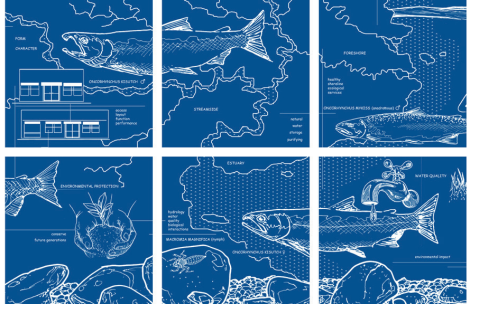


Development near the Estuary



Zoning Bylaw
REVIEW



RELEVANT SOCP & ESTUARY PLAN POLICIES

Protect and maintain important and sensitive habitat while sensitively integrating development:

- The estuary and adjacent lands provide essential habitat for native wildlife, including threatened and endangered species.
- However, the City's waterfront lands, including areas immediately north and south of the estuary are important and desirable areas for development.

Smart Growth Plan for North Campbell River/Estuary:

The "River Village" Plan was envisioned as a unique and urbane riverside environment with high density and a mix of uses appropriate to the sensitive habitat area.

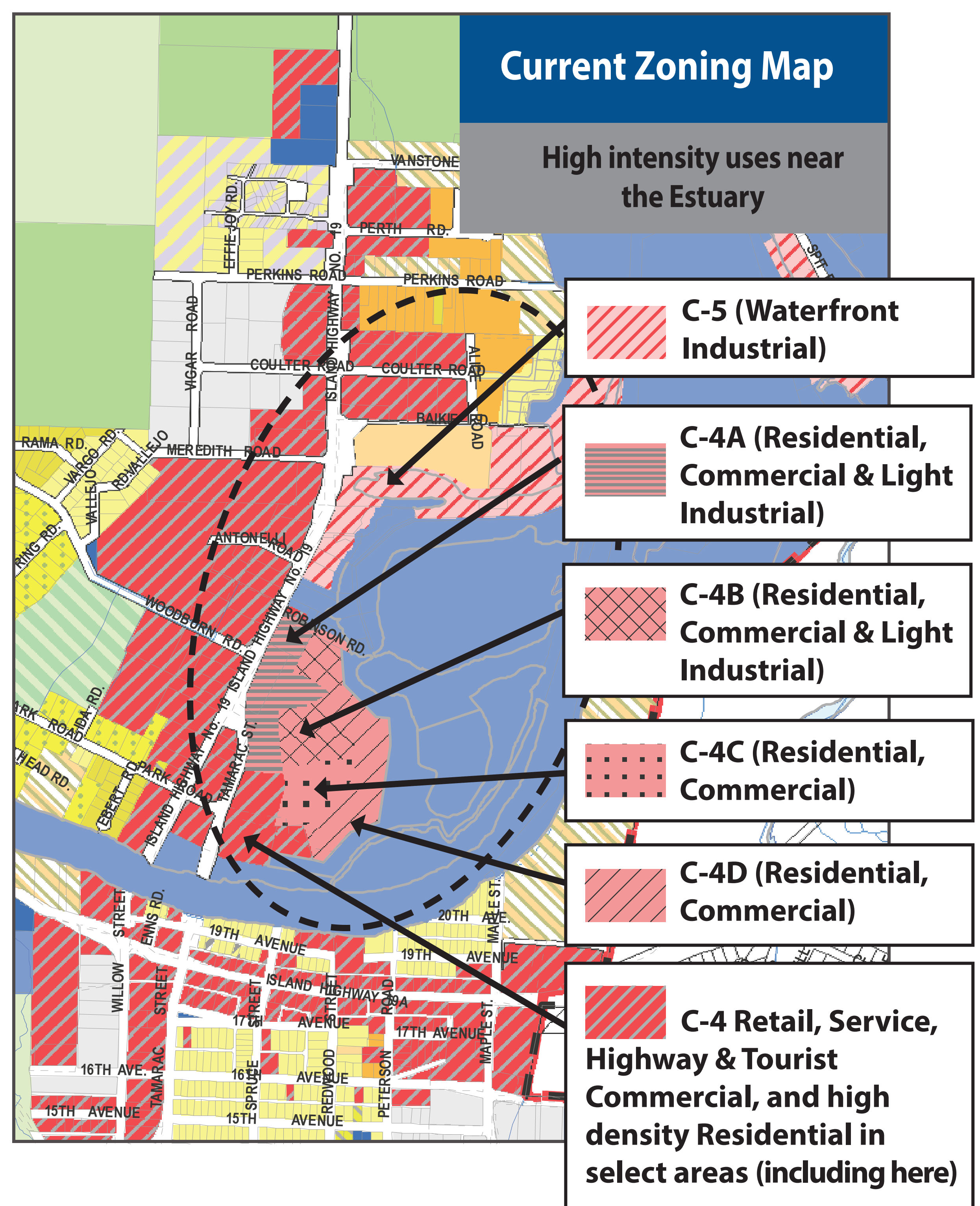
Village Centre policies:

- Proactively encourage mixed-use development in Village Centres.
- Create pedestrian-oriented, compact nodes with commercial uses and amenities to meet daily needs of residents in surrounding areas.
- Rejuvenate the Campbellton neighborhood while retaining its unique 'gritty' industrial identity and historic character.

CURRENT USES

Current high intensity zoning:

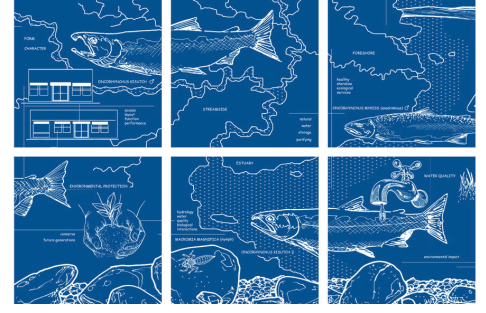
- All the C-4 zones allow a mix of residential and commercial uses
 - » Zones C-4A and B also allow light industrial uses
 - » Maximum height of 38.5 metres
 - » Maximum Floor Area Ratio of 1.5
- The C-5 zone allows waterfront industrial uses



Development near the Estuary



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PROPOSED ZONING UPDATES

1 REVIEW & POTENTIALLY REZONE HIGH INTENSITY USES

- Review the existing zoning surrounding the estuary to:
 - » Better align with the Sustainable Official Community Plan and the Smart Growth Plan for North Campbell River/Estuary; and or
 - » Better reflect local market changes since the Estuary Smart Growth Plan was developed (in 2008).
- This could involve rezoning some properties based on their location and current use.

WHAT DO YOU THINK?

What land uses do you think should be PERMITTED and ENCOURAGED near the estuary?

add your
ideas!

What land uses do you think should be PREVENTED or RESTRICTED near the estuary?

add your
ideas!

