CITY OF CAMPBELL RIVER
PROVINCE OF BRITISH COLUMBIA
BYLAW NO. 3250, 2006


WHEREAS pursuant to the Part 26, Division 7 of the Local Government Act in relation to Zoning and other Development Regulation, the Council of the City of Campbell River is empowered to make regulations thereto;

AND WHEREAS a Public Hearing was held in accordance with the Local Government Act and notice of such Hearing has been given as required by Bylaw;

NOW THEREFORE the Council of the City of Campbell River, in open meeting assembled, enacts as follows:

1. That this Bylaw may be cited for all purposes as “Zoning Bylaw No. 3250, 2006”.

2. The Zoning Bylaw attached herein as Schedule “A” and incorporated as part of this bylaw is hereby adopted.

3. That Zoning Bylaw No. 2700, 1998 is hereby repealed.

4. That the Mayor and Clerk are hereby empowered to do all things necessary to give effect to this Bylaw.

A series of Open Houses and Public Meetings were held in various locations around the City on June 7, 13, 14 and 20, 2007.

Read a first time on the 24th day of July, 2007.
Read a second time on the 24th day of July, 2007.

Approved under Section 52(3) of the Transportation Act this 25th day of July, 2007.

Original signed by: Larry Park
For Minister of Transportation - File Number: 23079

A Public Hearing was advertised in two issues of the Campbell River Mirror on the 3rd day of August, 2007.
and on the 8th day of August, 2007.
to be held on the 14th day of August, 2007.

Read a third time on the 28th day of August, 2007.
Adopted on the 28th day of August, 2007.
ZONING BYLAW NO. 3250
AMENDMENT PAGE

City of Campbell River
Province of British Columbia

A BYLAW TO REGULATE THE USE OF LAND AND STRUCTURES
IN THE CITY OF CAMPBELL RIVER

PLEASE NOTE. This is not a legal document. We have combined this bylaw with the
following amendments purely for your convenience. You should consult certified copies of
the original bylaws for all interpretations and applications.

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| 07-075      | 3321, 2007  
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| 07-085      | 3327, 2007  
(1250-1290 Dogwood St) | Dec 11/07 | Site Specific Text Amd to C-1 Zone Sec 5.3.1 y |
| 07-082      | 3326, 2007  
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| 07-098      | 3329, 2007  
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| 08-001      | 3331,2008  
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| 08-012      | 3340, 2008  
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| 08-018      | 3342, 2008  
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| 07-071      | 3320, 2007  
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SCHEDULE A
CITY OF CAMPBELL RIVER ZONING BYLAW No. 3250 (text)

1.0 INTRODUCTION

1.1 TITLE
This Bylaw may be cited for all purposes as the “CITY OF CAMPBELL RIVER ZONING BYLAW”.

2.0 Administration

2.1 BASIC PROVISIONS

2.1.1 Within the City of Campbell River, no person shall:

(a) use or occupy any land, buildings or structures, commence any construction to erect, move, enlarge or structurally alter any building or structure, except as expressly permitted by this bylaw;

2.1.2 No provision in these regulations shall be construed to replace, or remove the need for approvals under any other act or regulation, including but not limited to the Agricultural Land Commission Act, the Public Health Act, the Environmental Management Act, the Water Act, the Forest Act, the Fisheries Act, the Land Act, and the Indian Act. Further, Ministry of Transportation approval shall be required pursuant to the Transportation Act and the Local Government Act for applications to rezone property and certain other development approvals for land within 800 metres of the intersection of a Controlled Access Highway and another highway.

2.1.3 Metric units are used for all measurements in this bylaw. The approximate equivalent of metric units in feet, square feet and acres are included for convenience only and do not form part of this bylaw.

2.1.4 To minimize the need for the use of "restrictive covenants" in special case situations, "special zones" have been established to include uses not otherwise permitted in a particular zone, to exclude uses that would otherwise be permitted, or to vary the applicable zone provisions for a particular lot or group of lots, as deemed necessary, and identified under sub-titles for “Permitted Uses” or “Conditions of Use” in the text for each zone.
2.2 Enforcement

2.2.1 A bylaw enforcement officer may enter onto property to investigate compliance with this bylaw.

2.2.2 A Building Inspector for or on behalf of the City of Campbell River, where applicable, shall not issue any permit except in accordance with these regulations.

2.2.3 Any person who violates any provisions of this Bylaw, or who suffers or permits any act in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing to be done or thing which is required to be done by any provisions of this Bylaw, commits an offence against this Bylaw and is liable to the penalties imposed under this Bylaw. Each day that a violation is permitted to exist shall constitute a separate offence.

2.2.4 Any person who contravenes any provision of the Bylaw commits an offence punishable upon summary conviction and is liable to a fine not exceeding $10,000, or where information is laid by means of a ticket, in accordance with the procedure set out in the Community Charter.
3.0 INTERPRETATION AND DEFINITIONS

3.1 All definitions specified in Section 3.3 are intended to supersede definitions for the same words or terms in provincial statutes that would otherwise apply to the interpretation of this Bylaw, and to supersede their normal or common meaning.

3.2 The precise boundaries for each zone shall be deemed to:
   (a) follow the boundary of a lot; or
   (b) in the case of a stream or river, or road allowance or other right-of-way, follow the centre line of such; or
   (c) in the case of a lake or pond or similar standing body of water, follow the natural boundary of such, except where none of the above applies, and where the lot line is below the natural boundary, in which case the boundary shall follow the lot boundary. Notwithstanding this provision, where improvements such as docks, wharfs or marine platforms have been placed on Crown land beyond the natural boundary or the lot boundary, for the purposes of this bylaw, the zone boundary shall be deemed to extend beyond the natural boundary into the lake or pond or similar body of water to encompass the area where the said improvements have been placed; or
   (d) be as outlined in Schedule B: Map References, where applicable;

3.3 In this bylaw, the following definitions and interpretations shall apply:

“ABATTOIR” means a building or a portion of a building thereof where live animals are slaughtered and butchered and may include facilities for the packaging, treating and storage of meats and meat products.

“ACCESSORY DWELLING UNIT” means a dwelling unit which is:
   a) used in a manner ancillary to a permitted and related non-residential use, and
   b) is occupied by either the owner, or by a person (and their household if applicable) employed on the lot where such dwelling unit is located, and situated above, behind, below, or beside as an attached unit, or
   c) on the same lot as, and in a detached building from, the non-residential use.

“ADULT LEARNING CENTRE” means the use of a premises for adult educational upgrading and training, including but not limited to business skills, Information Technology, secretarial, teller, bookkeeping, key punching, computer programming, general sales skills, barbering, hairdressing, broadcasting, social work, modeling, or similar skills.

“AFFORDABLE HOUSING” means housing that is marketed to low or moderate income households, for either purchase or rental, including dwelling units which are price subsidized
or price controlled units rented or sold at 90% or less, of appraised market value.

"AGRICULTURE" means the growing, rearing, producing, and harvesting of primary agricultural products, including a farm operation as defined under the Farm Practices Protection (Right to Farm) Act. Bona fide agricultural operation means the growing, rearing, producing and harvesting of primary agricultural products on lands classified and denoted as a farm by the British Columbia Assessment Authority.

“AIRPORT and/or LANDING STRIP” means a runway, to federal Transport Canada standards, for the take-off and landing of private or commercial aircraft.

“AIRPORT PASSENGER TERMINAL” means facilities for the loading and unloading of passengers, customs offices and security services, as well as ancillary concession stands, coffee shops, confectionary shops, concession stands, and kiosks for charters services for the tour industry.

“AIRCRAFT FUEL DEPOT” means a facility for the fueling of aircraft.

“AIRCRAFT HANGER” means a building or part thereof for the storage of aircraft.

“AIRCRAFT SALES and/or SERVICE” means a facility for sales or related service of aircraft, or both.

“AIRCRAFT SERVICE and REPAIR FACILITIES” means an establishment which specializes in the repair, service, assembly or disassembly of aircraft.

“AMBULANCE DISPATCH” means a facility for the dispatch of ambulance services.

“ANCILLARY BUILDING” means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, includes tool sheds, storage sheds, workshops, detached garages and carports, but excludes agricultural buildings and structures, or temporary dwelling units.

“ANCILLARY STORAGE YARD” means a storage yard as defined herein that is only permitted secondary to and in conjunction with a permitted use.

“ANCILLARY USE” means a use of land or portion thereof that is incidental and subordinate to the principal use and located on the same lot as the principal use.

“ANIMAL SHELTER” means the use of a premise for the housing and care of homeless, lost or abandoned domestic animals; primarily but not limited to dogs and cats.

“APARTMENT” means a multi-family residential building containing four or more residential dwelling units.

“AQUACULTURE INDUSTRY” means the growing and cultivation of aquatic plants, as defined under the Fisheries Act, or fish, for commercial purposes, in any water environment.
or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in water.

“**AQUARIUM**” means a building or complex or part thereof where collections of fish, live water plants, and marine animals are exhibited.

“**ARCHERY RANGE**” means an indoor or outdoor facility for the practice or competitive shooting of bows and arrows.

“**ARTISAN SHOP**” means the use of buildings and structures for the purpose of selling, processing, assembling, wholesaling, manufacturing, storing, repairing or producing artisan paintings, photography, woodworking, drawings, hand crafted items, pottery, fired ceramics or sculpture for the ultimate consumer, which uses are wholly enclosed within a building.

“**ASPHALT MANUFACTURING**” means the production of road paving materials from raw materials and petroleum products.

“**ASSESSMENT METHODS**” means the methods set out in the schedule for the Riparian Area Regulations.

“**ASSESSMENT REPORT**” means a report prepared in accordance with the assessment methods to assess the potential impact of a proposed development in a riparian assessment area and which is certified by a qualified environmental professional (QEP).

“**AUCTIONS**” means a facility for the storage, display and sale of property, including items and collectables, to the highest bidder.

“**AUTO REPAIR SHOP**” means a building or part thereof where the services performed or executed on motor vehicles include the installation or repair of exhaust systems, electrical systems, transmissions, brakes, radiators, tires and wheels, rust proofing, diagnostic services, major and minor mechanical repairs, and in conjunction with an automotive repair garage there may be a motor vehicle service station, a towing service, and an automobile rental service for the convenience of the customers while their vehicles are being repaired. Towing compounds for vehicle storage, and salvage operations are not included in this definition.

“**AUTO BODY REPAIR SHOP**” means a building or part thereof used for the painting or repairing of automobile bodies, but does not include a wrecking or salvage yard.

“**AVIATION RELATED LIGHT INDUSTRIAL**” means light industrial uses that develop a product for, or provide storage for, the airport and passenger terminal, or other permitted aircraft related uses.

“**AVIATION RELATED SERVICE COMMERCIAL and/or LIGHT INDUSTRIAL**” means service commercial and light industrial uses which provide a service for, develop a product for, or provide storage for, the airport and passenger terminal, or other permitted aircraft
“BANK or OTHER FINANCIAL INSTITUTION” means an establishment involved in the custody, loan, exchange, or issue of money, the extension of credit, and the transmission of funds, and may include a chartered bank, a trust company, a savings and loan company, or a credit union.

“BOAT and MARINE EQUIPMENT SALES, SERVICE and RENTALS” means the sale, service and repair as well as the rental of commercial and recreational boats, marine crafts and related marine equipment.

“BOAT CONSTRUCTION, MOORAGE, STORAGE and RELATED FACILITIES” means the fabrication, assembly, and storage as well as the mooring, launching and loading of commercial and recreational boats, marine crafts and related marine equipment.

“BOAT RAMP, PRIVATE” means a private structure where vessels including all manner of marine vessels and other such craft can be launched into an adjacent waterway and is ancillary to the use of an adjacent upland parcel.

“BOAT RENTAL OPERATIONS, CHARTERS and WATER TAXIS” means the rental or charter of commercial and recreational boats and marine craft, as well as privately operated boats and marine craft for passenger service.

"BED AND BREAKFAST ACCOMMODATIONS“ means overnight accommodations and a morning meal in a dwelling unit provided to the traveling public for monetary compensation for a length of stay of less than three consecutive months in any calendar year, but shall not include a rooming or boarding house, a hotel, a motel, a group home, or a restaurant.

“BMX TRACK” means a facility for training, recreational use, or competitive racing for bmx bicycles.

“BREEZEWAY” means an unenclosed covered passage to connect two separate buildings.

“BUILDING” means a building as defined in the BC Building Code.

“BUILDING CODE” means the building code established under the British Columbia Building Code Regulation as amended or replaced from time to time.
“BUILDING HEIGHT” means the vertical distance measured from the Original Average Grade adjoining a building or structure to: in the case of a flat roof, the highest point of the roof surface; and, in the case of a gable, hip, gambrel or mansard roof, the mid-point between the top plates of the exterior wall and the ridge, as shown on the following illustrations. For single family dwellings (with or without secondary suites), duplexes, secondary residences, and all residential ancillary buildings, Original Average Grade is calculated from the Original Grade at the Outer Corners of the building. For all other buildings, Original Average Grade shall be the average elevation of the Original Grade points at the perimeter of the building taken at 3 metre intervals. In cases where a building consists of multiple roofs of varying heights, the measurement shall be taken for the highest roof height calculated in accordance with this definition.

“ORIGINAL AVERAGE GRADE” means the mean geodetic elevation of a set of Original Grade points. Where Original Grade points cannot be reliably established due to artificial grading having occurred historically, a BCLS may make a determination of Original Average Grade based on best available evidence, including reference to surrounding topography, geological or visual records or reference points within other nearby lots or public areas.

“ORIGINAL GRADE” means the geodetic elevation of any point within a lot in its natural state, or as existed at the point of subdivision in accordance with any grading operations explicitly approved within the subdivision application and before the addition of topsoil or other fill.

“OUTER CORNERS” means all those corners of a building below eaves level that would be touched by a string drawn in a complete loop around the building in the horizontal plane.
“BULK LOADING FACILITY” means a facility for the storage, shipment, transshipment, loading and unloading of bulk materials, products or containers.

“BUS TERMINAL” means a facility for the parking and storage of passenger buses, and the loading and unloading of passengers or parcels.

"BYLAW ENFORCEMENT OFFICER" means a Bylaw Enforcement Officer employed by or under contract to the City of Campbell River.

“CAMPGROUND” means an area of a lot used for the temporary accommodation of travelers in camping units such as tents, trailers, campers or motor homes for recreation or vacation purposes.

“CAMPSITE” means an individual site within a campground designated or allocated for temporary accommodation of travelers in a specific camping unit.

“CANNABIS OPERATION” means cultivating, growing, producing, packaging, storing, distributing, dispensing, destroying, trading or selling of cannabis or its derivatives which is licensed through the Access to Cannabis for Medical Purposes Regulations (ACMPR) under the Controlled Drugs and Substances Act, and any subsequent amendments.

“CANNABIS RETAIL STORE” means an establishment for the retail sale of cannabis permitted under license issued by the Province of British Columbia as a cannabis retail store.

“CEMETARY / CREMATORIUM” means lands or property that is used as a place for the interment of the dead, or in which human bodies have been buried, within the meaning of the
Cremation, Interment and Funeral Services Act, and which may include a crematorium consisting of a building or structure with a furnace for the cremation of bodies to ashes.

“CHURCH, TEMPLE or other house of WORSHIP or RELIGIOUS INSTITUTION” means a building or structure or part thereof dedicated to religious worship or organized religious services and associated accessory uses which may include a church hall or auditorium, nursery school, day care centre, parish hall, and an accessory dwelling unit.

“CINEMA” means a building or part thereof devoted to the showing of motion pictures.

“CLOSED CONTAINMENT SYSTEM” means a completely closed structure used to hold fish aquaculture product that is designed, constructed, installed, inspected and maintained as a fully contained system from the open ocean water.

“COFFEE SHOP” means a business establishment specializing in the retail sale of coffee, snack foods, and other refreshments.

"COMMERCIAL KENNEL" means a business establishment in which dogs or domestic animals are housed, groomed, bred, boarded, trained, or sold.

"COMMERCIAL NURSERY" means a building or structure or part thereof for the growing, display, wholesale or retail sale of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation, and may include the sale of other goods, products and equipment normally associated with gardening and landscaping.

“COMMERCIAL PARKING LOT” means a parking lot for the short or long term parking of vehicles for a fee.

“COMMUNITY CARE and/or SOCIAL CARE FACILITY” means a facility licensed by the Provincial Government under the Community Care Facilities Act as a community care facility or social care facility, or like establishments not licensed provincially.

“COMMUNITY HALL or CENTRE” means a building or complex or part thereof used for recreational, social, educational and cultural activities or events, and open to the public.

“CONCESSION STAND” means a business or non-profit establishment ancillary to a permitted use, occupying a portion of a building or structure and involved in the retail sale of refreshments and snack foods ancillary to a permitted use.

“CONTRACTORS YARD” means a yard, buildings or part thereof, including office area and structures for any building trade or contractor, where equipment, materials, tools and machinery are stored, and includes a shop or related assembly work, but specifically excludes the storage or repair of any industrial equipment, machinery or motor vehicles, excluding recreational vehicles, with a rated gross vehicle weight of more than 10,000 kilograms (22,045 pounds).

“CONVENIENCE STORE” means a business establishment involved in the retail sale of
food, tobacco, pharmaceuticals, periodicals, or other similar items of household necessity, and limited to a maximum floor area of 300 square metres.

“CRAFT BREWING” means a beer brewing operation producing less than 500,000 litres of product annually and providing associated bar facilities for on-site consumption, and for on-site sales of product to be consumed off-site.

“CRUISE SHIP TERMINAL and RELATED FACILITIES” means major port and mooring facilities for the cruise ship industry and related facilities for the loading and unloading of passengers, customs offices and security facilities, concession stands, coffee shops, confectionary shops, and kiosks for charter services for the tourist industry.

“DENSITY, COMMERCIAL” means the floor area ratio permitted on a commercially zoned parcel of land. Where a commercially zoned parcel permits “apartment” or “mixed use commercial/residential building,” the number of residential dwelling units permitted is regulated by the permitted maximum floor area ratio of the applicable zone.

“DENSITY, RESIDENTIAL” means the number of dwelling units permitted on a lot expressed as a calculation of the lot area multiplied by the number of dwelling units permitted for the same unit of area for that lot based on zoning in effect, and for the final resulting number rounding off fractions of 0.50 or greater to the next highest whole number and fractions of less than 0.50 to the next lowest number.

“DEVELOPMENT” means any of the following associated with or resulting from local government regulation or approval:

(a) the use of land, buildings and structures;
(b) the density of the use of land, buildings and structures;
(c) the siting, size and dimensions of
   i) buildings and structures; and
   ii) uses that are permitted on the land, including those resulting in the creation of nonstructural impervious or semi-impervious surfaces; and
(d) the shape, dimensions, grading and area, including the establishment of minimum and maximum sizes, of all parcels of land that may be created by subdivision.

“DISASTER SERVICES CENTRE” means a building or structure or part thereof containing offices, vehicles and equipment intended for disaster services, including ancillary rooms and activity areas for the associated personnel, and may include ancillary meeting rooms for public assemblies.

"DWELLING UNIT" means one or more rooms with self-contained sleeping, living, and sanitary facilities containing not more than one set of cooking facilities, used or intended for use as a residence or domicile for one or more persons, but specifically excludes a
recreational vehicle. Other related and supplementary definitions include:

(a) "ACCESSORY DWELLING UNIT" means a dwelling unit which is ancillary to a permitted non-residential use and is occupied by either the owner, or by a person (and family) employed on the lot where such dwelling unit is located, and may be situated above, behind, below or beside as an attached unit, or in a detached building from the permitted non-residential use.

(b) "MULTI-FAMILY RESIDENTIAL DWELLING UNIT" means a dwelling unit located within an apartment or multi-family residential dwelling.

(c) "SINGLE-FAMILY RESIDENTIAL DWELLING" means a building consisting of not more than one principal dwelling unit.

(d) "TEMPORARY DWELLING UNIT" means a residential dwelling unit intended for occupation on a temporary basis, in accordance with the provisions of this bylaw.

(e) “TWO-FAMILY RESIDENTIAL DWELLING” or “DUPLEX” means a building on a single lot containing two principal dwelling units, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common party wall extending from ground to roof, including detached dwelling units which are linked by a carport or garage but share a continuous permanent foundation and common roof area.

“EDUCATION AND ADOPTION CENTRE” means a not-for-profit facility within an enclosed building for the intake, temporary care, and to facilitate the adoption of any of the following:
- cats and kittens;
- small animals commonly kept as domestic pets such as rabbits, hamsters and guinea pigs;
- small birds;
- dogs and puppies.

A centre may keep a limited number of dogs/puppies at any one time. Permitted activities associated with this use may include performing physical examinations, administering vaccinations and medications and temporary boarding of animals for a maximum of 10 days per animal.

“EQUIPMENT SALES RENTAL and STORAGE” means a business establishment specializing in the sales and leasing of equipment and machinery, and includes facilities for the indoor and outdoor storage as well as the repair and service of such.

