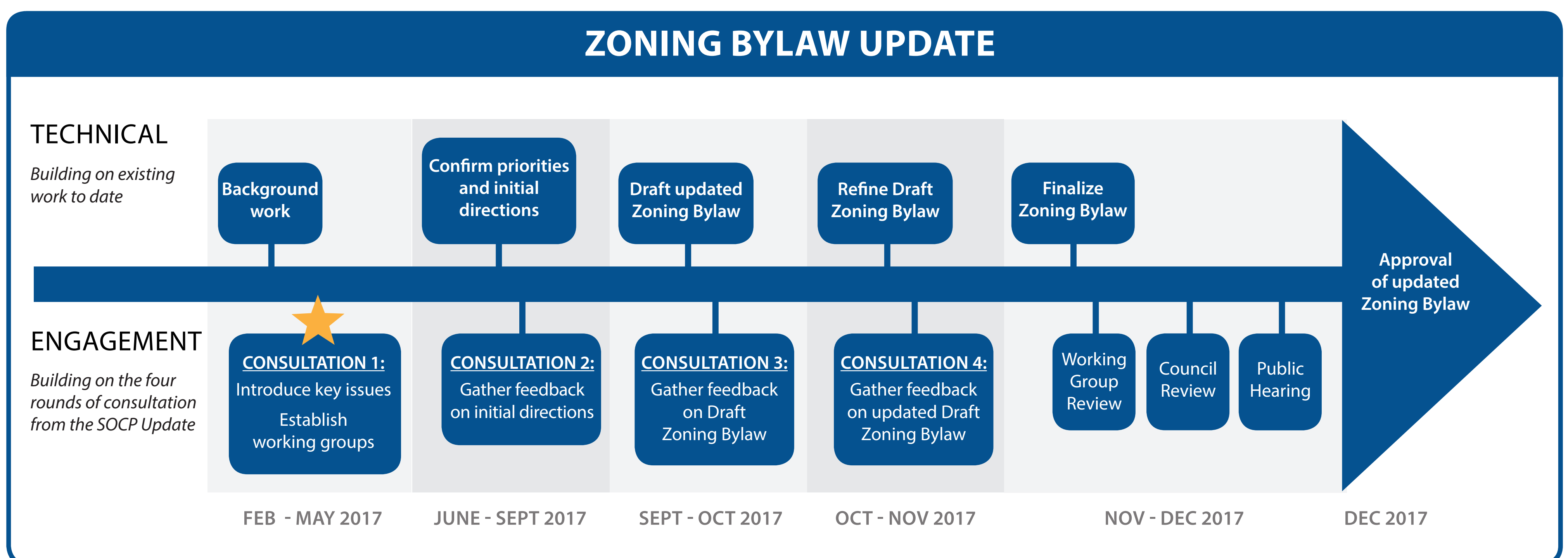
Throughout 2016, we engaged a broad range of community members in a series of open houses, workshops, and surveys to guide the update of the Sustainable Official Community Plan. This was adopted in February of 2017.



Now that the Sustainable Official Community Plan (SOCP) is adopted, the Zoning Bylaw needs to be updated to reflect the updates in the SOCP.

NEXT STEPS

Throughout this year, there will be many opportunities for you to participate and share your ideas on the Zoning Bylaw update:



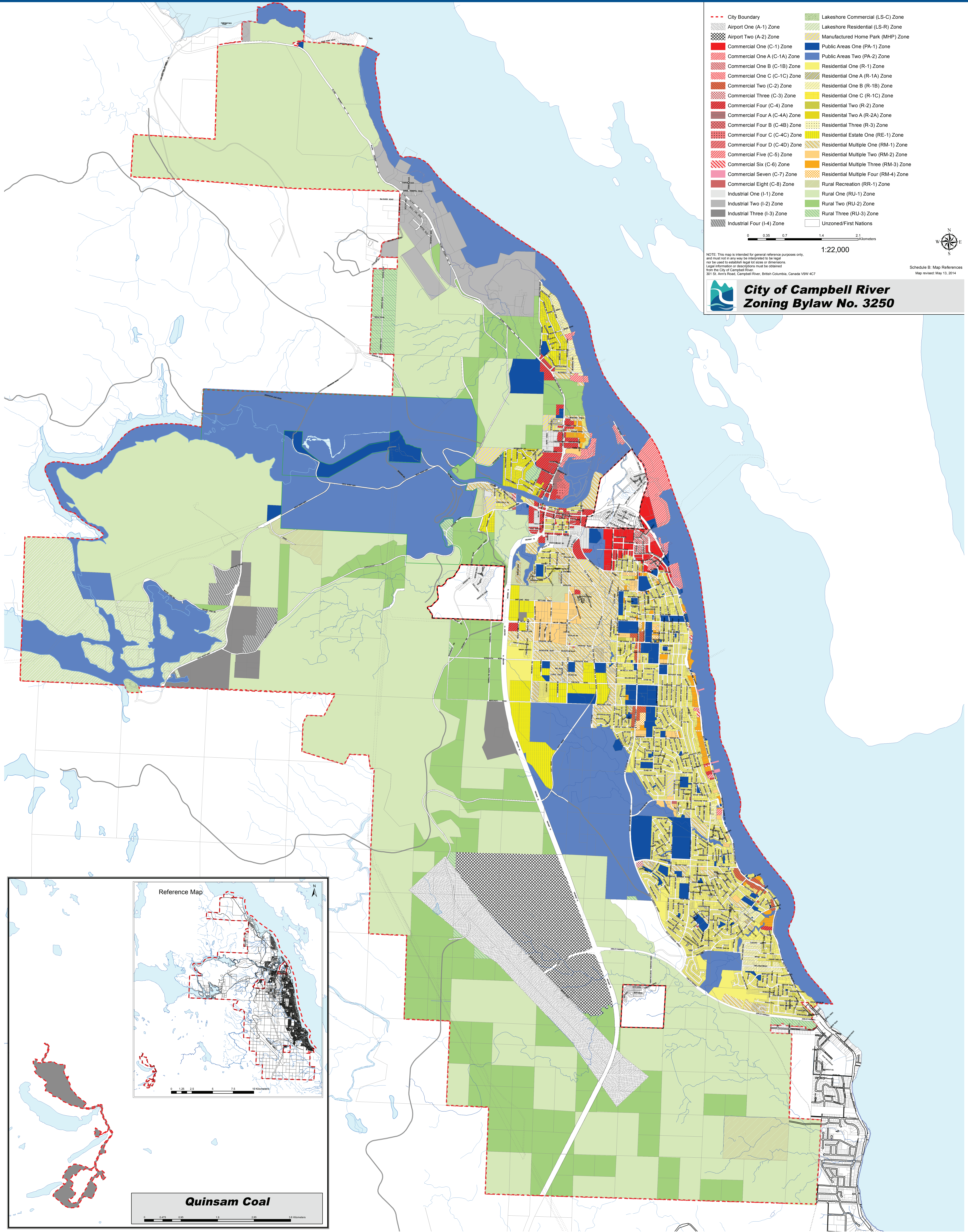
HAVE A SPECIAL INTEREST? YOU CAN JOIN A WORKING GROUP

In addition to the public consultations, we are also seeking residents to participate in working groups on specific subjects like Quinsam Heights, secondary dwellings, commercial zoning, and development around the estuary.

Let us know if you're interested in joining a Working Group!

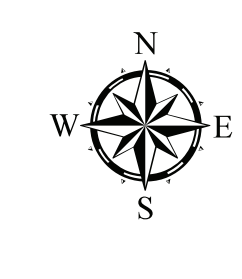


Current Zoning Map



- City Boundary
- Airport One (A-1) Zone
- Airport Two (A-2) Zone
- Commercial One (C-1) Zone
- Commercial One A (C-1A) Zone
- Commercial One B (C-1B) Zone
- Commercial One C (C-1C) Zone
- Commercial Two (C-2) Zone
- Commercial Three (C-3) Zone
- Commercial Four (C-4) Zone
- Commercial Four A (C-4A) Zone
- Commercial Four B (C-4B) Zone
- Commercial Four C (C-4C) Zone
- Commercial Four D (C-4D) Zone
- Commercial Five (C-5) Zone
- Commercial Six (C-6) Zone
- Commercial Seven (C-7) Zone
- Commercial Eight (C-8) Zone
- Industrial One (I-1) Zone
- Industrial Two (I-2) Zone
- Industrial Three (I-3) Zone
- Industrial Four (I-4) Zone
- Lakeshore Commercial (LS-C) Zone
- Lakeshore Residential (LS-R) Zone
- Manufactured Home Park (MHP) Zone
- Public Areas One (PA-1) Zone
- Public Areas Two (PA-2) Zone
- Residential One (R-1) Zone
- Residential One A (R-1A) Zone
- Residential One B (R-1B) Zone
- Residential One C (R-1C) Zone
- Residential Two (R-2) Zone
- Residential Two A (R-2A) Zone
- Residential Three (R-3) Zone
- Residential Estate One (RE-1) Zone
- Residential Multiple One (RM-1) Zone
- Residential Multiple Two (RM-2) Zone
- Residential Multiple Three (RM-3) Zone
- Residential Multiple Four (RM-4) Zone
- Rural Recreation (RR-1) Zone
- Rural One (RU-1) Zone
- Rural Two (RU-2) Zone
- Rural Three (RU-3) Zone
- Unzoned/First Nations