“ENCLOSED BUILDING” means a building with a roof and exterior walls on all sides sharing a common roof and foundation.

“ENTERTAINMENT CENTRE” means a bowling centre, billiards centre, video arcade, discotheque, roller rink, bingo centre, gaming centre, casino or similar establishment.
“ENVIRONMENTALLY SENSITIVE AREAS” means any parcel of land, large or small, under public or private control that provides, contains, or includes productive, rare or sensitive habitat, ecosystems or landforms. These designated areas are sensitive to disturbance by human activity and they require special treatment in order to protect their value. Environmentally sensitive areas in Campbell River include the following:

1. Eagle nesting trees
2. Rare woodlands and mature old growth forests
3. Watersheds, watercourses and their associated aquatic habitats
4. Ocean foreshore
5. Unique or special landforms such as cliffs, points or coastal bluffs
6. Hazard lands including steep slopes, ravines, fans and floodplains

“ESCORT SERVICE” means the business of providing persons to act as escorts for other persons.

“EXHIBITION and FAIR GROUNDS” means areas and facilities for events, exhibitions, fairs, rodeos, and activities for active participation or public viewing.

“EXPERIMENTAL FORESTRY” means an area for the growing and experimentation of trees.

“EXTRACTION OF RAW MATERIALS” means the process of removal and refinement of sands, gravels and other minerals from the ground.

“FENCE” means a closed wooden, masonry, concrete, metal, or metal and plastic fence uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

“FERRY TERMINAL and RELATED FACILITIES” means docking facilities for the loading and unloading of vehicles and passengers, and may include related and ancillary facilities including customs offices, curio and confectionary stands, parking and loading areas.

“FINFISH” means fish of the classes Agnatha, Chondrichthyes or Osteichthyes grown by a holder.

“FISH” means all life stages of: (a) salmonids; game fish; and, regionally significant fish.

“FISH BEARING STREAM” means:

(a) a stream whether natural, channelized or relocated in which fish are present or potentially present, any time during the year, if introduced barriers or obstructions are either removed or made passable for fish; or

(b) a stream, wetland, swamp or drainage area that is not inhabited by fish, but through direct connectivity provides water and nutrients to downstream fish
within the same watershed.

“FIRE STATION” means a building or structure or part thereof containing offices, vehicles and equipment intended for the prevention or extinguishing of fires, including ancillary rooms and activity areas for the firefighters, and may include ancillary meeting rooms for public assemblies.

“FLOATPLANE OPERATIONS, SERVICES and RELATED FACILITIES” means an establishment, including buildings, structures and docking facilities, and located on and adjacent to a navigable body of water, and used for the mooring, berthing and storing of floatplanes, and may include related offices and facilities for the chartering of floatplane services or for the limited repair or service of floatplanes.

“FLOODPLAIN” means a lowland area, whether dyked or not, which by reason of topographic elevation is susceptible to flooding from an adjoining watercourse, stream, lake, or other body of water, including the ocean.

“FLOODPLAIN, ACTIVE” means an area of land that supports floodplain plant species and is:

(a) adjacent to a stream that may be subject to temporary, frequent or seasonal inundation; or
(b) within a boundary that is indicated by the visible high water mark.

“FLOOR AREA” means the total area of all the floors, measured to the outer limits of a building wall, but excluding machinery rooms, elevator shafts, stairwells main floor public corridors, main floor public lobbies and open balconies and patios.

“FLOOR AREA RATIO” means the “floor area” divided by the total lot area.

“FOOD PROCESSING and PACKING” means the use of land, buildings or structures for the processing, warehousing, packaging, storage and distribution of food products, but specifically excludes an abattoir.

“FOUNDATION/FOUNDATION WALL” means a system or arrangement of foundation units through which the loads from a building are transferred to supporting soil or rock.

“FOUNDATION UNIT” means one of the structural members of the foundation of a building such as footing, raft or pile.

“FREIGHT TRANSFER DEPOT” means a facility for transport trucks and freight forwarders as well as the storage, maintenance or repair of commodities for shipment and related vehicles and trailers, equipment and stock, and ancillary warehouse and office use.

“FRONTAGE” see definition for lot frontage.

“FOURPLEX” means a multi-family residential dwelling containing four dwelling units
attached as one building entity.

“FUEL STORAGE DEPOT” means an establishment, including lands, buildings and containers or tanks involved in the bulk storage and supply of petroleum, gasoline, fuel oil, propane, oxygen, flammable liquid or fluid.

“FUNERAL PARLOR” means a facility for the preparation and display of the deceased, including rituals or ceremonies therewith, prior to burial or cremation.

“GAS BAR / CONVENIENCE STORE” means a business establishment involved in the retail sale of motor vehicle fuels (including gasoline, diesel fuel, gasohol, propane and natural gas) and lubricating oils, including, as ancillary activities, the sale of products ancillary to motor vehicle fuel sales. It may also include the retail sale of food, tobacco, pharmaceuticals, periodicals, snack foods or other similar convenience items, and limited to a maximum floor area of 300 square metres.

“GOLF COURSE” means a public or private area operated for the purpose of playing golf, and may include, as ancillary uses, a clubhouse, licensed restaurant, parking areas, concession stand, pro shop, putting greens, practice range, banquet facilities, and ornamental gardens.

“GREENWAYS” means defined and protected corridors that connect areas of open space to provide wildlife habitat (ecological greenway) and recreational opportunities (recreational greenway), including:

i) Ecological Greenways: Defined corridors that protect and conserve wildlife habitat and biodiversity; provide and encourage connectivity of habitat for native plants, and animals, and are not necessarily accessible to the public; and

ii) Recreational Greenways: A system of linear corridors linking areas of open space providing recreational opportunities for the public.

“GREENWAYS TRAILS” means recreational greenways primarily for bicycling and hiking.

“HEALTH SERVICES or FITNESS CENTRE” means an establishment containing equipment and facilities for exercising, training, reducing, tanning and relaxation.

“HEAVY EQUIPMENT SALES, REPAIRS or STORAGE” means the retail sale, wholesale, lease or rental of new or used industrial equipment, machinery or motor vehicles with a rated gross vehicle weight of more than 10,000 kilograms (22,045 pounds), the maintenance, repair or storage of such equipment, machinery or motor vehicles, and the sale of related parts and accessories.

“HEAVY EQUIPMENT STORAGE and REPAIRS” means the storage and/or repair of industrial equipment, machinery or motor vehicles with a rated gross vehicle weight of more than 10,000 kilograms (22,045 pounds), excluding the sales of new or used equipment, machinery or motor vehicles and related parts and accessories.
“HELIPAD” or “HELIPORT” means an area, either at ground level or elevated on a building or structure, licensed by the federal government, and approved for the loading, landing and takeoff of helicopters.

“HEN” means a female chicken.

“HIGH WATER MARK” means the Natural Boundary.

“HIGHWAY” means a highway as defined in the Community Charter but not including a Provincial Highway.

“HIGHWAY, PROVINCIAL” means a highway under the jurisdiction of a provincial ministry.

"HIGHWAY, MAJOR ARTERIAL, and MINOR ARTERIAL, and RESIDENTIAL COLLECTOR, and INDUSTRIAL COLLECTOR, and LOCAL” mean Highways as designated in the Official Community Plan.

"HOME-BASED BUSINESS" means an occupation or use which is ancillary or secondary to a permitted residential use in accordance with the provisions of this bylaw.

“HOSPITAL” means an institution or a distinct part of an institution that is licensed or approved by the Ministry of Health to provide health care under medical supervision, and where the sick or injured receive medical or surgical care or treatment.

“HOTEL” means a building or buildings containing living units or sleeping units, or both, where payment for occupancy is usually on a daily or weekly basis to the operator of the premises but may include living units on a shared ownership basis, and which may also include ancillary services such as restaurants, meeting or conference rooms, recreational facilities, and entertainment facilities issued a liquor primary license pursuant to the Liquor Control and Licensing Act.

“INDUSTRIAL WHARF or DOCK” means a structure on or immediately adjacent to a navigable body of water used to load and unload industrial products and materials on to and from boats, ships and barges.

“INTERPRETIVE CENTRE” means an area or facility, including display areas, kiosks, and viewing areas, intended to provide information on geographic, environmental or habitat features.

“LANE” means an unnamed Highway which may provide rear or side yard access to parcels, or any other Highway otherwise undesignated within the Official Community Plan.

“LANE, PRIVATE” means a privately-owned access to a building complex or strata complex.

“LEED CERTIFICATION” means buildings designed and constructed in accordance with “Leadership in Energy and Environmental Design” (LEED) Canada certification requirements as developed or approved from time to time by the Canada Green Building Council, or its
successor in function.

“LIBRARY” means a public facility where books and related materials are kept for viewing or short term borrowing.

“LICENSED FACILITY” means an establishment for consumption of alcoholic beverages permitted under license issued by the Province of British Columbia as a liquor primary facility.

“LICENSEE RETAIL STORE” means an establishment for the retail sale of alcoholic beverages permitted under license issued by the Province of British Columbia as a licensee retail store.

“LIVESTOCK” means farm animals such as beef cattle, dairy cows, horses, donkeys, bison, sheep, goats, hogs or swine, llamas, alpacas, poultry or fowl including chickens, turkeys, ducks, pheasants, and wild game raised on ranches for game birds or ratites, or on fur farms.

“LIVING UNIT” means a dwelling unit for temporary residential use for a period of time not to exceed four months in a calendar year by a particular occupant(s), and may include sanitary, sleeping and living quarters as well as kitchen or cooking facilities.

“LOG STORAGE BOOMING or LOADING, or both” means an area or facility for the sorting, storage, collecting, connecting and loading or unloading of logs.

"LOT" means a Parcel of land. Distinction is provided for: a “fee-simple lot” which applies to lots created by subdivision under Part 7 of the Land Title Act; a “strata lot”, which applies to lots created by subdivision under Part 14 of the Strata Property Act; and, a “lease lot” which applies to a parcel of land created by subdivision for the purpose of a lease of more than three years. Other related and supplementary definitions are as follows:

(a) "LOT AREA" means the total horizontal area within the lot lines.

(b) "LOT COVERAGE" means the area of a lot covered by buildings and structures, excluding farm buildings, expressed as a percentage, and includes any cantilevered floor area, bay/box windows and chimneys, as well as any covered decks, covered porches and entranceways. Also included are detached garages, sheds or carports which require a building permit to construct.

(c) LOT FRONTAGE" means the horizontal distance between the side lot lines, such distance being measured along a line parallel to the front lot line a distance from that line equal to the minimum required front-yard depth, except for pan-handle lots as defined in the City’s Subdivision Bylaw.

(d) "LOT LINE" means the legal boundary of a lot that divides one lot from another lot, or from a road right-of-way, and is further defined as follows:

i) "FRONT LOT LINE" means, in the case of an interior lot, the line dividing the lot from the road. In the case of a corner lot, the shorter lot line abutting a road shall be deemed the front lot line, and the longer lot line
abutting a road shall be deemed to be a lot line adjacent to road, except where abutting a controlled access highway or where access restrictions apply, in which case the lot line where access is provided shall be deemed the front lot line.

ii) "REAR LOT LINE" means, in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line. Minor deflections are deemed to be part of the same lot line.

iii) "SIDE LOT LINE" means a lot line other than a front or rear lot line.

(e) "CORNER LOT" means a lot situated at the intersection of two roads.

(f) "INTERIOR LOT" means a lot which has road access, other than a corner lot.

“LUMBER MILL” means a manufacturing facility for the sawing, dressing, packaging and shipment of lumber products from raw logs.

“LUMBER YARD” means the use of land, buildings or structures for the storage, display, and retail sales of lumber and building construction products and materials.

“MANUFACTURED HOME” means a dwelling unit the components of which have been built offsite in a factory, and includes factory built housing and mobile homes as defined and interpreted within the BC Building Code.

“MANUFACTURING, ASSEMBLY, DISASSEMBLY, PROCESSING or PACKAGING of MATERIALS and GOODS” means the process or operation of making wares or products from raw materials, manually, or with the aid of machinery, the collection and fitting of various parts into a final product, or packing and crating of products and goods for shipment and transport.

“MARINA and RELATED FACILITIES” means an establishment, including buildings, structures and docking facilities, and located on and adjacent to a navigable body of water, and used for the mooring, berthing and storing of boats and marine equipment, and may include facilities for the sale, rental and repair of boats and accessory marine crafts.

“MARINE FUELING STATION” means an establishment, including buildings, structures and docking facilities, and located on and adjacent to a navigable body of water, and used for the sale of fuels and lubricants for boats and marine equipment.

“MARINE RESEARCH LABORATORIES and RELATED FACILITIES” means an establishment specializing in research and scientific work related to the marine and biological sciences, and may include facilities containing offices, laboratories, and related or ancillary storage areas and docking facilities.

“MARINE MUSEUM” means an institution or establishment devoted to the procurement,
care, and display of objects of lasting or historical interest or value, relating to maritime heritage and the marine industry.

“MASSAGE PARLOR” means the business of providing non-medical massage services.

“MASSED PLANTING” means planting using groups of trees, shrubs and ground covers which, over time with the growth of plants, reduces the space between the plants to provide a continuous mass of plant material.

“MEDICAL CLINIC” means a building or part thereof where members of the medical profession, including, but not limited to, dentists, chiropractors, osteopaths, optometrists, physicians or occupational therapists provide diagnosis and treatment to the general public without overnight accommodation, and may include reception areas, offices for consultation, treatment rooms, including X-ray and minor operating rooms, a pharmaceutical dispensary, and a coffee shop.

“MERCHANDISE SERVICE ESTABLISHMENT” means an establishment wherein articles or goods such as household items, appliances, electronics or similar items may be serviced, repaired or sold.

“MINOR REPAIR SHOP” means a specialty auto repair business or service for mufflers, brakes, transmissions, auto glass, lubrication, customizing, etc. but excludes full service auto repair, auto body repair and painting, as well as dismantling and auto-wrecking, and where storage of materials and parts are located inside an enclosed building or structure.

“MIXED USE COMMERCIAL/RESIDENTIAL BUILDING” means a building in a commercial zone that contains both residential dwelling units and one or more permitted commercial uses for the zone in which it is located.

“MOBILE HOME” means a manufactured home that has been constructed to CSA Z240-MH standards.

“MOORAGE, PRIVATE” means the private use of a dock, wharf, pier or other such structure for docking and securing all manner of marine vessels and other such craft and which is ancillary to the use of an adjacent upland parcel.

“MOTEL” means a building or buildings where most rooms are usually, but not always, accessed from the outside, and used exclusively for the transient lodging of the general public, where payment for occupancy is on a daily or weekly basis to the operator of the premises, and may include living as well as sleeping units, as well as ancillary services such as restaurants and recreational facilities.

“MOTOCROSS” means a facility for training, recreational use, or competitive racing for cross country motorcycles or bmx bicycles.

“MUSEUM” means an institution or establishment devoted to the procurement, care, and display of objects of lasting or historical interest or value, and includes a Marine Museum.
“NATURAL AREAS” means an area of land maintained in a natural or undeveloped condition and where improvements are limited to works that preserve and enhance the natural features, functions, and conditions of the land.

“NATURAL BOUNDARY” means the visible high water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself.

“NATURAL FEATURES, FUNCTIONS and CONDITIONS” include but are not limited to the following:

(a) large organic debris that falls into the stream or streamside area, including logs, snags and root wads;
(b) areas for channel migration, including active floodplains;
(c) side channels, intermittent streams, seasonally wetted contiguous areas and floodplains;
(d) the multi-canopied forest and ground cover adjacent to streams that
   i) moderates water temperatures;
   ii) provides a source of food, nutrients and organic matter to streams;
   iii) establishes root matrices that stabilize soils and stream banks, thereby minimizing erosion; and
   iv) buffers streams from sedimentation and pollution in surface runoff;
(e) a natural source of stream bed substrates;
(f) permeable surfaces that permit infiltration to moderate water volume, timing and velocity and maintain sustained water flows in streams, especially during low flow periods.

“NET WASH” means a facility for the cleaning of commercial fish nets.

“NON FISH BEARING STREAM” means a defined channel used to convey water which does not contain fish, or that does not discharge directly into a waterbody that contains fish and is typically used only to convey surface and subsurface runoff.

“OFFICE” means that area within a building or structure or part thereof wherein business is transacted or a service is provided, including the office of a private business or corporation, or the office of a local, provincial, or federal government agency or Crown Corporation, including any commission, board, authority or department established by such agency or Crown Corporation.

“OFFICIAL COMMUNITY PLAN” means the adopted City of Campbell River Official
Community Plan as amended from time to time.

“OFFSHORE ANCHORAGE and MOORAGE” means the temporary storage of boats, ships, barges and log booms on the water while awaiting shipment and transport. In this definition:

“TEMPORARY STORAGE” means any particular vessel or log boom being anchored or moored in a location for a single period not exceeding 30 days, and cumulatively not being anchored or moored in, or within 200m of that location for more than 90 days per calendar year.

“PAINT, FLOORING OR WALL COVERING STORES” means a business establishment specializing in the retail sale of household paints, flooring, and wall covering products and related services.

“PARKS” means an area of land designated and used by the public for active and passive recreation.

“PARKING LOT” means an off-street, ground level, improved area for the temporary parking of vehicles as a principal use.

“PAY PARKING” see Commercial Parking Lot.

“PARKING STRUCTURE” means a building or structure consisting of one or more levels for the temporary parking of vehicles as a principal use.

“PET SERVICES” means a commercial establishment wholly or primarily within an enclosed building providing any combination of day-care, grooming services or training services, for domestic animals, with or without ancillary retail; and not including overnight boarding. Other related and supplementary definitions include:

“OVERNIGHT BOARDING” means the accommodation of animals between the hours of 7pm and 7am.

“PRIMARILY WITHIN AN ENCLOSED BUILDING” means that animals will not be present outside of an enclosed building for more than an aggregate total of three hours during the daily period of operation.

“PERMANENT STREAM” means a steam or water storage area that typically contains seasonal or year round surface flows and must provide fish with spawning, rearing or migratory habitat.

“PERMANENT STRUCTURE” means any building or structure that was lawfully constructed, placed or erected on a secure and long lasting foundation on land in accordance with any local government bylaw or approval condition in effect at the time of construction, placement or erection.

“PERSONAL SERVICE ESTABLISHMENT” means a business establishment wherein
personal services are performed, including a barber shop, hair or beauty salon, shoe repairs, tailor shop, photographic studio or other similar uses, but specifically excludes massage parlors or escort services.

“PLUMBING, HEATING or ELECTRICAL SALES” means an establishment with office, display areas, retail counter and warehouse areas for the storage, display and retail sales of plumbing products/material and fixtures, heating products/materials and fixtures, or lighting and electrical products/materials and fixtures.

“POLICE FACILITY” means a facility containing offices, detainment areas, laboratories and related ancillary facilities for the police in carrying out their duties of maintaining law and order.

“PRINTING and PUBLISHING” means a facility for the printing, publishing, engraving, or copying of papers, plans and newsprint.

“PUBLIC UTILITIES AND SERVICES” means sanitary sewer, water and storm water infrastructure and structures maintained and operated by the City and may include other third party facilities such as electricity, residential natural gas distribution, and internet infrastructure but excludes telecommunication towers. Public utilities and services also includes City operated, funded or delivered public services such as parks, roads, trails and public transit facilities.

“PUBLIC WATERFRONT WALKWAY” means a hard-surfaced street or trail located adjacent to the waterfront intended to carry pedestrian and non-motorized traffic only (exclusive of special motorized vehicles for the elderly or persons with disabilities.

“QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP)” means an applied scientist or technologist, including Professional Biologists, Geoscientists, Foresters, Engineers, and Agrologists, acting alone or together with another qualified environmental professional if:

the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;

the individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and

the individual is acting within that individual’s area of expertise.

“RAVINE” means a narrow, steep sided valley that is commonly eroded by running water and with slope grades greater than 3:1 (run/rise).

“RECREATIONAL COMPLEX” means a complex, facility or place designed and equipped for the conduct of sports and leisure-time activities including, but not necessarily limited to athletic fields, tennis courts, racquetball or squash courts, badminton or volleyball courts, bowling greens, arenas or stadiums.
“RECREATIONAL FACILITIES” means facilities such as swimming pools, water slides, saunas, hot tubs, health services or fitness centre, and children’s play areas and equipment including facilities for the playing of video games.

“RECREATIONAL VEHICLE” means a portable structure without permanent foundation that can be towed, hauled, or driven and primarily intended as a temporary living accommodation for recreational, camping, and travel use and including but not limited, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

“RECREATIONAL VEHICLE PARK” means an area of a lot used for the temporary accommodation of travelers in recreational vehicles such as trailers, campers or motor homes for recreation or vacation purposes.

“RECREATIONAL VEHICLE SITE” means an individual site within a recreational vehicle park designated or allocated for the temporary accommodation of travelers in a specific recreational vehicle.

“RECYCLING CENTRE” means a business for the collection and distribution of materials to be recycled, including papers, cardboards, glass and plastics materials, but specifically excludes scrap metals, building materials or automotive parts, and is separate from the recycle bins provided by the City of Campbell River or Regional District.

“RESORT” means a hotel and associated leisure facilities, or hotel units subdivided pursuant to the Strata Property Act (as amended) with continuous occupancy not exceeding 90 days, and which may provide facilities for the serving of meals, and furnishing equipment, supplies or services to persons in connection with angling, hunting, camping or other similar recreational activities.

“RESTAURANT” means a business establishment where food and beverages are prepared, served and consumed on the premises, and includes facilities for ordering and pick-up for consumption off-site. A restaurant includes dining establishments issued a food primary license pursuant to the Liquor Control and Licensing Act.

“RETAIL STORE” means a business establishment involved in the selling of goods and merchandise directly to the consumer for personal or household use and providing services incidental to the sale of such goods and merchandise.

“RETYING WALL” means a vertical structure comprising either:

(a) one retaining element; or

(b) more than one retaining element where the horizontal separation between adjacent retaining elements is less than two times the height of the tallest retaining element.

“RIDING ACADEMY” means an establishment where horses are boarded and cared for and where instruction in riding, jumping, and showing is offered and where horses may be hired
for riding.

“RIFLE RANGE” means an indoor or outdoor facility for the practice or competitive shooting of firearms, including pistols, shotguns and rifles.

“RIPARIAN AREA” means a streamside protection and enhancement area.

“RIPARIAN ASSESSMENT AREA” means:

(a) For a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;

(b) For a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and

(c) For a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

“ROAD” means a Highway.

“ROOF-TOP GARDENS” means a landscaped area on the roof deck of a building or structure and containing walkways, sitting areas, vegetation, plantings or garden areas.

“SCHOOL, EDUCATIONAL INSTITUTION” means buildings or structures or parts thereof which are designed, constructed and used for educational purposes, and includes private and public elementary, secondary and post-secondary educational facilities, as well as related ancillary facilities including areas and facilities for recreational use, auditoriums, and dormitories for the temporary residential occupation of students.

“ROOMING and BOARDING ACCOMMODATIONS” means a room or rooms, similar to sleeping units, in a dwelling unit and for the accommodation of roomers and boarders with either private or shared sanitary facilities, without separate kitchen or cooking facilities, and shall not include or be permitted in conjunction with a hotel, motel, lodge, resort, bed and breakfast establishment, personal care or rest home, community care facility, or any other similar commercial or institutional use.

“SCRAP METAL YARD” means an establishment, which may include land, buildings or structures, where metal parts are salvaged and stored for future use, for recycling or for wholesale or retail sale.

“SCREENING” means a visual barrier formed by shrubs, trees, vegetated trelliswork landscape beds or a combination of these.

“SEAFOOD BUYING and SELLING STATION” means a facility for the buying, storing, display and sale of marine or aquatic organisms.

“SEAFOOD PROCESSING” means the storage, drying, cooking, packaging, preparation
and assembly of marine or aquatic organisms.

“SEARCH and RESCUE FACILITY” means a building or structure or part thereof containing offices, vehicles and equipment intended for search and rescue operations, including ancillary rooms and activity areas for the associated personnel, and may include ancillary meeting rooms for public assemblies.

“SECONDARY RESIDENCE” means a second detached single family residential dwelling on the same lot, but secondary to the principal dwelling and:

(a) having a maximum floor area, exclusive of garages or carports, of 90 square metres;
(b) having not more than two bedrooms;
(c) having a minimum separation between the principal dwelling and the secondary residence of at least 3 metres or the distance prescribed for spatial separation under the building code, whichever is the greater distance;
(d) the driveway access to the secondary residence must be shared with access to the principal residence, unless access to the secondary residence can be provided from a rear lane or from a joint access easement with an adjacent property;
(e) the maximum height of a secondary residence shall be 7 metres.

“SECONDARY SUITE” means an additional dwelling unit attached to the principal dwelling unit and:

(a) having a total floor area of not more than 90 square metres in area;
(b) having a floor area less than 40% of the habitable floor space of the building;
(c) having not more than two bedrooms;
(d) located within a building of residential occupancy containing only one other dwelling unit; and
(e) located in and part of a building which is a single real estate entity and otherwise a single family dwelling.

“SELF STORAGE” means (the same as mini-storage) a building or structure or part thereof containing separate, individual, and private storage spaces of various sizes, leased or rented on individual leases for varying periods of time.

“SETBACK” means the distance between the lot line and the exterior of a building or structure (see related definitions for yard) measured from the lot line to the exterior face of the foundation and within which no part of a building or structure may be situated except for those exempted under the “Setback Exemptions” section of this bylaw.

“SEASONAL SALES AND STORAGE OF LANDSCAPE SUPPLIES” means a commercial establishment, open for a maximum of 8 months a year, for the retail sales and
storage of landscape materials such as mulch, soil, gravels, as well as hardscaping materials such as brick, rock and wooden tiles.

“SHIPYARD” means a place, including lands, wharfs or docks and building or part thereof are used for construction, assembly, disassembly, repair, service and storage of larger marine vessels.

“SHOPPING CENTRE” means a group of retail and personal service establishments planned, constructed and managed as a single entity, and which may include off-street customer and employee parking as well as provision for separate delivery and loading areas.

“SILVICULTURE” means the growing, development, maintenance and harvesting of forested areas or wooded preserves.

“SLEEPING UNIT” means hotel or motel or bed and breakfast rooms rented to the general public and used as temporary or overnight sleeping accommodations and may include sanitary facilities but excludes kitchen or cooking facilities.

“SMALL-TOOL RENTAL ESTABLISHMENT” means a business establishment specializing in the sale and rental of tools, small equipment and machinery, and includes facilities for the indoor and outdoor storage as well as the repair and service of such.

“SPECIAL NEEDS HOUSING” means housing provided by agreement authorized under section 905 of the Local Government Act that is used for persons who need subsidized housing because of financial, personal, mental or physical disabilities.

“STORAGE TANK” means a movable or fixed container designed for storing liquid or gaseous chemicals, including but not limited to: fuels and hydrocarbons, herbicides and pesticides, industrial chemicals, lubricants, oxygen, waste or septic products, and potable water.

“STORAGE YARD” means an area of land outside of an enclosed building where materials and goods, operable machinery and equipment, and operable vehicles are stored, but does not include a recycle centre, a scrap yard, a lumber yard or an auto wrecking yard.

“STREAM” includes any of the following that provides fish habitat:

(a) a watercourse, whether it usually contains water or not;
(b) a pond, lake, river, creek or brook;
(c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

“STREAMSIDE PROTECTION and ENHANCEMENT AREA” means an area:

(a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and
(b) the size of which is determined according to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

For the purposes of the definition of streamside protection and enhancement area, vegetation must be considered to be potential if there is a reasonable ability for regeneration either with assistance through enhancement or naturally, but an area covered by a permanent structure must be considered to be incapable of supporting potential vegetation.

“STREET” means a Highway.

“STREET-FRONT COMMERCIAL” means pedestrian accessible commercial floor space within a mixed commercial/residential complex immediately adjacent to a public road right of way.

“TAXIDERMY” means the occupation of preparing, stuffing and mounting skins of animals.

“TERRACED AREA” means an area between two adjacent retaining elements within a retaining wall, not including the area behind the topmost retaining element or the area in front of the bottom-most retaining element.

“THEATRE” means a building or part thereof devoted to dramatic, dance, musical or other live performances.

“TOP of the RAVINE BANK” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than a slope of 3:1 (run/rise) for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

“TOWNHOUSE or ROW HOUSING” means a multi-family residential building containing at least three dwelling units attached horizontally and separated by a common wall.

“TRIPLEX” or “THREEPLEX” means a multi-family residential dwelling containing three dwelling units attached as one building entity.

“UNDERGROUND OR INTEGRATED PARKING” means a parking structure or area other than surface parking, including parking spaces and maneuvering aisles located within or beneath a commercial and/or multi-family residential complex, and may be either located below average grade around the building, or at or above grade and below or within the structure containing commercial and/or multi-family residential dwelling units.

“USABLE OPEN SPACE” means a landscaped or naturally landscaped accessible area, suitable for active or passive recreational use, but does not a parking area.

“VEHICLE RENTAL” means office or kiosk and ancillary parking and service areas for the short-term rental of automobiles, trucks, motorcycles, recreational vehicles, trailers, farm vehicles, or other vehicles.

“VEHICLE SALES” means the sales and ancillary service of vehicles, parts and accessories,
including automobiles, trucks, motorcycles, recreational vehicles, boats or marine craft, as well as farm vehicles.

“VETERINARY CLINIC” means a building or portion thereof where one or more licensed veterinarians and associated staff provide medical, surgical, or general health care services for domestic animals and house pets, and may include ancillary grooming or boarding services.

“VOCATIONAL TRAINING CENTRE” means the use of premises for training or instruction in particular vocations or trades, including but not limited to, driving(commercial transport), piloting (commercial transport), woodworking, metalworking, construction or other trade or technical occupations or vocations.

“WAREHOUSE” means an establishment, including buildings and structures, used for the storage and distribution of goods, wares, merchandise, materials and commodities and may include ancillary office space but excludes retail sales unless otherwise specified herein.

“WATERSHED” means the area drained by a stream or river system that is defined by the highest elevations of surrounding hills and ridges that drain into the stream or river system.

“WETLAND” means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

“WHOLESALE ESTABLISHMENT” means a business establishment devoted to wholesale sales, being: the sale of goods, commodities and merchandise to retail distributors; to other wholesale distributors; to industrial, commercial, institutional or professional business users; or acting as agents or brokers and buying or selling goods, commodities and merchandise for incorporation and assembly into other products.

“WRECKING YARD” means an establishment, which may include land, buildings or structures, where motor vehicle parts are salvaged and stored for future use or for wholesale or retail sale.

"YARD" means a space or area, appurtenant to and on the same lot as a building or structure or excavation, and which is open, uncoverd, and unoccupied from the ground to the sky, except for those structures exempted under the “Setback Exemptions” section of this bylaw. Other related and supplementary definitions are as follows:

(a) "FRONT YARD" means the yard requirement extending across the full width of the lot between the front lot line of the lot and the setback to any building or structure, running parallel with the front lot line (see definitions for lot lines).
(b) "REAR YARD" means the yard requirement extending across the full width of the lot between the rear lot line of the lot and the setback to any building or structure, running parallel with the rear lot line, including lot lines with minor deflections.

(c) "SIDE YARD" means the yard requirement extending from the front yard to the rear yard and between the side lot line of the lot and the setback to any building or structure, running parallel with the side lot line, and includes the yard area adjacent to a lot line other than a front or rear lot line.

Where lot lines are so irregular that proper interpretation cannot be made, the City’s Approving Officer may make interpretation regarding location of front, rear and side yards for the purpose of siting buildings and structures.

“ZOOLOGICAL GARDEN” means a garden or park where wild animals are kept for exhibition.

Bylaw 3695, 2018– Revises General Provisions and Regulations September 17, 2018

4.0 GENERAL PROVISIONS AND REGULATIONS

4.1 Uses Permitted – General

(a) No person shall use or occupy any buildings, structure or land, including land covered by water, except as expressly permitted by this bylaw, and everything that is not expressly permitted is prohibited.

(b) A permitted use may only be carried on if all provisions of this bylaw are complied with.

(c) The following uses are permitted throughout all zones:

i) ancillary uses and buildings in accordance with the regulations in this bylaw;

ii) public parks and playgrounds; and

iii) public utilities and services, and public utilities and services buildings and structures.
(c) Commercial fruit, vegetable and plant production are permitted uses in the following zones: RE-1, R-1, R-1A, R-1B, R-1C, R-2, R-2A, R-3, RM-1, RM-2, RM-3 and RM-4.

(d) Cannabis operations are prohibited unless expressly permitted by this bylaw.

4.2 Comprehensive Zone Coverage

For the purposes of this bylaw, all lands and properties within the boundaries of the City shall be deemed to have a zone assigned.

4.3 Riparian Area Setback Provisions

(a) For Development adjacent to watercourses and streams:
   i) No development will be permitted within any riparian assessment area except as outlined in (b) to (e) below.

(b) For Development adjacent to the ocean or within the foreshore area:
   i) No development will be permitted within 30 metres of the high water mark for the ocean, except as authorized by approval for development permit as outlined below and in accordance with approvals from Fisheries and Oceans Canada.

(c) Development within the riparian assessment area for a watercourse or stream, or within 30 metres of the high water mark of the ocean and foreshore areas, will only be permitted in conjunction with an approved development permit as required under the City’s Official Community Plan, in accordance with the provisions of the BC Riparian Area Regulations and schedule for assessment methods for freshwater areas, and in accordance with accepted methodology for developments in proximity to the ocean and foreshore area.

(d) Requests for development within the riparian assessment area for a stream shall require submission of the requisite assessment report to the provincial registry prior to submission to the City.

(e) Requests for development within 30 metres of the high water mark of the ocean and foreshore areas shall require submission of an assessment report to the City for new development, or submission of proposals for improving or enhancing the riparian area for additions or expansions to existing developments.


(a) Development within those parts of the Campbell River and Quinsam River designated as floodplain areas in the Official Community Plan require approval for development permit as outlined in the applicable development permit guidelines.

(b) Where flood levels have not been determined, the City may permit building if the underside of the floor system is at least 1.5 vertical metres above the
elevation of the natural boundary of any lake, watercourse, stream, ocean or foreshore area.

(c) Storage Tanks shall be located above the identified flood elevation level, or otherwise:
   i) buried and have a water-tight cap; and/or
   ii) sufficiently anchored to withstand flood waters.

(d) Where landfill is required to raise a minimum floor area elevation above the identified flood level, the maximum building height permitted may be increased by the equivalent depth of the landfill or difference needed to raise the underside of the floor above the flood level.

4.5 Multiple Uses and Zones

In the case of a split-zoned lot, the floor area ratio and lot coverage regulations in this bylaw apply with respect to the zoned portions of the lot for which the regulations are enacted, rather than the entire lot.

4.6 Existing Lot of Record

In each zone, all lots that have a lesser lot area or lot frontage than required herein, and that were registered on a plan in Land Titles Office prior to January 1, 1988, are established as locations where the minimum lot area or lot frontage requirements of the zone do not apply, but only to the extent necessary to permit the use of that lot for a use permitted in that zone, and only on the condition that all other requirements of this bylaw applying in that zone must be observed.

4.7 Established Building Line

Where a single, two-family or multi-family residential dwelling is to be constructed or reconstructed on a lot within a residential zone and where there is an established building line of dwellings on the same side of the street, such permitted dwelling may be constructed or reconstructed closer to the lot line adjoining the street than permitted by this bylaw such that the front yard or setback is equal to the average front yard setback of buildings on the same side of the street, provided that such permitted dwelling is not located closer to the lot line adjoining the street than the established building line existing on the date of passing of this bylaw.

4.8 Occupancy During Construction

(a) A recreational vehicle may be used for occupation during the construction of a permanent dwelling on a lot provided that:
   i) the occupancy shall not occur prior to the issuance of a building permit for the permanent residence, where applicable, and shall not continue beyond the commencement of the occupancy of the permanent residence.

(b) In all zones, a temporary building, trailer or ancillary buildings may be used for
the purposes of a construction site office, for security purposes, and for the storage of tools, equipment and materials for construction of infrastructure in a developing subdivision or for construction of a principal building(s) on a lot, provided that:

i) the building or trailer shall be located so as not to cause a public hazard or nuisance; and

ii) the building or trailer shall be located on the lot where construction is being undertaken and only for so long as is necessary for the work in progress and until the work is completed or abandoned; and

iii) a building permit has been issued for the principal building, where applicable, and, at the expiration of such permit or issue of final inspection for that permit, the building or trailer shall be removed; or

iv) a preliminary layout approval (PLA) has been issued for subdivision and, at the acceptance of the works for the subdivision, the building or trailer shall be removed.

(c) An owner of a parcel which already has one or more existing single family dwellings located on it in lawful and conforming use, while in the process of constructing a new principal single family dwelling on the same parcel, may continue to occupy the existing dwelling(s) during construction of the new principal dwelling, provided that the following conditions are first met:

i) In the case of a lot zoned for a maximum of one dwelling, the parcel must have an area of 1,000m² or greater. In all other cases, the parcel must have an area of 2,000m² or greater;

ii) Submission of an irrevocable letter of credit or other security satisfactory to the City in the amount of $10,000 in the case of a Manufactured Home being removed, or $15,000 in all other cases;

iii) Any Development Permit(s) required under the Official Community Plan have been obtained and complied with;

iv) The owner of the parcel enters into a covenant registerable under section 219 of the Land Title Act that requires the owner removes the existing dwelling following the granting of the certificate of occupancy for the new principal dwelling. This covenant shall contain:
   a. a date by which the existing dwelling must be removed;
   b. acknowledgement of the amount and date of the security submitted and provisions for the return or forfeiture of security;
   c. a requirement for a minimum separation distance between dwellings of 4m, or subject to appropriate calculations and conditions, such other distance as may be agreed by a City Building Inspector;
   d. in the case of a lot containing more than one existing dwelling, identification of the dwelling to be replaced;
e. any other conditions or requirements deemed reasonably necessary by the City Building Inspector or Approving Officer.

v) That the actions set out in the agreement under section 4.8(c)(iv) must be completed within a maximum time period of twelve months from the date of issuance of the building permit to removal of the existing dwelling, and that this time period be specified in the agreement.

4.9 Home-Based Business

A home business is permitted in all zones permitting a residential use, but only in accordance with the following provisions:

(a) with the exception of the commercial production and sale of fruits, vegetables or plants, the use shall be confined to the interior of the principal dwelling;

(b) the use shall be clearly subservient and incidental to the use of the dwelling for residential purposes, and to the residential use of the lot on which the dwelling is located, and for certainty a home occupation is only permitted where ancillary to a permitted residential use, but not where ancillary to a permitted non-residential use;

(c) with the exception of the commercial production and sale of fruits, vegetables or plants, no alteration may be made to the external appearance of the property which indicates that a home occupation is being conducted on the premises, except for one single or two-sided un-illuminated sign not larger than 0.4 square metre (4.3 square feet);

(d) there shall be no noise, vibration, dust, smoke, odour, heat, or traffic generation other than that normally associated with a dwelling;

(e) there shall be no external storage or outdoor display of materials, equipment, or finished products;

(f) there shall be no retail sales or commodities offered for sale, except for catalogue sales, or those products or commodities produced on the premises;

(g) not more than 40% of the gross floor area of the residential dwelling shall be used for the home occupation use, up to a total maximum area of 80 square metres (861 square feet);

(h) not more than one person who is not a resident of the dwelling to which the home occupation is ancillary shall be employed in the activity;

(i) The salvage, repair, maintenance or sale of motor vehicles or motor vehicle engines or sale of parts shall not be permitted as a home-based business, except on lots in the rural zones with a minimum lot area of 1 hectare.

(j) A home-based business is permitted in an ancillary building only in the rural zones. In such zones, on lots with less than one hectare lot area, the maximum size of an ancillary building used for a home-based business is 42 square metres, and on lots one hectare or larger, the maximum size of an ancillary building used for a home-based business is 80 square metres. In rural zones where a home-based business is contained within both the principal residence and the ancillary building, the sum total of the gross floor area must not exceed
80 square metres on a lot less than one hectare and must not exceed 100 square metres on a lot over 1 hectare.

(k) Cannabis operations, including production of edible cannabis products, are not permitted.

4.10 Bed And Breakfast Accommodations

Bed and breakfast accommodations will only be permitted in accordance with the following provisions:

(a) the activity shall be confined to the interior of the principal dwelling, and is only permitted where ancillary to a permitted residential use, but not where ancillary to a permitted non-residential use;

(b) the principal dwelling unit shall be occupied by the owner or operator of the bed and breakfast establishment;

(c) no more than two sleeping units to accommodate a maximum of four adult bed and breakfast guests shall be permitted in a principal dwelling unit; and

(d) no alterations may be made to the external appearance of the property which indicates that a bed and breakfast establishment is being conducted on the premises, except for one (single or two-sided) un-illuminated sign not larger than 0.4 square metre (4.3 square feet).

4.11 Rooming and Boarding Accommodations

Rooming and boarding accommodations will be permitted in the rural and residential zones, as well as in the commercial zones permitting residential uses, in accordance with the following provisions:

(a) the activity shall be confined to the interior of the principal dwelling. Detached "cabins" or "guest houses" are expressly prohibited. Rooming and boarding accommodations are only permitted ancillary to a permitted residential use;

(b) Rooming and boarding use must be ancillary to the dwelling’s use as a principal dwelling; and,

(c) not more than four (4) rooming and boarding guests shall be permitted in the principal dwelling.