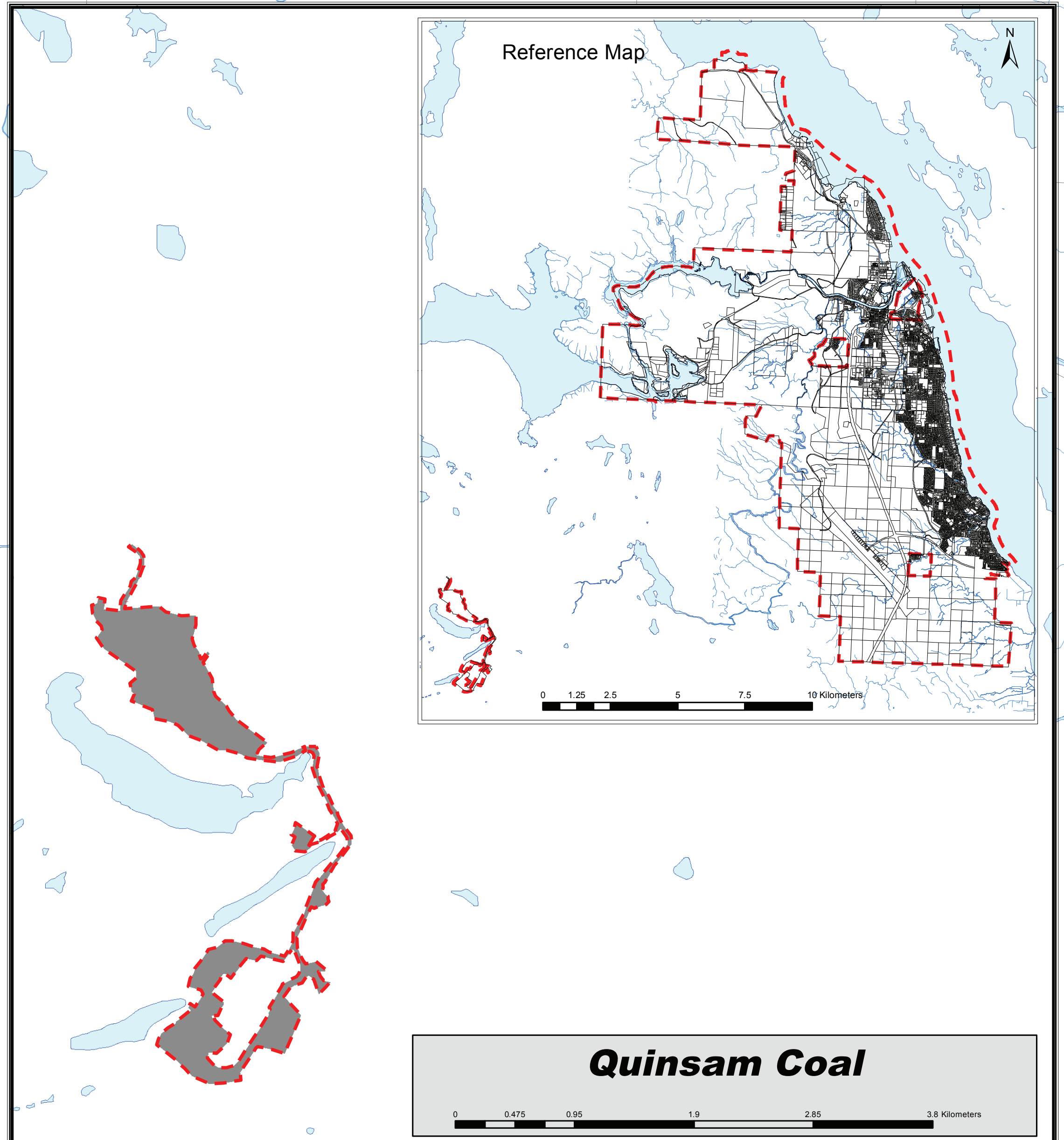
0 0.35 0.7 1.4 2.1 Kilometers
1:22,000



NOTE: This map is intended for general reference purposes only, and must not in any way be interpreted to be legal, nor be used to establish legal lot sizes or dimensions. Legal information or descriptions must be obtained from the City of Campbell River, 301 St. Ann's Road, Campbell River, British Columbia, Canada V9W 4C7

Schedule B: Map References
Map revised: May 13, 2014

City of Campbell River
Zoning Bylaw No. 3250



Proposed Land Use

Intended Growth Areas

- Downtown
- Village Centre
- Business & Industrial Service Centre

Integrated Infill Growth Area

- Waterfront

Controlled Development Areas

- Rural
- Neighbourhood (proposed & existing)
- Estate
- Rural Neighbourhood
- Green and Protected Lands
- Institutional Lands
- Agricultural Land Reserve
- City Boundary
- Urban Containment Boundary
- We Wai Kai Nation
- Wei Wai Kum Nation
- Homalco Nation