4.12 Ancillary Buildings, Structures And Uses

(a) An ancillary building must be ancillary to a principal use, and is only allowed where the principal use complies with this bylaw. No ancillary building is permitted in the absence of a principal use. An ancillary building attached to a principal building by a breezeway or unenclosed structure is still defined as an ancillary building.
(b) Ancillary buildings do not include buildings used, in whole or in part, as a
dwelling unit or living unit. No person shall occupy an ancillary building as a
dwelling or living unit unless otherwise permitted under this bylaw.

(c) Ancillary buildings on lots zoned Residential or Residential Multiple, on lots
zoned Commercial and permitting residential uses, and on lots zoned Public
Areas and permitting community care facilities are defined as urban ancillary
buildings, and the following requirements apply:

i) The maximum floor area for any single urban ancillary building and the
combined floor area for all urban ancillary buildings on the lot must be
equal to or less than 80 square metres.

ii) The maximum height for any ancillary building is 5.0 metres.

iii) No ancillary building may be located in the minimum required front yard
or in any side yard adjacent to a local road, arterial or collector road, or
to a highway. Otherwise, all urban ancillary buildings must be located at
least 0.75 metres from side and rear lot lines. Entrances for vehicles to
ancillary buildings shall only be permitted where entrance permits have
been approved.

(d) Ancillary buildings on parcels zoned Rural or Lakeshore are defined as rural
ancillary buildings, and the following requirements apply:

i) The combined floor area of all ancillary buildings on the lot must be equal to
or less than 160 square metres.

ii) The maximum height of the ancillary building is 6.0 metres, except that the
maximum height for agricultural buildings is 13.0 metres.

iii) No ancillary building may be located in the minimum required front yard, rear
yard, side yard, or side yard adjacent to a local road, an arterial or collector
road, or to a highway. Entrances for vehicles to ancillary buildings shall only
be permitted where entrance permits have been approved.

iv) Buildings to accommodate livestock shall be in accordance with the provisions
of section 4.18 below.

4.13 Building Height And Yard Exceptions

(a) The maximum height requirements shall not apply to a chimney, a church spire
or belfry, an electrical transmission tower, a radio or television antenna, a
satellite dish, a flag pole, a clock tower, a windmill, an elevator shaft or
ventilation machinery, or a public utility building or structure, including a
monument, a water tower, a fire hose drying tower, or an observation tower.

(b) Where roof overhangs, chimneys, bay windows, cantilevers or ornamental
features project beyond the face of a building, the minimum distance to an
abutting lot line as permitted elsewhere in this bylaw may be reduced by not
more than 0.6 metre provided that such reduction shall apply only to the
projected feature, and subject to building code spatial separation requirements.

(c) Underground parking may be located within a required side yard providing that
the exterior wall of the underground parking is no less than 1.0 metre from the
side lot line, and providing that the height of the top of the parking structure is
no more than 1.0 metre above grade immediately adjacent to the parking
structure and the adjacent property.

(d) Where steps, where unsupported canopies or balconies, or where open decks
and unenclosed porches, project beyond the face of a building:

i) the minimum required front yard, side yard or side yard adjacent to a road
requirements may be reduced by not more than 2 metres; and

ii) the minimum required interior side yard or rear yard may be reduced by
not more than 50% of such minimum distance, to a maximum reduction
of 2 metres, provided that such reduction shall apply only to the projected
feature and subject to building code spatial separation requirements
where the projection does not limit the adjacent property from building to
its minimum setback.

(e) Side yard and rear yard setback requirements shall not apply to a clothesline
pole, a satellite dish, an on-ground surface patio, or an unattached open deck
where the open deck is elevated not more than 0.6 m. (1.96 feet) above on-
ground surface.

(f) Yard requirements do not apply to fences, such that fences may be permitted
within a front, side or rear yard subject to the provisions of sub-section 4.17, and
where they do not interfere with sight lines at intersections.

4.14 Adjusting Setbacks for Road Allowance

In cases where the existing road width is less than the road width required by the City’s
Subdivision and Development Servicing Bylaw (as amended), the minimum required yard
depth along any street or highway is increased by half the difference between the existing
road width and the required road width. Highway requirements will be in accordance with
Ministry of Transportation regulations and requirements.

4.15 Lot Line Setbacks on Pan-Handle “Fee-Simple” Lots

The interpretation of front, rear and side yard setbacks for pan-handle lots is dependent on
the width and depth of the lot exclusive of the access area, where the narrow portion is
interpreted as the width of the lot, and the wider portion is interpreted as the depth, as shown
in the illustrations below. In this regard, front yard setbacks are only adjacent to a road, rear
yard setbacks are interpreted to be behind the building envelope running parallel with the
narrower lot lines, and all remaining lot lines are interpreted as side yards. In cases where lot
widths and depths exclusive of the access area) are equal, or where lot lines are so irregular
that proper interpretation cannot be made, the City’s Approving Officer may make
interpretation regarding location of front, rear and side yards for purposes of siting buildings and structures.

4.16 Yard Determination and Setbacks for Strata Lots
The interpretation of front, rear and side yard setbacks for “strata lots” is dependent on the requirements of the zone applicable to the subject lands, and adjacency to a public road. In this regard, when adjacent to, and access is provided from, a public road, the front, rear and side yard setbacks are determined the same as they are for a “fee-simple lot”, as shown on the left side illustration below. However, where access to a “strata lot” is provided from a private or common access lane, no front yard setback is required from the strata lot line adjacent to the common access lane provided that the parking requirements are met for each dwelling unit, in which case the setback area between the common access lane and the dwelling is interpreted as a side lot line. The rear yard is interpreted as the part of the lot that is directly opposite from the strata lot line running parallel with the common access lane, whereas all other strata lot lines are interpreted as a side yard setback area, as shown in the right side illustration below. In cases where lot widths and depths (exclusive of the access area) are equal, or where lot lines are so irregular that proper interpretation cannot be made, the City’s Approving Officer may make interpretation regarding location of front, rear and side yards for purposes of locating buildings on each bare land “strata lot”.

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Adopted August 28, 2007
Last Amended March 11, 2019- Consolidated to Bylaw 3727, 2019

Page 39 of 139
4.17 **Fence, Retaining Walls and Screening**

(a) This section does not apply to:

  i) Retaining walls less than 1.5 m in height; and

  ii) Retaining walls in industrial development, unless adjacent to a commercial or residential land use.

(b) Fence height is determined by measuring vertically from the average grade to the top of the fence (See Diagram 4.17.1).

(c) In residential zones, and for residential uses in rural zones, the maximum height of a fence is 1.8 m, but within 5.0 m of the front lot line the maximum height is 1.2 m.

(d) No chain link fences are permitted along the front property line or fronting onto any public right-of-way in the Central Business Area.
(See Appendix 4: Central Business Area).

(e) 75% of the surface area of any chain link fence in a commercial or industrial use must be screened from any abutting parcel containing a residential land use. Massed planting is the preferred screening technique.

(f) In commercial, industrial and airport zones, the maximum height of a fence may be 2.43m.

(g) No retaining element on a residential or commercial parcel shall exceed a height of 1.5 m. Where a retaining wall exceeds 1.5 m, it must be composed of multiple retaining elements terraced such that the horizontal separation between adjacent retaining elements is not less than 1.5 m (see Diagram 4.17.2).

(h) Any terraced areas within a retaining wall shall be landscaped, irrigated and adequately drained. A minimum of 75% of the exposed wall surface behind a terraced area shall be screened beyond the ground elevation. Massed planting is the preferred screening technique (see Diagram 4.17.2).

(i) Where an affected property remains at natural grade and the subject property constructs a retaining wall and fence/fall protection within 1.5 m of the property line (see Diagram 4.17.3), the maximum height for a fence on the affected property shall be no greater than 1.8 m above the height of the retaining wall or 3.0 m, whichever is less.

(j) Despite 4.17 c), a fence may be placed within 1.5 m of the top of either a retaining wall or retaining element, where such a fence does not exceed 1.2 m in height, and is either:
i) a transparent fence such as trellis, lattice, picket fence, clear glass, clear plastic, or similar, but not including chain link; or

ii) screened using massed planting.
4.18 Keeping of Livestock

(a) Keeping of livestock is permitted only in the RU-1, RU-2 and RU-3 zones, except for the keeping of horses in conjunction with a riding academy in the RR – 1 zone.

(b) Livestock may only be kept on a lot of at least 0.4 hectares.

(c) Only 1 large animal (over 25kg) may be kept for each 0.4 hectares of land.

(d) Only 10 small animals (under 25kg) may be kept for each 0.4 hectares of land.

(e) The keeping of swine and mink are not permitted.

(f) All buildings housing livestock must be kept a minimum of 15 metres from property boundaries. A 30 metre minimum setback is required if the adjacent property is zoned for residential use.

(g) This section does not apply to keeping household pets.

(h) This section does not apply to properties within the Agricultural Land Reserve.

(i) Notwithstanding 4.18(a) through (f) within the Quinsam area, as defined by the attached Appendix 3: Quinsam Livestock Boundary to bylaw 3250, 2006, keeping of animals within ancillary buildings and fully fenced areas is permitted on properties with a minimum lot size of 0.4 hectares (1 acre) as follows: one horse, one goat, one sheep and 10 chickens (restricted to hens) per acre of land is permitted.

(j) On each property within the Quinsam area the maximum building foot print for ancillary buildings housing livestock shall be 175 square metres (1884 square feet) measured to the outer limits of the building wall with a maximum building height of 6 metres (20 ft). All such buildings must be setback a minimum of 15m from property lines.

(k) Notwithstanding 4.18 (a) through (j), the keeping of Hens within ancillary buildings and fully fenced areas is permitted on properties in all Residential Zones and the Public Areas-1 Zones provided that they comply with urban hen regulations in the Animal Control Bylaw.

(l) Notwithstanding 4.18 (b), the keeping of Hens within ancillary buildings and fully fenced areas is permitted on rural properties less than 0.4 hectares (1 acre) provided that they comply with urban hen regulations in the Animal Control Bylaw.
4.19 Manufactured Homes

(a) A pre-fabricated, modular, or factory-made dwelling unit is permitted as the principal residence if it is:

   i) certified under Canadian Standards Association (CSA) standard Z-240 or CSA standard A-277; and

   ii) at least 6.5 metres wide, exclusive of carport, porches, stairways, or any other extension to the original dwelling unit.

(b) Individual, single-wide dwelling units, including those certified under CSA Z-240, are not permitted except where specifically provided for in a zone.

4.20 Minimum Lot Area Exceptions

(a) Minimum lot area requirements shall not apply:

   (i) where the lot is intended for public utility buildings and structures under jurisdiction of the City of Campbell River or authorized under the Utilities Commission Act, parks, outdoor recreational facilities of a non-commercial nature, museums, historic sites and cemeteries;

   (ii) where lot lines are relocated for an existing development or new subdivision layout, provided that no additional lots are created, all parts of all lots are zoned the same and physically contiguous with the lots affected by the lot line adjustment, and no lot is enlarged to a size permitting further subdivision, unless each lot included in the lot line adjustment is of an area large enough to satisfy the size requirements applied to the subject lands; or

   (iii) where an existing multi-family residential dwelling that was lawfully established and is properly zoned is converted to a building strata pursuant to the Strata Property Act, provided that the number of strata parcels being created does not exceed the number of dwelling units permitted on the original parcel, and each proposed strata parcel contains an existing dwelling unit within its area.

(b) The minimum lot area requirements are reduced by the amount of land required for road widening or relocation purposes, to a maximum of 10%, where the Subdivision Approving Officer requires that land be provided by the owner for public right-of-way when:

   i) the land is required for the purpose of widening an existing highway or road right-of-way;

   ii) the proposed subdivision would create less than three parcels; and

   iii) but for this section, the proposed subdivision would be otherwise prohibited because the lots created would not attain the minimum lot area required herein.
(c) Where land is subdivided under the Strata Property Act for commercial, industrial, intensive or multi-family family residential development, lot averaging applies where lot areas are reduced on the basis of a density of one dwelling unit per minimum allowable site area for that zone, providing that either 50% or a corresponding amount of the entire subject lot remains un-subdivided and kept as common area or as open space areas, and restricted from further subdivision.

4.21 Off Street Parking Requirements

(a) Off-street parking must be provided in accordance with the following standards. Developments existing prior to the adoption of this bylaw shall be considered acceptable. However, if the use of an existing development changes or if there is an enlargement of an existing development, off-street parking must be provided in accordance with Table 4.21.1

(b) Parking and access requirements adjacent to a provincial highway will be determined by the Ministry of Transportation and Highways.

(c) Where the number of parking spaces calculated from Table 4.21.1 includes a fraction less than 0.5, use that number less the fraction. Where it includes a fraction of 0.5 of more, use the next highest whole number.

(d) With the exception of residential uses, the requirements of Table 4.21.1 do not apply to property within the Downtown Off-street Parking Specified Area, as identified in Appendix 1: Downtown Off-street Parking Specified Area.

(e) Parking spaces for persons with disabilities shall be provided in accordance with Section 3.8.3.4 of the B.C. Building Code and shall be included in the calculation of the minimum parking requirement.

(f) All off-street parking spaces must be at least 6.0m in length and 2.8m in width, and have a vertical clearance of 2.0m if covered. Parallel parking spaces must be at least 6.7m long.

(g) In a parking area, small car parking spaces are permitted if they are fewer than 30% of the total parking spaces required. Each small-car space must be at least 2.4m wide and 5m long, and must be clearly designated for “small cars only”.

(h) Minimum required parking aisle widths in a parking area are as follows:

i) 7 metres for parking in excess of 60 degrees and up to 90 degrees.
ii) 6 metres for parking in excess of 45 degrees and up to 60 degrees.
iii) 5 metres for parking up to 45 degrees.

(i) For each dwelling unit on a lot less than 1 hectare in a residential or mobile home zone, only the following may be parked or stored:

i) automobiles registered for personal use by residents on the property;
ii) one licensed commercial vehicle no larger than 3,600 kg rated capacity;
iii) a recreational boat, utility trailer, and other recreational vehicles for the
personal use of the residents on the property;
iv) stock cars and dismantled or wrecked vehicles only if they are parked in a fully enclosed garage or detached accessory building.

(j) Off-street parking for separate properties may be provided collectively in a Parking Lot. The total number of parking spaces when used together must be at least the sum of the requirements for the various individual uses. The nearest parking spaces in a Parking Lot must be within 200 metres of the parent lot, must be contiguous within the Parking Lot, and must be protected by a restrictive covenant registered in favour of the City of Campbell River.

(k) Pay parking is not a permitted ancillary or secondary use on parcels zoned Public Areas One (PA-1).

Table 4.21.1 – Parking Schedule
Note: FA = Floor Area

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<thead>
<tr>
<th>Development Type or Use</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
<td><strong>RESIDENTIAL USES</strong></td>
</tr>
<tr>
<td>Single Family Residence, Two Family Residence, Three Family Residence</td>
<td>2 per dwelling unit.</td>
</tr>
<tr>
<td>Secondary Suite, Residential unit above Commercial, Residential Downtown</td>
<td>1 per dwelling unit.</td>
</tr>
<tr>
<td><strong>Bylaw 3399, 2009 – Replaces “Multiplex with apartment” – Mar 16/10</strong></td>
<td>1.3 per dwelling unit plus 1 visitor parking per 5 dwelling units.</td>
</tr>
<tr>
<td>Apartment</td>
<td>2 per dwelling unit plus 1 visitor parking per 8 dwelling units.</td>
</tr>
<tr>
<td><strong>Bylaw 3399, 2009 – Replaces “Multiplex with apartment” – Mar 16/10</strong></td>
<td>2 per dwelling unit plus 1 visitor parking per 8 dwelling units.</td>
</tr>
<tr>
<td>Apartment (Townhouse or Patio Home style complex)</td>
<td>2 per dwelling unit plus 1 visitor parking per 8 dwelling units.</td>
</tr>
<tr>
<td><strong>Bylaw 3346, 2008 – Replaces Mobile Home Park with Manufactured Home Park – June 24/08</strong></td>
<td>2 per dwelling unit plus 1 visitor parking per 8 dwelling units.</td>
</tr>
<tr>
<td>Manufactured Home Park</td>
<td>1 per sleeping unit in addition to the requirement for the principal residence.</td>
</tr>
<tr>
<td>Commercial Use</td>
<td>Required Parking Area</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Community Care Facility (with a care component for dependent living),</td>
<td>1 space per 3.5 units plus 1 per 3 employees.</td>
</tr>
<tr>
<td>Day Care</td>
<td>1 per employee, plus minimum 2 spaces for child drop-off and pick-up.</td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>1 per living/sleeping unit plus auxiliary facilities.</td>
</tr>
<tr>
<td></td>
<td><strong>Bylaw 3399, 2009 – Replaces “Multiplex with apartment” – Mar 16/10</strong></td>
</tr>
<tr>
<td></td>
<td>Parking requirements for living units on a shared ownership basis shall be in accordance with requirements for an apartment plus auxiliary facilities.</td>
</tr>
<tr>
<td>Automotive and Equipment Repair Shops</td>
<td>1 per 40 square metres of FA</td>
</tr>
<tr>
<td>Gas Bar / Convenience Store</td>
<td>1 per 40 square metres of FA</td>
</tr>
<tr>
<td>Automobile/Boat Sales</td>
<td>1 per 70 square metres of FA</td>
</tr>
<tr>
<td>Bank or Other Financial Institution, Office</td>
<td>1 per 40 square metres of FA</td>
</tr>
<tr>
<td>Retail or Wholesale Store</td>
<td>1 per 40 square metres of FA</td>
</tr>
<tr>
<td>Shopping Centre</td>
<td>1 per 30 square metres of FA</td>
</tr>
<tr>
<td>Entertainment Centre (excluding bowling centre or billiard centre), Coffee Shop, Restaurant (includes food primary), Licensed Facility (for liquor primary, with entertainment and including pubs)</td>
<td>1 per 4 seats of maximum seating or licensed capacity</td>
</tr>
<tr>
<td>Licensed Facility (for banquet facilities and private clubs)</td>
<td>1 per 6 seats of maximum seating or licensed capacity</td>
</tr>
<tr>
<td>Bowling Centre, Billiard Centre</td>
<td>3 per bowling lane or billiard table.</td>
</tr>
<tr>
<td>Golf Course</td>
<td>3 per golf hole plus requirements for secondary uses.</td>
</tr>
</tbody>
</table>
### Commercial or Recreational Wharf
- 1 per 3 moorage berths.

### Adult Learning Centre
- 1 per 40 square metres of FA

### Funeral Parlor
- 1 per 4 seats of seating capacity.

### Personal Service Establishment, Merchandise Service Establishment, Health Services or Fitness Centre
- 1 per 40 square metres of FA

### Laundromat
- 1 per 3 washing machines

### Medical Clinic, Veterinary Clinic
- 1 per 40 square metres FA

### Self Storage Units
- 1 per 200 square metre FA

### INDUSTRIAL USES

#### Manufacturing or Industrial Building or Use
- 1 per employee or 2 per 100 square metres of FA, whichever is greater.

#### Warehouse
- 1 per 200 square metres FA

### INSTITUTIONAL & CULTURAL USES

#### Hospital
- 1 per 2 employees plus 1 per 3 beds.

#### Elementary or Middle School
- 1 per employee plus visitors parking at a ratio of 1 per 10 students.

#### Senior Secondary School, University, College
- 1 per employee plus 1 per 5 students.

#### Church, Temple, House of Worship or Religious Institution, Community Hall or Centre, Recreational Complex, Theater, Cinema
- 1 per 5 seats of maximum seating capacity.

#### Library, Art Gallery, Museum
- 1 per 40 square metres FA.

### 4.22 Off Street Loading Requirements
(a) Additional parking spaces must be provided for the temporary stopping, loading
and unloading of vehicles for every commercial or industrial site, place of public assembly, hospital, institution, school, club or lodge. The minimum number of loading spaces in addition to the parking space requirements of Table 4.21.1 is as follows:

i) <500 square metres FA 1 loading space
ii) 500 - 2000 square metres FA 2 loading spaces
iii) 2001 - 3500 square metres FA 3 loading spaces
iv) 1 additional loading space for every additional 5000 square metres FA

(b) The minimum size for a loading space is 9.0 metres long, 3.0 metres wide and 3.7 metres high.
APPENDIX 1: Downtown Off-Street Parking Specified Area
APPENDIX 2: RM-3 Exceptions
APPENDIX 3: Quinsam Livestock Boundary
APPENDIX 4: Central Business Area
4.23 Cannabis Retail Stores
(a) A Cannabis Retail Store may not be within 300 meters of a public or independent elementary, middle of secondary school
(b) A Cannabis Retail Store may not be within 300 meters of another Cannabis Retail Store

5.0 USES AND PROVISIONS FOR SPECIFIC ZONES

5.1 Airport One (A – 1) Zone
Sections 5.1.1 through 5.1.6 apply to any lot in the A – 1 Zone.

Purpose:
This zone provides for aviation-related uses and/or uses on the Campbell River airport lands which rely on the airport run-way or other uses associated with the airport operations.

Permitted Uses:

5.1.1 On any lot, the following uses are permitted:
(c) airport, or landing strip, or both
(d) airport passenger terminal and service facilities
(e) office
(f) aircraft fuel depot
(g) aircraft hangar
(h) aircraft sales, or service, or both
(i) vehicle rental and ancillary servicing
(j) retail store not exceeding 125 square metres per lease area
(k) restaurant
(j) self storage
(k) ancillary storage yard
(l) aviation related service commercial, or light industrial, or both
(m) manufacturing, assembly, disassembly, processing, or packaging of materials and goods
(n) agriculture, silviculture
(o) warehouse
(p) freight transfer depot
(q) heliport
(r) disaster services centre
Lot Area:
5.1.2 The minimum lot area for “lease lots” shall be 550 square metres.

Lot Coverage:
5.1.3 The maximum lot coverage for buildings on “lease lots” is 65%.

Minimum Dimensions Required for Yards:
5.1.4 Yards in this zone must have the following minimum dimensions:
   (a) 0.0m. [Note that BC Building Code and Transport Canada Airport Regulations may require setbacks]

Building Height:
5.1.5 The maximum height of all buildings and structures shall be 15m. [Note that Transport Canada Airport Zoning Regulations may require a lower height limit].

Conditions of Use:
5.1.6 All illuminated parking and outdoor storage areas shall have directional lighting placed in such a manner that it does not pose a nuisance to airport operations or adjacent lease areas.
5.2 Airport Two (A – 2) Zone

Sections 5.2.1 through 5.2.9 apply to any lot in the A – 2 Zone.

Purpose:

This zone provides for aviation related, and other related or complementary commercial and light industrial uses on privately owned lands adjacent or in proximity to the municipal airport.

Permitted Uses:

5.2.1 On any lot, the following uses are permitted:

(a) aircraft service and repair facilities
(b) aircraft hangar
(c) aircraft sales, or service, or both
(d) office
(e) retail store not exceeding 125 square metres per lot
(f) aviation related light industrial
(g) manufacturing, assembly, disassembly, processing, or packaging of materials and goods
(h) food processing and packing
(i) equipment sales rental and storage
(j) warehouse
(k) self storage
(l) ancillary storage yard
(m) freight transfer depot
(n) restaurant
(o) commercial parking lot
(p) gas bar / convenience store
(q) accessory dwelling unit
(r) cannabis operation

Lot Area:

5.2.2 On lots served by community sewer system, the minimum lot area shall be 550 square metres.

5.2.3 On lots served by private sewage disposal system and septic field, the minimum lot area shall be 2.0 hectares.
Lot Coverage:

5.2.4 On lots served by community sewer system, the maximum lot coverage for all buildings and structures shall be 65%.

5.2.5 On lots served by private sewage disposal system and septic field, the maximum lot coverage for all buildings and structures shall be 45%.

Minimum Dimensions Required for Yards:

5.2.6 Yards in this zone must have the following minimum dimensions:

(a) Front yard: Minimum 5.0 metres
(b) Rear and side yard: Minimum 3.0 metres
(c) Adjacent to highway: Minimum 30.0 metres

5.2.7 Notwithstanding 5.3.6 above, yard setbacks shall conform to Transport Canada zoning regulations. Further, adjacent to the Jubilee Parkway west of the Inland Island Highway No. 19, minimum setback shall be 10.0 metres.

Building Height:

5.2.8 The maximum height of all buildings and structures shall be 15.0 metres.

Conditions of Use:

5.2.9 All illuminated parking and outdoor storage areas shall have directional lighting placed in such a manner that it does not pose a nuisance to airport operations or adjacent properties or lease areas.
5.3 Commercial One (C – 1) Zone

Sections 5.3.1 through 5.3.7 apply to any lot in the C – 1 Zone.

Purpose:

This zone provides for a range of commercial services and uses as well as high density residential uses in the primary commercial designation for the downtown area.

Bylaw 3703, 2018 adds (kk) & (ll) - October 1, 2018

Permitted Uses:

5.3.1 On any lot, the following uses are permitted:

(a) hotel, motel
(b) restaurant with or without ancillary drive-through
(c) licensed facility, licensee retail store
(d) retail store
(e) office, adult learning centre
(f) bank or other financial institution
(g) entertainment centre
(h) theatre, cinema
(i) personal service establishment
(j) merchandise service establishment
(k) escort service or massage parlor
(l) health services or fitness centre
(m) medical clinic, dental clinic
(n) library
(o) community hall or centre
(p) parking lot, parking structure
(q) bus depot
(r) veterinary clinic
(s) funeral parlor
(t) small-tool rental establishment
(u) vehicle rental
(v) printing and publishing
(w) gas bar / convenience store
(x) minor repair shop located west of Dogwood Street
(y) self storage units within an enclosed building
(z) lumber yard and ancillary storage yard located on Lots 1, 2 and 3 all of District Lot 69, Sayward District, Plan 44880 (1250, 1270 and 1290 Dogwood St.) and on Lot A, District Lot 69, Sayward District, Plan VIP43951 (825 12th Avenue), and Lots 3, 4 and 5 all of Block 7, District Lot 69, Sayward District, Plan 1076 (1033, 1049 and 1065 Hemlock St.)
(aa) apartment
(bb) residential uses existing continuously since November 24, 1998
(cc) community care, or social care facility, or both
(dd) ancillary storage yard for Lot 1, District Lot 1416, Sayward District, Plan VIP81099 (904 Ironwood St.).
(ee) church, temple or other house of worship or religious institution.
(ff) mixed use commercial/residential buildings.
(gg) ancillary storage yard for motor vehicles, recreational vehicles and recreational marine craft only on That part of Lot A, District Lots 1421 and 1422, Sayward District, Plan VIP53635 lying to the west of a line commencing 42 metres east of the northwest property corner and extending south 42 metres thence east 11m to the north west corner of the existing building, then continuing south 256 m following the western limit of the existing building face, thence east 75 metres to the south east corner of the existing building, thence south 18m to intersect with the southern property boundary. (1400 Ironwood St.)
(hh) car wash for Lots 10, 11 and 12, Block 2, district Lot 69, Sayward District Plan 1076 (1153/1185 Ironwood Street).
(ii) adoption and education centre west of Dogwood Street.
(jj) craft brewing
(kk) cannabis retail store west of Dogwood Street
(ll) cannabis retails store north of Roberts Reach and east of Highway 19A

Lot Area:
5.3.2 The minimum lot area for a “fee-simple lot” is 200 square metres.

Density:
5.3.3 The maximum floor area ratio for commercial or residential uses is 1.5. The maximum floor area ratio for combined commercial/residential uses is 2.5.

Lot Coverage:
5.3.4 The maximum lot coverage of all buildings and structures is 100%.
Minimum Dimensions Required for Yards:

5.3.5 A minimum side yard or rear yard of 3.0 metres is required on that side of a lot immediately adjacent to another lot zoned residential, multiple-family residential or public areas.

5.3.6 A front, side or rear yard adjoining a highway shall be a minimum of 4.5 metres, except in the Downtown Off-Street Parking Specified Area where set backs are not required.

Building Height:

5.3.7 The maximum height of a principal building is 15.0 metres.
5.4 Commercial One A (C – 1A) Zone:

Sections 5.4.1 through 5.4.8 apply to any lot in the C – 1A Zone.

**Purpose:**

This zone provides for a range of commercial services and uses as well as high density residential uses for the “Beech Neighbourhood” in the primary commercial designation in the downtown area.

**Permitted Uses:**

5.4.1 On any lot, the following uses are permitted:

(a) hotel, motel
(b) restaurant with or without ancillary drive-through
(c) licensed facility, licensee retail store
(d) retail store
(e) office, adult learning centre
(f) bank or other financial institution
(g) entertainment centre
(h) theatre, cinema
(i) personal service establishment
(j) merchandise service establishment
(k) escort service or massage parlor
(l) health services or fitness centre
(m) medical clinic, dental clinic
(n) library
(o) community hall or centre
(p) parking lot, parking structure
(q) bus depot
(r) veterinary clinic
(s) funeral parlor
(t) small-tool rental establishment
(u) vehicle rental
(v) printing and publishing
(w) gas bar / convenience store
(x) self storage units within an enclosed building
(y) apartment
(z) community care, or social care facility, or both
(aa) church, temple or other house of worship or religious institution.
(bb) mixed use commercial/residential buildings.
(cc) craft brewing
Lot Area:

5.4.2 The minimum lot area for a “fee-simple lot” is 200 square metres.

Density:

5.4.3 The maximum combined floor area ratio for commercial and residential uses:

(a) 5.0 for “fee simple lots” larger than 9,290 square metres lot area; and
(b) 3.0 for “fee-simple lots” less than or equal to 9,290 square metres lot area.

Lot Coverage:

5.4.4 The maximum lot coverage for all uses is:

(a) Lots within this zone on which buildings exist as of the date of adoption of this bylaw are locations where the maximum permitted lot coverage is 100%;
(b) 100% for buildings less than or equal to 16.5 metres building height;
(c) 75% for buildings greater than 16.5 metres and less than or equal to 26.5 metres building height; and
(d) Development projects with a mix of building heights are permitted a mix of lot coverage ratios that are consistent with the building heights for each portion of the development as outlined in b) to c) above.

Minimum Dimensions Required for Yards:

5.4.5 A minimum side yard or rear yard of 3.0 metres is required on that side of a lot immediately adjacent to another lot zoned residential, multiple-family residential or public areas.

5.4.6 A front, side or rear yard adjoining a highway, arterial or collector road shall be a minimum of 4.5 metres, except in the Downtown Off-Street Parking Specified Area where set backs are not required.

Building Height:

5.4.7 The maximum height of a principal building is 16.5 metres.

5.4.8 A 10.0 metre height increase is permitted to allow a maximum building height of 26.5 metres when any of the following features or amenities are incorporated into the project: underground or integrated parking; reduced lot coverage; street-front commercial; roof-top gardens; building design meeting LEED certification; ground-level publicly accessible landscaped open space; affordable, or special needs housing, or both.
5.5 Commercial One B (C – 1B) Zone

Sections 5.5.1 through 5.5.8 apply to any lot in the C – 1B Zone.

Purpose:

This zone provides for a range of commercial services and uses as well as high density residential uses for the Cedar Neighbourhood in the primary commercial designation for the downtown area.

Permitted Uses:

5.5.1 On any lot, the following uses are permitted:

(a) hotel, motel
(b) restaurant with or without ancillary drive-through
(c) licensed facility, licensee retail store
(d) retail store
(e) office, adult learning centre
(f) bank or other financial institution
(g) entertainment centre
(h) theatre, cinema
(i) personal service establishment
(j) merchandise service establishment
(k) escort service or massage parlor
(l) health services or fitness centre
(m) medical clinic, dental clinic
(n) library
(o) community hall or centre
(p) parking lot, parking structure
(q) bus depot
(r) veterinary clinic
(s) funeral parlor
(t) small-tool rental establishment
(u) printing and publishing
(v) gas bar / convenience store
(w) self storage units within an enclosed building
(x) vehicle sales
(y) vehicle rental
(z) car wash
(aa) fire station
(bb) apartment
(cc) community care, or social care facility, or both.
(dd) church, temple or other house of worship or religious institution.
(ee) mixed use commercial/residential buildings.
(ff) craft brewing

Lot Area:
5.5.2 The minimum lot area for a “fee-simple lot” is 200 square metres.

Density:
5.5.3 The maximum combined floor area ratio for commercial and residential uses is:
(a) 5.0 for “fee-simple lots” larger than 9,290 square metres lot area; and
(b) 3.0 for “fee-simple lots” less than or equal to 9,290 square metres lot area.

Lot Coverage:
5.5.4 The maximum lot coverage for all uses is:
(a) Lots within this zone on which buildings exist as of the date of adoption of this bylaw are locations where the maximum permitted lot coverage is 100%;
(b) 100% for buildings less than or equal to 16.5 metres building height;
(c) 75% for buildings greater than 16.5 metres and less than or equal to 26.5 metres building height;
(d) 65% for buildings greater than 26.5 metres and less than or equal to 38.5 metres building height;
(e) Development projects with a mix of building heights are permitted a mix of lot coverage ratios that are consistent with the building heights for each portion of the development as outlined in b) to d) above.

Minimum Dimensions Required for Yards:
5.5.5 A minimum side yard or rear yard of at least 3.0 metres is required on that side of a lot immediately adjacent to another lot zoned residential, multiple-family residential or public areas.

5.5.6 A front, side or rear yard adjoining a highway, arterial or collector road shall be a minimum of 4.5 metres, except in the Downtown Off-Street Parking Specified Area where setbacks are not required.

Building Height:
5.5.7 The maximum height of a principal building is 26.5 metres.

5.5.8 A 12.0 metre height increase is permitted to allow a maximum building height of 38.5 metres when any of the following features or amenities are incorporated into the project: underground or integrated parking; reduced lot coverage; street-front commercial; roof-top gardens; building design meeting LEED certification; ground-
level publicly accessible landscaped open space; affordable or special needs housing, or both.
5.6 Commercial One C (C – 1C) Zone

Sections 5.6.1 through 5.6.8 apply to any lot in the C – 1C Zone.

Purpose:

This zone provides for a range of commercial services and uses as well as high density residential uses for the Waterfront Neighbourhood in the primary commercial designation for the downtown area.

Permitted Uses:

5.6.1 On any lot, the following uses are permitted:

(a) hotel, motel
(b) restaurant with or without ancillary drive-through
(c) licensed facility, licensee retail store
(d) retail store
(e) office, adult learning centre
(f) bank or other financial institution
(g) entertainment centre
(h) theatre, cinema
(i) personal service establishment
(j) merchandise service establishment
(k) escort service or massage parlor
(l) health services or fitness centre
(m) medical clinic, dental clinic
(n) library
(o) community hall or centre
(p) parking lot, parking structure
(q) bus depot
(r) veterinary clinic
(s) funeral parlor
(t) small-tool rental establishment
(u) vehicle rental
(v) printing and publishing
(w) gas bar / convenience store
(x) minor repair shop
(x) self storage units within an enclosed building
(y) apartment
(y) community care, or social care facility
(z) church, temple or other house of worship or religious institution.
(aa) mixed use commercial/residential buildings.
Lot Area:
5.6.2 The minimum lot area for “fee-simple lots” is 200 square metres.

Density:
5.6.3 The maximum combined floor area ratio for commercial and residential uses is:
(a) 5.0 for “fee-simple lots” larger than 9,290 square metres lot area; and
(b) 3.0 for “fee-simple lots” less than or equal to 9,290 square metres lot area.

Lot Coverage:
5.6.4 The maximum lot coverage for all uses is:
(a) Lots within this zone on which buildings exist as of the date of adoption of this bylaw are locations where the maximum permitted lot coverage is 100%;
(b) 100% for buildings less than or equal to 16.5 metres building height;
(c) 75% for buildings greater than 16.5 metres and less than or equal to 26.5 metres building height;
(d) 65% for buildings greater than 26.5 metres and less than or equal to 38.5 metres building height;
(e) Development projects with a mix of building heights are permitted a mix of lot coverage ratios that are consistent with the building heights for each portion of the development as outlined in b) to d) above.

Minimum Dimensions Required for Yards:
5.6.5 A minimum side yard or rear yard of 3.0 metres is required on that side of a lot immediately adjacent to another lot zoned residential, multiple-family residential or public areas.

5.6.6 A front, side or rear yard adjoining a highway, arterial or collector road shall be a minimum of 4.5 metres, except in the Downtown Off-Street Parking Specified Area where set backs are not required.
Building Height:

5.6.7 The maximum height of a principal building is 26.5 metres.

5.6.8 A 12.0 metre height increase is permitted to allow a maximum building height of 38.5 metres when any of the following features or amenities are incorporated into the project: underground or integrated parking; reduced lot coverage; street-front commercial; roof-top gardens; building design meeting LEED certification; ground-level publicly accessible landscaped open space; affordable or special needs housing, or both.
5.7 Commercial Two (C – 2) Zone

Sections 5.7.1 through 5.7.7 apply to any lot in the C – 2 Zone.

Purpose:

This zone provides for a range of commercial services and uses as well as medium to high density residential uses in the secondary commercial designation areas of Willow Point, Dogwood Street and 2nd Ave. as well as Dogwood Street South and Merecroft Road.

Bylaw 3703, 2018 adds (cc) Cannabis Retail Store - October 1, 2018

Permitted Uses:

5.7.1 On any lot, the following uses are permitted:

(a) hotel, motel (Willow Point commercial area only)
(b) restaurant with or without ancillary drive-through
(c) licensed facility, licensee retail store
(d) retail store
(e) office
(f) bank or other financial institution
(g) entertainment centre
(h) theatre, cinema
(i) personal service establishment
(j) merchandise service establishment
(k) escort service or massage parlor
(l) health services or fitness centre
(m) medical clinic, dental clinic
(n) community hall or centre
(o) veterinary clinic
(p) funeral parlor
(q) small-tool rental establishment
(r) vehicle sales
(s) vehicle rental
(t) printing and publishing
(u) gas bar / convenience store
(v) self storage units within an enclosed building
(w) commercial nursery and garden centre
(x) apartment
(y) community care, or social care facility, or both
(z) adult learning centre
(aa) mixed use commercial/residential buildings.
(bb) pet services wholly within an enclosed building.
Lot Area:

5.7.2 The minimum lot area for a “fee-simple lot” is 200 square metres.

Density:

5.7.3 The maximum floor area ratio for commercial or residential uses is 1.5. The maximum floor area ratio for combined commercial/residential uses is 2.5.

5.7.4 The maximum floor area per retail occupancy or tenant is 2,500 square metres, while the maximum combined floor area for all commercial uses in a shopping centre is 8,500 square metres.

Lot Coverage:

5.7.5 The maximum lot coverage of all buildings is 65%.

Minimum Dimensions Required for Yards:

5.7.6 A minimum side yard or rear yard of 3.0 metres is required on that side of a lot immediately adjacent to another lot zoned residential, multiple-family residential or public areas.

Building Height:

5.7.7 The maximum height of a principal building is 15.0 metres.
5.8 Commercial Three (C – 3) Zone

Sections 5.8.1 through 5.8.9 apply to any lot in the C – 3 Zone.

Purpose:

This zone provides for a limited range of commercial services and uses as well as medium density residential uses in the tertiary commercial designation areas of South Dogwood and Hilchey Road, and South Dogwood and Jubilee Parkway.

Permitted Uses:

5.8.1 On any lot, the following uses are permitted:
(a) motel (Jubilee Heights commercial area only, located on the north west corner of South Dogwood Street and Jubilee Parkway)
(b) restaurant with or without ancillary drive-through
(c) licensed facility, licensee retail store
(d) retail store
(e) office
(f) bank or other financial institution
(g) personal service establishment
(h) merchandise service establishment
(i) health services or fitness centre
(j) medical clinic, dental clinic
(k) community hall or centre
(l) veterinary clinic
(m) funeral parlor
(n) printing and publishing
(o) gas bar / convenience store
(p) apartment
(q) community care, or social care facility, or both
(r) mixed use commercial/residential buildings.
(s) cannabis retail store

Lot Area:

5.8.2 The minimum lot area for a “fee-simple lot” is 200 square metres.

Density:

5.8.3 The maximum floor area ratio for commercial or residential uses is 1.5. The maximum floor area ratio for combined commercial/residential uses is 2.5

5.8.4 For the Jubilee Heights commercial area (to be located at the north-west corner of South Dogwood Street and Jubilee Parkway) the maximum floor area per retail occupancy or tenant is 2,400 square metres, while the maximum combined floor area
for all commercial uses in a shopping centre is 5,000 square metres. The maximum number of sleeping units for a motel is 60. Living units are not permitted.

5.8.5 For the Penfield West Commercial Area (located at the south-east corner of South Dogwood Street and Hilchey Road) the maximum floor area for a singular retail occupancy is 1,200 square metres, while the maximum combined floor area for all commercial uses in a shopping centre is 2,750 square metres.

Lot Coverage:

5.8.6 The maximum lot coverage of all buildings is 65%.

Minimum Dimensions Required for Yards:

5.8.7 A minimum side yard or rear yard of 3.0 metres is required on that side of a lot immediately adjacent to another lot zoned residential, multiple-family residential or public areas.

5.8.8 A minimum yard of 8.0 metres is required adjacent to an arterial road or highway.

Building Height:

5.8.9 The maximum height of a principal building is 13.0 metres.
5.9  Commercial Four (C – 4) Zone

Sections 5.9.1 through 5.9.14 apply to any lot in the C – 4 Zone.

Purpose:
This zone provides for a mix of limited retail, service, highway and tourist accommodation commercial services and uses, as well as medium to high density residential uses in the commercial designation areas of Campbellton, North Campbell River, and along the South Island Highway.

Permitted Uses:

5.9.1  On any lot, the following uses are permitted:

(a) hotel, motel
(b) restaurant with or without ancillary drive-through
(c) licensed facility, licensed retail store
(d) retail store, retail and wholesale store
(e) office, adult learning centre
(f) entertainment centre
(g) personal service establishment
(h) merchandise service establishment
(i) escort service or massage parlor
(j) health services or fitness centre
(k) community centre, meeting hall
(l) parking garage, parking lot
(m) veterinary clinic
(n) funeral parlor
(o) small-tool rental establishment
(p) printing and publishing
(q) gas bar / convenience store
(r) vehicle sales, vehicle rental, minor repair shop
(s) auto repair shop, auto body repair excluding outdoor storage
(t) car wash
(u) self storage units within an enclosed building
(v) ancillary warehouse
(w) ancillary storage yard
(x) freight transfer depot
(y) truck repair shop excluding scrap metal yard
(z) auction
(aa) light industrial uses that meet the requirements of sub-section 5.9.9
(bb) commercial nursery
Lot Area:
5.9.2 The minimum lot area for “fee-simple lots” is 750 square metres.

Density:
5.9.3 The maximum floor area ratio for combined commercial/residential uses is 1.5
5.9.4 The maximum floor area for a retail or a retail and warehouse occupancy or tenant is 2,500 square metres, while the maximum combined floor area for commercial uses in a commercial complex is 8,500 square metres.

Lot Coverage:
5.9.5 The maximum lot coverage of all buildings is 65%, excluding those areas or any portion of a lot within 100 metres of the Campbell River and Campbell River estuary area, in which case the maximum lot coverage of all buildings and structures is 50%.

Minimum Dimensions Required for Yards:
5.9.6 A minimum side yard or rear yard of 3.0 metres is required on that side of a lot immediately adjacent to another lot zoned residential, multiple-family residential or public areas.
5.9.7 A minimum 4.5 metres setback is required for any yard adjacent to a road or highway.

Building Height:
5.9.8 The maximum height of a principal building is 13.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the “top of the ridge” adjacent to or within that lot. The geodetic height for the
“top of the ridge” will be determined by the City and confirmed by BCLS.

Conditions of Use:

5.9.9 Permitted light industrial uses include fabrication, assembly, processing, packaging or storage of materials and goods, provide all such activities are undertaken in conjunction with another permitted use and located entirely within an enclosed building and use 75% or less of the total floor area of all buildings on a lot or single occupancy within a complex.

5.9.10 Uses on the lot at 1054 South Island Highway (Lot 1, Section 29, Township 1, Comox District, Plan 4780) shall only be limited to the permitted uses a), b), c), d), e), g), cc), dd) & hh) set out in 5.9.1. For the avoidance of doubt, this limitation also applies to any commercial elements associated with use hh).

5.9.11 Notwithstanding the provisions of 5.9.3 and 5.9.5 above, on those properties zoned Commercial Four A (C – 4A) in the North Campbell River Estuary Smart Growth Plan Area, maximum floor ratio area for commercial and/or residential uses shall be 3.0, and maximum lot coverage shall be 80%.”

5.9.12 Notwithstanding the provisions of 5.9.3, 5.9.5 and 5.9.8 above, on those properties zoned Commercial Four B (C – 4B) in the North Campbell River Estuary Smart Growth Plan Area, maximum floor ratio area for commercial and/or residential uses shall be 5.0, maximum lot coverage shall be 80%, and maximum building height shall be 38.5 metres.”

5.9.13 Notwithstanding the provisions of 5.9.1, 5.9.3 and 5.9.8 above, on those properties zoned Commercial Four C (C – 4C) in the North Campbell River Estuary Smart Growth Plan Area, permitted uses, density and building height shall be as follows:

Permitted Uses:

(a) hotel, motel
(b) restaurant with or without ancillary drive-through
(c) licensed facility, licensed retail store
(d) retail store, retail and wholesale store
(e) office, adult learning centre
(f) entertainment centre
(g) personal service establishment
(h) merchandise service establishment
(i) health services or fitness centre
(j) community centre, meeting hall
(k) parking garage, parking lot
(l) vehicle sales, vehicle rental, minor repair shop
(m) self storage units within an enclosed building
(n) ancillary warehouse
(o) commercial nursery
(p) apartment
(q) accessory dwelling unit
(r) community care, or social care facility, or both
(s) mixed use commercial/residential buildings.

Density:
The maximum floor area ratio for commercial uses is 1.5. The maximum floor area ratio for
combined commercial/residential uses containing an apartment is 2.5. The maximum density
permitted for residential uses without commercial is 75 dwelling units per hectare, prior to
density bonus for amenity provision, as follows:

(a) A density bonus of up to ten (10) additional dwelling units per hectare is
permitted where 80% or more of the required parking is underground or
integrated parking; and/or

(b) A density bonus of five (5) additional dwelling units per hectare is permitted
where monetary contribution is made for parkland development or for
recreational or environmental greenways development or enhancement
(exclusive of any environmental greenways enhancement provided in
conjunction with a riparian area setback reduction), equivalent to 1% per unit of
density bonus of appraised land value prior to development; to a maximum of
90 dwelling units per hectare.

Building Height:
The maximum height of a principal building for commercial uses only is 13 metres. The
maximum height of a principal building for combined commercial/residential uses or for
residential uses only is 20 metres.”

5.9.14 Notwithstanding the provisions of 5.9.1, 5.9.3 and 5.9.8 above, on those properties
zoned Commercial Four D (C – 4D) in the North Campbell River Estuary Smart
Growth Plan Area, permitted uses, density and building height shall be as follows:

Permitted Uses:

(a) hotel, motel
(b) restaurant with or without ancillary drive-through
(c) licensed facility, licensed retail store
(d) retail store, retail and wholesale store
(e) office, adult learning centre
(f) entertainment centre
(g) personal service establishment
(h) merchandise service establishment
(i) health services or fitness centre
(j) community centre, meeting hall
(k) parking garage, parking lot
(l) vehicle sales, vehicle rental, minor repair shop
(m) self storage units within an enclosed building
(n) ancillary warehouse
(o) commercial nursery
(p) apartment
(q) accessory dwelling unit
(r) community care, or social care facility, or both
(s) mixed use commercial/residential buildings.

Density:
The maximum floor area ratio for commercial uses is 1.0. The maximum floor area ratio for combined commercial/residential uses containing an apartment is 1.5. The maximum density permitted for residential uses without commercial is 25 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

(a) A density bonus of up to five (5) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; or

(b) A density bonus of five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 30 dwelling units per hectare.

Building Height:
The maximum height of a principal building is 10 metres.
5.10 Commercial Five (C – 5) Zone

Sections 5.10.1 through 5.10.9 apply to any lot in the C – 5 Zone.

Purpose:
This zone provides for waterfront-related recreational, tourist, and marine-oriented commercial uses.

Permitted Uses:

5.10.1 On any lot, the following uses are permitted:

(a) retail store
(b) office
(c) aquarium, marine museum
(d) boat and marine equipment sales, service and rentals
(e) boat construction, moorage, storage and related facilities
(f) boat rental operations, charters and water taxis
(g) ferry terminal and related facilities
(h) cruise ship terminal and related facilities
(i) seafood processing within an enclosed building
(j) seafood buying and selling station
(k) marine based bulk loading facility
(l) marina and related facilities
(m) marine fueling station
(n) marine research laboratories and related facilities
(o) floatplane operations, services, and related facilities
(p) licensed facilities
(q) restaurant
(r) hotel, motel, resort
(s) accessory dwelling unit
(t) apartment subject to the provisions of Section 5.10.9 below
(u) industrial wharf or dock, located only on block A, District Lot 1505, Sayward District.
(v) heliport, located only on: Strata Lot A, Plan VIS5513, bare land strata plan of Lot 1, District Lot 67, Sayward District, Plan VIP76027; Lot 23, District Lot 67, Sayward District, Plan 6004, except VIP67500; and, District Lot 67, Sayward District, Plan 1031R except Plan VIP67500.

5.10.2 The minimum lot area is 1000 square metres.
Lot Coverage/Density:

5.10.3 The maximum lot coverage of all buildings is 65%.

5.10.4 The maximum floor area ratio for combined commercial/residential uses is 1.5

Minimum Dimensions Required for Yards:

5.10.5 A minimum yard of 3.0 metres is required along all property lines. If a yard adjoins a highway or arterial road, the minimum required yard adjacent to that highway or arterial road is 4.5 metres.

Building Height:

5.10.6 The maximum height of a principal building is 14.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the “top of the ridge” adjacent to or within that lot. The geodetic height for the “top of the ridge” will be determined by the City and confirmed by BCLS.

Parking and Outdoor Storage:

5.10.7 No parking, loading or outdoor storage areas are permitted within any minimum required side yard, or within 3.0 metres of any front yard.

Conditions of Use:

5.10.8 On the lands zoned C – 5 on the Tyee Spit, uses are limited to floatplane operations services and related facilities, the Tyee Club, the existing tourist accommodation facility (as a motel), and the heliport. Uses in the foreshore area adjacent to the Tyee Spit also zoned C – 5 are limited to the docking and mooring of floatplanes and boats in conjunction with the floatplane operations and tourist accommodations.

5.10.9 Apartment’s are only permitted on the following properties and in accordance with the lot area, density, lot coverage, yard and height provisions for the Residential Multiple Three (RM – 3) zone provisions, sub-sections 5.33.2 to 5.33.6, and only in conjunction with a commercial use, such as an office or dental clinic:

i) Strata Plan 4588 (Strata Plan of Lot A, District Lot 72, Sayward District, Plan VIP52266) (97 South Island Highway)

ii) Lot 1, Section 32, Block D, Comox District, Plan 4797 (414 South Island Highway)
5.11 Commercial Six (C – 6) Zone
Sections 5.11.1 through 5.11.8 apply to any lot in the C – 6 Zone.

Purpose:
This zone provides for highway-related tourist accommodation and related ancillary uses and facilities.

Permitted Uses:

5.11.1 On any lot, the following uses are permitted:
(a) retail store, concession stand, confectionary stand, coffee shop or curio stand not exceeding a total of 186 square metres retail floor area
(b) hotel, motel, resort, ancillary restaurant, ancillary entertainment centre
(c) licensed facility
(d) recreational vehicle park
(e) accessory dwelling unit

5.11.2 The establishment of new recreational vehicle parks are permitted (subject to approval for development permit), and in accordance with the following provisions:
(a) Minimum lot area for a recreational vehicle park is 0.8 hectare;
(b) Maximum permitted density is fifteen (15) recreational vehicle sites per 0.4 hectare;
(c) Recreational vehicle sites shall have a minimum 108 square metres site area, with minimum 4.5 metres by 12 metres vehicle area and 4.5 metres by 12 metres amenity area.
(d) Recreational vehicles sites shall be located a minimum 3 metres from any property line.

Lot Area/Density:

5.11.3 The minimum lot area 1000 square metres.
5.11.4 The maximum floor area ratio for commercial uses is 1.5.

Lot Coverage:

5.11.5 The maximum lot coverage of all buildings is 60%.

Minimum Dimensions Required for Yards:

5.11.6 A minimum yard of 3.0 metres is required along all property lines. If a yard adjoins a highway or arterial road, the minimum yard is 4.5 metres adjacent to that highway or arterial road.
Building Height:

5.11.7 The maximum height of a principal building is 14.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the “top of the ridge” adjacent to or within that lot. The geodetic height for the “top of the ridge” will be determined by the City and confirmed by BCLS.

Parking and Outdoor Storage:

5.11.8 No parking areas, loading or outdoor storage are permitted within any minimum required side yard, or within 3.0 metres of any front yard.
5.12 Commercial Seven (C – 7) Zone

Sections 5.12.1 through 5.12.6 apply to any lot in the C – 7 Zone.

**Purpose:**

This zone provides facilities for the launching and loading of watercraft and limited ancillary commercial uses.

**Permitted Uses:**

5.12.1 On any lot, the following uses are permitted:

(a) launching of boats and water craft, ancillary rentals, and ancillary retail sales of boat fuels

(b) ancillary parking and loading of boats and water craft

(c) rental equipment complementary to activities associated with the sea walk

(d) an accessory building or annex for equipment storage not exceeding 11.0 sq. m. or a combined gross floor area of all buildings and structures not exceeding 24.0 sq. m. gross floor area.

(e) notwithstanding 5.12.1 d) above, and 5.12.2 below, a coffee shop not exceeding 75.25 square metres (810 square feet) floor area plus exterior decking, at a building height not exceeding 7.0 metres above finished grade, ancillary to an existing boat launch, on that Part of Lot E, Section 32, Township 1, Comox District, Plan 30528, east of the South Island Hwy (907 South Island Hwy).

**Lot Area:**

5.12.2 The minimum lot area is 1000 square metres.

**Lot Coverage:**

5.12.3 The maximum lot coverage of all buildings is 30%.

**Minimum Dimensions Required for Yards:**

5.12.4 A minimum front yard of 3.0 metres is required along with a side yard requirement of 1.5 metres. If any yard adjoins a highway or arterial road, the minimum required yard is 4.5 metres adjacent to that highway or arterial road.

**Building Height:**

5.12.5 The maximum height of a principal building is 4.5 metres.

**Parking and Outdoor Storage:**

5.12.6 No parking areas, loading or outdoor storage areas are permitted within 3.0 metres of any front yard.
5.13 Commercial Eight (C – 8) Zone
Sections 5.13.1 through 5.13.8 apply to any lot in the C – 8 Zone.

**Purpose:**
This zone provides for limited “stand-alone” retail and/or service related commercial uses identified as “local commercial uses” in the official community plan.

**Permitted Uses:**
5.13.1 On any lot, the following uses are permitted:
   (a) convenience store
   (b) personal service establishment
   (c) licensed facility
   (d) health services or fitness centre
   (e) artisan shop
   (f) auto repair shop excluding auto wrecking and outside storage
   (g) gas bar / convenience store subject to Section 5.13.8 below
   (h) one accessory dwelling unit or, for a) to d) above, up to two dwelling units physically attached to the building containing the principal use.

5.13.1.1 On Lot 1, Section 29, Township 1, Comox District, Plan 43570 (521 Rockland Road):
   (a) office
   (b) uses permitted in 5.13.1 above.

**Lot Area and Frontage:**
5.13.2 The minimum lot area is 650 square metres.
5.13.3 The minimum lot frontage is 15 metres.

**Lot Coverage and Density:**
5.13.4 The maximum lot coverage of all buildings is 40%.
5.13.5 The maximum floor area for each permitted use is 300 square metres.

**Minimum Dimensions Required for Yards:**
5.13.6 Yards in this zone must have the following minimum dimensions:
   Front yard: minimum 3.0 metres
   Rear yard: minimum 8.0 metres
   Side yard: minimum 3.0 metres
   Front yard or Side yard adjoining a highway or arterial road: minimum 4.5 metres
Building Height:

5.13.7 The maximum height of a principal building is 8.0 metres.

Conditions of Use:

5.13.8

(a) Gas bar/convenience stores are only permitted on Lot C, District Lot 1395, Sayward District, Plan 16477 (1680 Croation Road).

(b) Auto repair shops are only permitted on Part of Lot 1, District Lot 75, Sayward District, Plan 16102, except Parcel A [DD3456071], and lying 30 metres south from the north property line by 44.64 metres thereof (1641 Croation Road).
5.14 Industrial One (I – 1) Zone

Sections 5.14.1 through 5.14.8 apply to any lot in the I – 1 Zone.

Purpose:
This zone provides for light industrial uses and compatible service commercial uses.

Permitted Uses:

5.14.1 On any lot, the following uses are permitted:

(a) manufacturing, assembly, disassembly, processing, or packaging of materials and goods
(b) auctions
(c) small tool-rental establishment or equipment sales, rental, storage
(d) service station
(e) car wash
(f) warehouse
(g) wholesale establishment (to a maximum of 3000 square metres floor area)
(h) lumber yard
(i) vehicle sales, or service, or both
(j) auto body repair shop
(k) auto repair shop
(l) office
(m) food processing and packing
(n) restaurant, coffee shop
(o) printing and publishing
(p) paint, flooring or wall covering stores
(q) plumbing, heating, or electrical sales and contractors yards
(r) retail sales of automotive, industrial, or building construction materials, parts or products
(s) contractors yard
(t) storage yard, self storage
(u) recycling centre excluding a scrap metal yard
(v) retail store not exceeding 125 square metres per lot
(w) freight transfer depot
(x) accessory dwelling unit
(y) vocational training centre.
(z) pet services wholly within an enclosed building.
Lot Area:
5.14.2 The minimum lot area 500 square metres.

Lot Coverage:
5.14.3 The maximum lot coverage of all buildings is 65%.

Minimum Dimensions Required for Yards:
5.14.4 A minimum front, side or rear yard of 3.0 metres deep is required when the adjoining property is zoned residential, multiple-family residential or public areas, but not when adjacent to property zoned commercial or industrial. For all uses, if a yard adjoins a highway, the required yard adjacent to the highway is 4.5 metres.

Building Height:
5.14.5 The maximum height of a principal building is 10.0 metres.

Parking and Outdoor Storage
5.14.6 Parking areas, loading spaces and outdoor storage areas are not permitted within the minimum required front yard.

Conditions of Use:
5.14.7 No use is permitted which can be a nuisance to residents of the surrounding area by reason of unsightliness, odour, emission, liquid effluent, dust, noise, fumes, smoke, or glare.

5.14.8 Industrial, manufacturing, and repair uses must be carried out within an enclosed building.
5.15 Industrial Two (I – 2) Zone

Sections 5.15.1 through 5.15.9 apply to any lot in the I – 2 Zone.

Purpose:
This zone provides areas for manufacturing, processing, fabricating assembling, packaging, and transport or shipping of goods and services, including marine transport and water based industrial activities.

Permitted Uses:

5.15.1 On any lot, the following uses are permitted:
   (a) manufacturing, assembly, disassembly, processing, or packaging of materials and goods
   (b) equipment sales, rental, storage
   (c) wholesale establishment not exceeding 3000 square metres
   (d) lumber yard, storage yard
   (e) fuel storage depot
   (f) recycle centre, or scrap metal yard, or both
   (g) warehouse, storage yard, self storage
   (h) public boat launch
   (i) bulk loading facility
   (j) accessory dwelling unit
   (k) lumber mill
   (l) vocational training centre
   (m) cannabis operation

5.15.2 On a lot with at least 0.5 hectares land area and/or on a lot with ocean/foreshore access, the following uses are also permitted:
   (a) industrial wharf or dock
   (b) shipyard
   (c) marine industry for commercial fishing and related services, including net wash
   (d) offshore anchorage and mooring
   (e) log storage, booming, and loading
   (f) ancillary heliport

5.15.3 On Lot C, District Lot 15, Sayward District, Plan VIP72343, and on District Lot 1696, Sayward District (Lease No. 109008)
   (a) aquaculture industry
   (b) uses permitted in 5.15.1 and 5.15.2 above
Lot Area:

5.15.4 The minimum lot area for uses permitted in section 5.15.1 above is 0.2 hectares. The minimum lot area for uses permitted in section 5.15.2 and 5.15.3 is 0.5 hectares.

Lot Coverage:

5.15.5 The maximum lot coverage of all buildings is 65%.

Minimum Dimensions Required for Yards:

5.15.6 Front yard: minimum 3.0 metres

Rear yard: minimum 3.0 metres

Side yard: minimum 3.0 metres

Yard adjoining a highway, arterial or collector road: minimum 5.0 metres

Building Height:

5.15.7 The maximum height of a principal building is 15 metres, exclusive of major manufacturing facilities, lumber mills, and structures associated with bulk loading facilities, which may exceed this limitation.

Parking and Outdoor Storage

5.15.8 Parking areas, loading spaces and outdoor storage areas are not permitted within the minimum required front yard.

Conditions of Use:

5.15.9 All aquaculture industry operations must be provincially licensed under Section 13 of the Fisheries Act and the structure used to hold finfish aquaculture product must be designed, constructed, installed, inspected and maintained as a closed containment system.
5.16 Industrial Three (I – 3) Zone

Sections 5.16.1 through 5.16.8 apply to any lot in the I – 3 Zone.

Purpose:

This zone provides areas for resource extraction and ancillary uses, maintenance compounds for the resource industry, lumber mills and log home fabrication and construction

Permitted Uses:

5.16.1 On any lot, the following uses are permitted:

(a) extraction of raw material including crushing, screening, processing and storage
(b) concrete and cement manufacturing and storage
(c) asphalt manufacturing
(d) maintenance compounds and offices for the resource industry
(e) manufacturing, assembly, disassembly, processing or packaging of materials and goods
(f) warehouse, including storage and repair of materials and goods
(g) fuel storage depot
(h) bulk loading facility
(i) lumber mill
(j) log home fabrication and assembly
(k) accessory dwelling unit
(l) vocational training centre.

Lot Area and Frontage:

5.16.2 The minimum lot area is 4 hectares.

5.16.3 The minimum lot frontage is the greater of 60 metres, or 10% of the perimeter of the lot.

Lot Coverage:

5.16.4 (a) The maximum lot coverage of all buildings is 10%.

(b) Notwithstanding a) above, properties zoned I – 3 in the McIvor Lake area are limited to a maximum lot coverage of 5% for lots larger than 8.0 hectares in lot area.

Minimum Dimensions Required for Yards:
5.16.5 Yards in this zone must have the following minimum dimensions:
   (a) Front, rear and side yards shall be minimum 8 metres
   (b) Yards adjacent to a highway or arterial road shall be minimum 30 metres.

Building Height:

5.16.6 The maximum height of a principal building is 10.0 metres exclusive of structures or apparatus essential to the manufacture, assembly, processing or storage of the above permitted uses.

Parking and Outdoor Storage

5.16.7 No parking, loading or outdoor storage areas are permitted within the minimum required yards along a lot line adjoining a public road or adjoining lots zoned residential.

Conditions of Use:

5.16.8 Properties not served by community sewer shall require a waste management plan acceptable to the City subject to the appropriate approval of the Province under either the Health Act or the Waste Management Act, where applicable.
5.17 Industrial Four (I – 4) Zone

Sections 5.17.1 through 5.17.8 apply to any lot in the I – 4 Zone.

Purpose:

This zone provides areas for landfill operations, recycling, auto wrecking, equipment and materials storage and repairs

Permitted Uses:

5.17.1 On any lot, the following uses are permitted:

(a) heavy equipment storage and ancillary repairs, excluding sales and commercial repairs
(b) storage yard
(c) recycling center, scrap yard, wrecking yard
(d) landfill in accordance with the Environmental Management Act
(e) net wash (only on Block B, District Lot 84, Sayward District)
(f) accessory dwelling unit
(g) vocational training centre.

Lot Area:

5.17.2 The minimum lot area is 4 hectares.

Lot Frontage:

5.17.3 The minimum lot frontage is 60 metres.

Lot Coverage:

5.17.4 (a) The maximum lot coverage of all buildings is 10%.

(b) Notwithstanding a) above, properties zoned I – 4 in the McIvor Lake area are limited to a maximum lot coverage of 5% on lots larger than 8.0 hectares in lot area.

(c) The maximum lot coverage of all buildings is 10%.

(d) Notwithstanding a) above, properties zoned I – 4 in the McIvor Lake area are limited to a maximum lot coverage of 5% on lots larger than 8.0 hectares in lot area.

Minimum Dimensions Required for Yards:

5.16.6 Yards in this zone must have the following minimum dimensions:

(a) Front, rear and side yards shall be minimum 8 metres.

(b) Yards adjacent to a highway or arterial road shall be minimum 30 metres.
Building Height:
5.17.6 The maximum height of a principal building is 10.0 metres.

Parking and Outdoor Storage
5.17.7 No parking, loading or outdoor storage areas are permitted within the minimum required yards along a lot line adjoining a public road or adjoining lots zoned residential.

Conditions of Use:
5.17.8 Properties not served by community sewer shall require a waste management plan acceptable to the City subject to the appropriate approval of the Province under either the Health Act or the Waste Management Act, where applicable.
5.18 Lakeshore Residential (LS – R) Zone

Sections 5.18.1 through 5.18.6 apply to any lot in the LS - R Zone.

**Purpose:**
This zone is designed to manage land uses contiguous to lake shores to protect the integrity of the Campbell Lakes watershed.

**Permitted Uses:**

**5.18.1** On any lot, the following uses are permitted:

(a) one single-family residential dwelling
(b) up to two single-family residential dwellings on lots registered prior to January 1, 1998
(c) silviculture
(d) private floats and float plane docks, wharfs, piers and walkways which provide access to the parcel abutting the lakeshore, except that:
(e) no building or structure, including boat shed or shelter, shall be erected on any private float, or wharf other than posts to carry lighting fixtures or supports for safety.

**Lot Area and Frontage:**

**5.18.2** The minimum lot area is 8 hectares. Notwithstanding this provision, on lots registered prior to January 1, 1998 and permitting two single-family residential dwellings, the dwellings may be divided for ownership in accordance with requirements of the Strata Property Act as a “bare land strata”, a “building strata”, or a “strata conversion” for previously occupied dwellings.

**5.18.3** The minimum lot frontage is 30 metres.

**Lot Coverage:**

**5.18.4** The maximum lot coverage of all buildings is 2%.

**Minimum Dimensions Required for Yards:**

**5.18.5** Yards, including those for bare land strata lots, in this zone must have the following minimum dimensions:

- Front yard: minimum 10.0 metres
- Rear yard: minimum 10.0 metres
- Side yard: minimum 10.0 metres

**Building Height:**
5.18.6 The maximum height of a principal building is 10.0 metres.
5.19 Lakeshore Commercial (LS – C) Zone

Sections 5.19.1 through 5.19.8 apply to any lot in the LS - C Zone.

Purpose:
This zone is designed to manage resort uses contiguous to lake shores to protect the integrity of the Campbell Lakes watershed.

Permitted Uses:

5.19.1 On any lot, the following uses are permitted:
(a) resort or motel and ancillary uses
(b) accessory dwelling unit
(c) private floats and float plane docks, wharfs, piers and walkways which provide access to the parcel abutting the lakeshore, except:
  i) no building or structure, including boat shed or shelter, shall be erected on any private float or wharf other than posts to carry lighting fixtures or supports for safety

Lot Area and Frontage:

5.19.2 The minimum lot area for “fee-simple lots” is 2.0 hectares. “Strata lots” within a resort may be averaged based on the densities outlined in section 5.19.5 below.

5.19.3 The minimum lot frontage is 30 metres.

Lot Coverage and Density:

5.19.4 The maximum lot coverage of all buildings is 10%.

5.19.5 The maximum unit density for living units in a resort is 11 units per hectare.

Minimum Dimensions Required for Yards:

5.19.6 A minimum yard of 8.0 metres is required along all “fee-simple lot” lines. Yards for “strata lots” for living units in a resort are:
  Front yard: minimum 3.0 metres
  Rear yard: minimum 4.0 metres
  Side yard: minimum 1.5 metres

Building Height:

5.19.7 The maximum height of a principal building is 10.0 metres.

Parking Areas:

5.19.8 No parking area may be situated within any required yards.
5.20 Manufactured Home Park (MHP) Zone

Sections 5.20.1 through 5.20.9 apply to any lot in the MHP Zone.

Purpose:

This zone provides for manufactured home parks, including parks with rental pads as well as strata developments.

Permitted Uses:

5.20.1 On a “fee-simple lot”, the following uses are permitted:

(a) a manufactured home park, including single-wide dwelling units identified in section 4.19 b), or double-wide dwelling units on individual manufactured home sites;

(b) ancillary storage or recreational facilities, or both; and

(c) an accessory dwelling unit.

Lot/Site Areas:

5.20.2 The minimum lot area for manufactured home parks shall be 1.0 hectares.

5.20.3 The minimum site area for individual manufactured home sites or “strata lots” shall be 300 square metres, with a minimum site width or frontage of 10 metres.

Density:

5.20.4 The maximum density for a manufactured home park is 30 dwelling units per hectare, exclusive of the accessory dwelling unit.

Lot/Site Coverage:

5.20.5 The maximum lot coverage of all buildings for the manufactured home park is 45%.

5.20.6 The maximum site coverage of all buildings for each manufactured home site or “strata lot” is 55%.

Minimum Dimensions Required for Yards:

5.20.7(a) Yards for the periphery of the manufactured home park must have the following minimum dimensions:

   Front yard: minimum 8.0 metres
   Rear yard: minimum 4.0 metres
   Side yard: minimum 4.0 metres

(b) Yards for the periphery of individual manufactured home sites, including strata lots, may be included within the yards for the overall park as noted above, and must have the following minimum dimensions:

   Front yard: minimum 3.0 metres
   Rear yard: minimum 4.0 metres
   Side yard: minimum 1.5 metres
Building Height:
5.20.8 The maximum height of a principal building is 6.0 metres.
5.20.9 The maximum height of an accessory dwelling unit is 8.0 metres.
5.21 Public Areas One (PA – 1) Zone

Sections 5.21.1 through 5.21.5 apply to any lot in the PA - 1 Zone.

Purpose:
This zone provides for areas and uses that provide health, social, educational, recreational, and other services to the community.

Permitted Uses:

5.21.1 On any lot, the following uses are permitted:

(a) parks and natural areas
(b) greenways trails
(c) church, temple or other house of worship or religious institution, and one accessory dwelling unit
(d) school, educational institution
(e) recreational complex
(f) community hall or centre
(g) hospital, medical clinic, ambulance dispatch
(h) library, museum
(i) major utility buildings, structures or facilities
(j) community care, or social care facility, or both
(k) ancillary food and beverage retail sales
(l) cemetery / crematorium
(m) exhibition and fair grounds
(n) fire station, search and rescue facility
(o) police facility
(p) disaster services centre
(q) parking lot
(r) helipad ancillary to a permitted use
(s) ancillary manufacturing and sales of artisan goods at 621 Island Highway (Lot 1, District Lot 73, Sayward District Plan VIP72566).
(t) animal shelter only at the property legally described as Lt 2, District Lot 72, Sayward District, Plan VIP62943 (385 S Dogwood Street/490 Merecroft Road).

Lot Area:

5.21.2 The minimum lot area is 750 square metres for churches, hospitals, medical centres, and community care, or social care facilities. No minimum lot area is required for other permitted uses in this zone.

Lot Coverage:

5.21.3 (a) The maximum lot coverage of all buildings is 50%.
(b) Notwithstanding a) above, properties zoned PA – 1 in the McIvor Lake area,
are limited to a maximum of 10% lot coverage.

**Minimum Dimensions Required for Yards:**

5.21.3 Yards in this zone must have the following minimum dimensions:

- Front yard: Minimum 8.0 metres
- Rear yard: Minimum 8.0 metres
- Side yard: Minimum 4.0 metres, or half the height of the principal building, whichever is greater.

**Building Height:**

5.21.5 The maximum height of all buildings and structures for hospitals and schools is 20.0 metres, and for all other uses is 15.0 metres.
5.22 Public Areas Two (PA – 2) Zone

Sections 5.22.1 through 5.22.3 apply to any lot in the PA - 2 Zone.

**Purpose:**

This zone provides for public lands or privately owned environmentally sensitive lands voluntarily restricted for use by way of restrictive covenant, and where protection and enhancement of the natural environment is the principal objective, and passive recreational uses, when appropriate, is the secondary objective.

**Permitted Uses:**

**5.22.1** On any lot, the following uses are permitted:

(a) parks and natural areas

(b) greenways trails

(c) environmentally sensitive areas

(d) recreational greenways

(e) environmental greenways

(f) interpretive centres

(g) experimental forestry

**Lot Area and Lot Coverage:**

**5.22.2** No minimum lot area is required.

**5.22.3** The maximum lot coverage of all buildings and impervious surfaces, including parking and driveways, is 1% of the lot area.
5.23 Public Areas Three (PA-3) Zone

Section 5.23.1 applies to any lot in the PA-3 Zone.

Purpose:

This zone provides for private marine related facilities ancillary to an adjacent upland parcel which are typically located on leased public land.

Permitted Uses:

5.23.1 On any lot, the following uses are permitted:

(a) Moorage, Private
(b) Boat Ramp, Private
5.24 Residential Estate One (RE - 1) Zone

Sections 5.24.1 through 5.24.6 apply to any lot in the RE - 1 Zone.

Purpose:
This zone provides for large lot (serviced) estate residential uses on lots ranging in size from 0.1 hectares to 0.4 hectares.

Permitted Uses:

5.24.1 On any lot, the following uses are permitted:
   (a) one single-family residential dwelling.
   (b) bed and breakfast accommodations
   (c) Secondary Residence, only on Lot 1, District Lot 75, Sayward District, Plan 44531 (PID: 005-691-613).

Lot Area and Frontage:

5.24.2 The minimum lot area is 1,000 square metres.

5.24.3 The minimum lot frontage is 22 metres, except for lots fronting on cul-de-sacs or outside corners, where the minimum is reduced to 11 metres.

Lot Coverage:

5.24.4 The maximum lot coverage of all buildings is 35%.

Minimum Dimensions Required for Yards:

5.24.5 Yards in this zone must have the following minimum dimensions:

   Front yard: minimum 6.0 metres
   Rear Yard: minimum 8.0 metres
   Side Yard: minimum 3.0 metres
   Side yard adjoining an arterial, collector or local road: minimum 6.0 metres
   Yard adjoining a highway: minimum 10.0 metres

Building Height:

5.24.6 The maximum height of a principal building is 10.0 metres.
5.25 Residential One (R – 1) Zone

Sections 5.25.1 through 5.25.7 apply to any lot in the R - 1 Zone.

Purpose:

This zone provides for traditional single-family residences.

Permitted Uses:

5.25.1 On any lot, the following uses are permitted:
(a) one single-family residential dwelling
(b) bed and breakfast accommodation

Lot Area and Frontage

5.25.2 The minimum lot area is 450 square metres.

5.25.3 The minimum lot frontage is 15 metres, except for lots fronting on cul-de-sacs or outside corners where the minimum is reduced to 11 metres.

Lot Coverage

5.25.4 The maximum lot coverage of all buildings is 35% for lots with greater than or equal to 600 square metres lot area, and 40% for lots with less than 600 square metres lot area.

Minimum Dimensions Required for Yards

5.25.5 Yards in this zone must have the following minimum dimensions:

Front yard: minimum 4.0 metres
Rear yard: minimum 7.0 metres for “fee-simple lots; 5.0 metres for “strata lots”
Side yard: minimum 1.5 metres
Side yard adjoining a local road: minimum 3.5 metres
Front or side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

5.25.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

Building Height:

5.25.7 The maximum height of a principal building is 8.0 metres.
5.26 Residential One A (R – 1A) Zone
Sections 5.26.1 through 5.26.8 apply to any lot in the R – 1A Zone.

**Purpose:**
This zone provides for single-family residences with the option of a secondary suite.

**Permitted Uses:**
5.26.1 On any lot, the following uses are permitted:
   (a) one single-family residential dwelling is permitted, with or without a secondary suite.

**Lot Size and Frontage:**
5.26.2 The minimum lot area is 450 square metres.
5.26.3 The minimum lot frontage is 15 metres, except for lots fronting on cul-de-sacs or outside corners where the minimum is reduced to 11 metres.

**Lot Coverage:**
5.26.4 The maximum lot coverage of all buildings is 35% for lots with greater than or equal to 600 square metres lot area, and 40% for lots with less than 600 square metres lot area.

**Minimum Dimensions Required for Yards:**
5.26.5 Yards in this zone must have the following minimum dimensions:
   - Front yard: minimum 4.0 metres
   - Rear yard: minimum 7.0 metres
   - Side yard: minimum 1.5 metres
   - Side yard adjoining a local road: minimum 3.5 metres
   - Front or side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

5.26.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

**Building Height:**
5.26.7 The maximum height of a principal building is 8.0 metres.

**Conditions of Use:**
5.26.8 Notwithstanding the provisions of sub-section 5.26.5, for 1981 19th Ave (Legal Description 14, Block 5, District Lot 66, Sayward District, Plan 2874, Except Parcel A (DD 45802W) Thereof as Said Parcel A is Shown in Red on Plan 737 BL) a front yard setback of 3 meters and a rear yard setback of 6.75 meters is required.
5.27 Residential Secondary Dwelling (R – SD) Zone

Sections 5.27.1 through 5.27.8 apply to any lot in the R – SD Zone.

Purpose:

This zone provides for areas of single-family residences on large lots with the option of a secondary suite or a separate secondary residence.

Permitted Uses:

5.27.1 On any lot, the following uses are permitted:

(a) one single-family residential dwelling, with or without a secondary suite, or with or without one secondary residence

Lot Area and Frontage:

5.27.2 The minimum lot area is:

(a) 1,000 square metres where the single family residence and secondary residence are situated on one lot;

(b) 650 square metres where the single family residence and secondary suite are all situated on one lot; and

(c) 450 square metres where a single family residence only is located on a lot.

5.27.3 The minimum lot frontage is 18 metres, except for lots fronting on cul-de-sacs or outside corners, where the minimum is reduced to 11 metres.

Lot Coverage:

5.27.4 The maximum lot coverage of all buildings is 35%.

Minimum Dimensions Required for Yards:

5.28.5 Yards in this zone must have the following minimum dimensions:

- Front yard: minimum 4.0 metres
- Rear yard: minimum 7.0 metres (or 5.0 metres to secondary residence)
- Side yard (one side only): minimum 3.0 metres
- Other Side Yard: minimum 1.5 metres
- Side yard adjoining a local road: minimum 3.5 metres
- Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

5.27.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final
adoption of this bylaw (minimum 5.0 metres during this period).

**Building Height:**

5.27.7 The maximum height of a principal building is 10.0 metres.

**Secondary Residence:**

5.27.8 One secondary residence may be permitted per lot in this zone. The following conditions apply to all secondary residences:

(a) maximum floor area exclusive of garages or carports is 90 square metres;
(b) not more than two bedrooms;
(c) the separation between the principal residence and the secondary residence must be at least 3 metres or the distance prescribed for spatial separation under the building code, whichever is the greater distance;
(d) driveway access to the secondary residence must be shared with access to the principal residence, unless access to the secondary residence can be provided from a rear lane or from a joint access easement with an adjacent property;
(e) the maximum height of a secondary residence shall be 7 metres.
5.28 Residential One B (R – 1B) Zone

Sections 5.28.1 through 5.28.8 apply to any lot in the R – 1B Zone.

**Purpose:**

This zone provides for areas of single-family residences on large lots with the option of a secondary suite and/or a separate secondary residence.

**Permitted Uses:**

5.28.1 On any lot, the following uses are permitted:

(b) one single-family residential dwelling, with or without a secondary suite, and with or without one secondary residence

(c) bed and breakfast accommodation

**Lot Area and Frontage:**

5.28.2 The minimum lot area is:

(d) 1,000 square metres where the single family residence, secondary suite and secondary residence are all situated on one lot;

(e) 650 square metres where the single family residence and secondary suite only are all situated on one lot; and

(f) 450 square metres where a single family residence only is located on a lot.

5.28.3 The minimum lot frontage is 18 metres, except for lots fronting on cul-de-sacs or outside corners, where the minimum is reduced to 11 metres.

**Lot Coverage:**

5.28.4 The maximum lot coverage of all buildings is 40%.

**Minimum Dimensions Required for Yards:**

5.28.5 Yards in this zone must have the following minimum dimensions:

- Front yard: minimum 4.0 metres
- Rear yard: minimum 7.0 metres (or 5.0 metres to secondary residence)
- Side yard (one side only): minimum 3.0 metres
- Other Side Yard: minimum 1.5 metres
- Side yard adjoining a local road: minimum 3.5 metres
- Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres
5.28.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

Building Height:

5.28.7 The maximum height of a principal building is 10.0 metres.

Secondary Residence:

5.28.8 One secondary residence may be permitted per lot in this zone. The following conditions apply to all secondary residences:

(f) maximum floor area exclusive of garages or carports is 90 square metres;

(g) not more than two bedrooms;

(h) the separation between the principal residence and the secondary residence must be at least 3 metres or the distance prescribed for spatial separation under the building code, whichever is the greater distance;

(i) driveway access to the secondary residence must be shared with access to the principal residence, unless access to the secondary residence can be provided from a rear lane or from a joint access easement with an adjacent property;

(j) the maximum height of a secondary residence shall be 7 metres.
5.29 Residential One C (R – 1C) Zone

Sections 5.29.1 through 5.29.9 apply to any lot in the R – 1C Zone.

Purpose:
This zone provides for single-family residences on small lots.

Permitted Uses:

5.29.1 On a lot, one single-family residential dwelling is permitted.

Lot Area and Frontage:

5.29.2 The minimum lot area is 360 square metres.

5.29.3 The minimum lot frontage is 10 metres.

Lot Coverage:

5.29.4 The maximum lot coverage of all buildings is 45%.

Minimum Dimensions Required for Yards:

5.29.5 Yards in this zone must have the following minimum dimensions:

- Front yard: minimum 4.0 metres
- Rear yard: minimum 7.0 metres for “fee-simple lots; 5.0 metres for strata lots
- Side yard: minimum 1.5 metres
- Side yard adjoining a local road: minimum 2.5 metres
- Front or side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

5.29.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

Building Height:

5.29.7 The maximum height of a principal building is 10.0 metres.

Vehicular Access to Buildings:

5.29.8 Where located adjacent to an arterial or collector road and access is available from a lane, all accessory buildings and parking areas shall be located in the rear yard.

Conditions of Use:

5.29.9 Notwithstanding the provisions of 5.29.1 above, a single-family residential dwelling with or without a secondary suite is permitted in the R – 1C zone only on Lots 6 to 22 inclusive, Section 20, Township 1, Plan VIP66189 (520 to 584 Hilchey Road).
5.30 Residential Two (R – 2) Zone
Sections 5.30.1 through 5.30.7 apply to any lot in the R – 2 Zone.

Purpose:
This zone provides for traditional forms of duplex or two-family residential dwellings.

Permitted Uses:
5.30.1 On a “fee-simple lot”, the following uses are permitted:
   (a) one single family dwelling, with or without secondary suite, or
   (b) one two-family residential dwelling or duplex.

Lot Area and Frontage:
5.30.2 The minimum lot area is 500 square metres where a single or two family residential dwelling is situated on one “fee simple lot”. The minimum lot area shall be 150 square metres per strata lot.
5.30.3 The minimum lot frontage is 15 metres, except for cul-de-sacs and outside corners where the minimum is reduced to 11 metres.

Lot Coverage:
5.30.4 The maximum lot coverage of all buildings is 35%.

Minimum Dimensions Required for Yards:
5.30.5 Yards in this zone must have the following minimum dimensions:
   Front yard: minimum 5.0 metres
   Rear yard: minimum 7.0 metres
   Side yard: minimum 1.5 metres
   Side yard adjoining a local road: minimum 3.5 metres
   Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

5.30.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

Building Height:
5.30.7 The maximum height of a principal building is 8.0 metres.
5.31 Residential Two A (R – 2A) Zone

Sections 5.31.1 through 5.31.7 apply to any lot in the R – 2A Zone.

Purpose:
This zone provides for manufactured homes on lots created specifically for manufactured homes, and for single or for two-family residences, on lots in the Rama Road and Ebert Road areas in North Campbell River.

Permitted Uses:
5.31.1 On any lot, the following uses are permitted:
   (a) one single-family residential dwelling or one “single-wide” manufactured home; or
   (b) one two-family residential dwelling, or up to two single-family residential dwellings or “single-wide” manufactured homes (may include one of each) in accordance with sub-section 5.30.2 below.

Lot Area and Frontage:
5.31.2 The minimum lot area is 420 square metres for lots contained one dwelling, or 650 square metres for lots containing two dwellings.
5.31.3 The minimum lot frontage is 12 metres, except for cul-de-sacs and outside corners where the minimum is reduced to 11 metres.

Lot Coverage:
5.31.4 The maximum lot coverage of all buildings is 40%.

Minimum Dimensions Required for Yards:
5.31.5 Yards in this zone must have the following minimum dimensions:

   Front yard: minimum 5.0 metres
   Rear yard: minimum 7.0 metres
   Side yard: minimum 1.5 metres

   Side yard adjoining a local road: minimum 3.5 metres
   Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres
5.31.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

Building Height:
5.31.7 The maximum height of a principal building is 8.0 metres.
5.32 Residential Three (R – 3) Zone

Section 5.32.1 through 5.32.7 apply to any lot in the R – 3 Zone.

Purpose:
This zone provides for traditional forms of triplex or threeplex in the medium or high density residential designation.

Permitted Uses:
5.32.1 On a “fee-simple lot”, the following uses are permitted:
   (a) One single family dwelling, with or without secondary suite; or
   (b) One two family residential dwelling or duplex; or
   (c) One triplex or threeplex.

Lot Area and Frontage:
5.32.2 The minimum lot area is 650 square metres where a single, two-family, or three-family residential dwelling is situated on one “fee simple lot”. The minimum lot area shall be 150 square metres per strata lot.
5.32.3 The minimum lot frontage is 15.0 metres, except for cul-de-sacs and outside corners where the minimum is reduced to 11 metres.

Lot Coverage:
5.32.4 The maximum lot coverage of all buildings is 45%.

Minimum Dimensions Required for Yards:
5.32.5 Yards in this zone must have the following minimum dimensions:

- Front yard: minimum 5.0 metres
- Rear yard: minimum 7.0 metres
- Side yard: minimum 1.5 metres
- Side yard adjoining a local road: minimum 3.5 metres
- Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

5.32.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).
Building Height:
5.32.7 The maximum height of a principal building is 10.0 metres.
5.33 Residential Multiple One (RM – 1) Zone

Sections 5.33.1 through 5.33.9 apply to any lot in the RM - 1 Zone.

**Purpose:**

This zone provides for the development of low-rise residences in multiple-family complexes within the low or medium density residential designation, typically one and two storey patio homes and townhouses, but may also include lower profile apartment style complexes.

**Permitted Uses:**

5.33.1 The following uses are permitted:

(a) any combinations of single family dwelling with or without a secondary suite, two family residential dwelling or duplex, to a maximum of three dwelling units per lot; or

(b) triplex or threeplex; or

(c) apartment; or

(d) community care, or social care facility, or both.

(e) bed and breakfast accommodations subject to the provisions of item 5.32.9 below.

**Lot Area:**

5.33.1 The minimum lot area for “fee-simple lots” shall be 600 square metres, with a minimum average of 300 square metres per “strata lot”.

**Density:**

5.33.3 The maximum density permitted is 25 dwelling units per hectare, prior to density bonus for amenity provision for either of the following:

(a) A density bonus of up to five (5) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; or

(b) A density bonus of up to five (5) additional dwelling units per hectare is permitted where monetary contribution is made to the City for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 30 dwelling units per hectare.

(c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum five additional dwelling units per hectare, to a maximum density of 30 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the Land Title Act in favour of the City.
5.33.4 Townhouse or row housing complexes are limited to a maximum of eight dwelling units per building.

Lot Coverage:
5.33.5 The maximum lot coverage of all buildings is 50%.

Minimum Dimensions Required for Yards:
5.33.6 Yards for fee-simple lots in this zone must have the following minimum dimensions:

- Front yard: minimum 7.5 metres
- Rear yard: minimum 7.5 metres
- Side yard: minimum 3.0 metres

Side yard adjoining a local road: minimum 3.5 metres
Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

5.33.7 A zero (0.0) metre side yard is permitted for attached units on “strata lots”, or 1.5 metres minimum side yard to a “strata lot line” for end units or detached units. Further, for “strata lots”, the front yards are minimum 1.5 metres, provided that parking requirements are met, and rear yards are minimum 5.0 metres.

Building Height:
5.33.8 The maximum height of a principal building is 10.0 metres.

Conditions of Use:
5.33.9 Bed and breakfast accommodations are only permitted in the RM – 1 zone on the following properties:

(a) Bed and breakfast accommodations within a single family residential dwelling on Lot A, District Lot 66, Sayward District, Plan 14488 (2150 Campbell River Road) in accordance with the provisions of sub-section 4.10.

(b) Bed and breakfast accommodations within a single family residential dwelling on Lot 3, Section 31, Township 1, Comox District, Plan 14488 (501 Trask Road) in accordance with the provisions of sub-section 4.10.”
5.34 Residential Multiple Two (RM – 2) Zone

Sections 5.34.1 through 5.34.10 apply to any lot in the RM - 2 Zone.

Purpose:

This zone provides for the development of low to medium-rise residences in multiple-family complexes within the medium or high density residential designation, typically two to four storey townhouses or apartment style complexes.

Permitted Uses:

5.34.1 The following uses are permitted:

(a) any combinations of single family dwelling with or without a secondary suite, two family residential dwelling or duplex, to a maximum of three dwelling units per lot; or

(b) triplex or threeplex; or

(c) apartment; or

(d) community care, or social care facility, or both.

Lot Area:

5.34.2 The minimum lot area for “fee-simple lots” shall be 600 square metres, with an average of 200 square metres per “strata lot”.

Density:

5.34.3 The maximum density permitted is 50 dwelling units per hectare prior to density bonus for amenity provision, as follows:

(a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or

(b) A density bonus of up to five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 65 dwelling units per hectare.

(c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 10 additional dwelling units per hectare, to a maximum density of 60 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the Land Title Act in favour of the City.

5.34.4 Townhouse or row housing complexes are limited to a maximum of eight dwelling units per building.

Lot Coverage:
5.34.5 The maximum lot coverage of all buildings is 50%.

**Minimum Dimensions Required for Yards:**

5.34.6 Yards in this zone must have the following minimum dimensions:

- Front yard: minimum 7.5 metres
- Rear yard: minimum 7.5 metres
- Side yard*: minimum 3.0 metres
- Side yard adjoining a local road: minimum 3.5 metres
- Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

5.34.7 A zero (0.0) metre side yard is permitted for attached units on “strata lots”, or 1.5 metres minimum side yard to a “strata lot line” for end units or detached units.

**Building Height:**

5.34.8 The maximum height of a principal building is 15.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the “top of the ridge” adjacent to or within that lot. The geodetic height for the “top of the ridge” will be determined by the City and confirmed by BCLS.

**Conditions of Use:**

5.34.9 Notwithstanding the provisions of sub-section 5.33.3 above, an 11 unit is permitted at 734 Dogwood Street (Legal Description: Lot A, District Lot 73, Sayward District, Plan 26901) on 0.54 hectare land area.

5.34.10 Notwithstanding the provisions of sub-section 5.33.3 above, a 28 unit apartment is permitted at 535 Rockland Road (Legal Description: Lot A, Section 29, Township 1, Comox District, Plan VIP60361) on 0.3965 hectare land area.
5.35 Residential Multiple Three (RM – 3) Zone

Sections 5.35.1 through 5.35.6 apply to any lot in the RM - 3 Zone.

Purpose:

This zone provides for the development of medium to high-rise residences in multiple-family complexes within the high density residential designation, typically three to six storey apartment style complexes.

Permitted Uses:

5.35.1 The following uses are permitted:

(a) triplex or threeplex;
(b) apartment; or
(c) community care, or social care facility, or both; or
(d) single-family residential dwelling units existing prior to May 27, 2008, including single wide manufactured homes in accordance with Section 4.19 and identified on Appendix 2.

Lot Area:

5.35.2 The minimum lot area shall be 400 square metres for “fee-simple” lots, or a minimum average of 135 square metres per bare land strata lot.

Density:

5.35.3 The maximum density permitted is 75 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

(a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or

(b) A density bonus of five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 90 dwelling units per hectare.

(c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 15 additional dwelling units per hectare, to a maximum density of 90 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the Land Title Act in favour of the City.
Lot Coverage:
5.35.4 The maximum lot coverage of all buildings is 50%.

Minimum Dimensions Required for Yards:
5.35.5 Yards in this zone must have the following minimum dimensions:

- Front yard: minimum 7.5 metres
- Rear yard: minimum 7.5 metres
- Side yard: minimum 3.0 metres
- Side yard adjoining a local road: minimum 3.5 metres
- Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

Building Height:
5.35.6 The maximum height of a principal building is 20.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the “top of the ridge” adjacent to or within that lot. The geodetic height for the “top of the ridge” will be determined by the City and confirmed by BCLS.
5.36 Residential Multiple Four (RM – 4) Zone

Sections 5.36.1 through 5.36.12 apply to any lot in the RM - 4 Zone.

Purpose:

This zone provides for the development of high-rise residences in multiple-family complexes within the high density residential designation, typically four to eight storey apartment style complexes.

Permitted Uses:

5.36.1 The following uses are permitted:

(a) apartment; or
(b) community care, or social care facility, or both.

Lot Area:

5.35.2 The minimum lot area shall be 1,000 square metres for “fee-simple” lots.

Density:

5.36.3 The maximum density permitted is 95 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

(a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or

(b) A density bonus of up to five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 110 dwelling units per hectare.

(c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 95 additional dwelling units per hectare, to a maximum density of 190 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the Land Title Act in favour of the City.

Lot Coverage:

5.36.4 The maximum lot coverage of all buildings is 50%.

Minimum Dimensions Required for Yards:

5.36.5 Yards in this zone must have the following minimum dimensions:

Front yard: minimum 7.5 metres
Rear yard: minimum 7.5 metres
Side yard: minimum 3.0 metres
Side yard adjoining a local road: minimum 3.5 metres
Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

Building Height:
5.36.6 The maximum height of a principal building is 26.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the “top of the ridge” adjacent to or within that lot. The geodetic height for the “top of the ridge” will be determined by the City and confirmed by BCLS.

Conditions of Use:
5.36.7 Notwithstanding the provisions of sub-section 5.35.3 above, a 47 unit apartment is permitted at 710 Dogwood Street (Legal Description: Lot A, District Lot 73, Sayward District, Plan 26901) on 0.54 hectare land area.
5.36.8 Notwithstanding the provisions of sub-sections 5.35.3 and 5.35.5 above, a 15 unit apartment is permitted at 621 7th Ave (Legal Description: Lot 1, District Lot 73, Sayward District, Plan 7092) on 0.0445 hectare land area, with a minimum side yard adjacent to an arterial of 3.8 metres.
5.36.9 Notwithstanding the provisions of sub-section 5.35.3 above, a 22 unit apartment is permitted at 541 7th Ave (Legal Description: Lot 3, District Lot 73, Sayward District, Plan 7730) on 0.167 hectare land area.
5.36.10 Notwithstanding the provisions of sub-section 5.35.3 above, a 57 unit apartment is permitted at 795 9th Ave (Legal Description: Lot A, District Lot 73, Sayward District, Plan 26571) on 0.4249 hectare land area.
5.36.11 Notwithstanding the provisions of sub-section 5.35.3 above, a 32 unit apartment is permitted at 451 9th Ave (Legal Description: Lots 2, 3, 4 and 7, District Lot 73, Sayward District, Plan 11867) on 0.26 hectare land area.
5.36.12 Notwithstanding the provisions of sub-section 5.35.3 above, a 40 unit apartment is permitted at 371/391 Island Highway (Legal Description: Lots 13 and 14, District Lot 72, Sayward District, Plan 3686, and the adjacent road right-of-way and foreshore areas) on 0.3861 hectare land area.
5.37 Rural One (RU - 1) Zone
Sections 5.37.1 through 5.37.6 apply to any lot in the RU - 1 Zone.

Purpose:
This zone provides for resource and agricultural uses on rural lands in the Provincial Agricultural Land Reserve.

Permitted Uses:
5.37.1 On any lot in the RU – 1 zone, the following uses are permitted:
   (a) one single-family residential dwelling per hectare is permitted up to a maximum of two residential dwellings per lot
   (b) agriculture
   (c) silviculture
   (d) greenways trails on public lands
   (e) riding academy
   (f) commercial kennel
   (g) veterinary clinic
   (h) bed and breakfast accommodations
   (i) home-based business

Lot Area and Frontage:
5.37.2 The minimum lot area is 32.0 hectares.
5.37.3 The minimum lot frontage is 60 metres.

Lot Coverage:
5.37.4 The maximum lot coverage of all buildings is 20%.

Minimum Dimensions Required for Yards:
5.37.5 Yards in this zone must have the following minimum dimensions:

   Front yard: minimum 10.0 metres
   Rear yard: minimum 10.0 metres
   Side yard: Minimum 10.0 metres

   Space between residences on the same lot: minimum 20.0 metres
   Yard adjacent to a highway: minimum 30.0 metres

Building Height:
5.37.6 The maximum height of a principal building is 10.0 metres.
5.38 Rural Two (RU - 2) Zone
Sections 5.38.1 through 5.38.6 apply to any lot in the RU - 2 Zone.

Purpose:
This zone provides for limited un-serviced residential uses and rural activities on larger parcels of land.

Permitted Uses:
5.38.1 On any lot, the following uses are permitted:
(a) one single-family residential dwelling per hectare up to a maximum of two residential dwellings per lot (one of these can be a recreational vehicle used for accommodation)
(b) agriculture, with the only sale of products being those grown on the property
(c) silviculture
(d) greenways trails on public lands
(e) commercial nursery
(f) riding academy
(g) commercial kennel
(h) veterinary clinic
(i) taxidermy
(j) dwelling occupants’ ancillary heavy equipment storage and repairs, excluding sales and commercial repairs
(k) bed and breakfast accommodations
(l) home-based business

Lot Area and Frontage:
5.38.2 The minimum lot area is 4.0 hectares.
5.38.3 The minimum lot frontage is 30 metres.

Lot Coverage:
5.38.4 The maximum lot coverage of all buildings is 5% of the lot area for lots 4.0 hectares and larger, but a building used for heavy equipment storage must be no more than 500 square metres.

Minimum Dimensions Required for Yards:
5.38.5 Yards in this zone must have the following minimum dimensions:

Front yard: minimum 10.0 metres
Rear yard: minimum 10.0 metres
Side yard: minimum 10.0 metres
Yard adjoining a provincial highway: minimum 30.0 metres
Space between residences: minimum 20.0 metres

Building Height:

5.38.6 The maximum height of a principal building is 10.0 metres.
5.39 Rural Three (RU - 3) Zone

Sections 5.39.1 through 5.39.6 apply to any lot in the RU - 3 Zone.

Purpose:
This zone provides for residential uses in combination with other activities commonly associated with rural areas.

Permitted Uses:

5.39.1 On any lot, the following uses are permitted:
   (a) one single-family residential dwelling per hectare is permitted up to a maximum of two residential dwellings per lot.
   (b) agriculture, with the only sale of products being those grown on the property
   (c) silviculture
   (d) commercial nursery
   (e) riding academy
   (f) commercial kennel
   (g) veterinary clinic
   (h) taxidermy
   (i) bed and breakfast accommodations
   (j) home-based business

Lot Area and Frontage:

5.39.2 The minimum lot area is 1.0 hectare.
5.39.3 The minimum lot frontage is 30 metres.

Lot Coverage:

5.39.4 The maximum lot coverage of all buildings is 20%.

Minimum Dimensions Required for Yards:

5.39.5 Yards in this zone must have the following minimum dimensions:
   Front yard: minimum 8.0 metres
   Rear yard: minimum 8.0 metres
   Side yard: minimum 3.0 metres
   Yard adjacent to a highway arterial or collector road: minimum 8.0 metres
   Space between residences minimum 6.0 metres
Building Height:
5.39.6 The maximum height of a principal building is 10.0 metres.
5.40 Rural Recreation (RR – 1) Zone

Sections 5.40.1 through 5.40.5 apply to any lot in the RR - 1 Zone.

Purpose:

This zone provides for recreational uses on rural lands requiring limited services and includes compatibility with adjacent lands.

Permitted Uses:

5.40.1 On any lot, the following uses are permitted:

(a) motocross or bmx track
(b) campground, recreational vehicle park
(c) exhibition and fair grounds, ancillary horse racing track
(d) recreational complex including athletic fields, bowling greens, tennis courts, racquetball or squash courts, badminton or volleyball courts, open air arena and stadium
(e) archery range, rifle range
(f) golf course and related ancillary facilities, including driving range club house, licensed restaurant and banquet facilities, and ornamental gardens
(g) riding academy
(h) zoological garden
(i) greenways trails on public lands
(j) accessory dwelling unit

Lot Area:

5.40.2 The minimum lot area is 4.0 hectares.

Lot Coverage:

5.40.3 The maximum lot coverage of all buildings is 5%.

Minimum Dimensions Required for Yards:

5.40.4 Yards in this zone must have the following minimum dimensions:

    Front yard:     minimum 10.0 metres
    Rear yard:      minimum 10.0 metres
    Side yard:      minimum 10.0 metres
    Yard adjacent to a highway: minimum 30.0 metres
Building Height

5.40.5 The maximum height of all buildings is 10.0 metres.
5.41 Jubilee Heights Neighbourhood
Comprehensive Development (CD1) Zone
Sections 5.41.1 through 5.41.5 apply to any lot in the CD1 Zone.

Purpose:
This zone provides for a comprehensive mix of land uses for the Jubilee Heights Neighbourhood with the intent of allowing residents to walk to many of their daily services and employment opportunities.

5.41.1 Definitions:
5.41.1 Live/Work: A residential use combined with an accessory commercial use in such a manner that the residential and commercial uses constitute a single occupancy of the premises. Not more than 40% of the gross floor area of the live/work unit shall be used for the commercial use, up to a total maximum area of 80 square metres. The commercial use within Live/Work shall be limited to the following uses only:

(a) Bed and breakfast limited to two rental rooms
(b) restaurant
(c) retail store
(d) office
(e) making, processing, and assembly of products (auxiliary to the principal commercial use)
(f) artist studio
(g) personal service establishment
(h) merchandise service establishment
(i) health services or fitness centre
(j) medical clinic, dental clinic
(k) printing and publishing

5.41.2 AREA I – Mixed-use Neighbourhood Centre
5.41.2.1 Permitted Uses:

(a) hotel, motel
(b) restaurant with or without ancillary drive-through
(c) licensed facilities, licensee retail store
(d) retail store
(e) office
(f) bank or other financial institution
(g) personal service establishment
(h) merchandise service establishment
(i) health services or fitness centre
(j) medical clinic, dental clinic
(k) community hall or centre
(l) veterinary clinic
(m) funeral parlour
(n) printing and publishing
(o) gas bar / convenience store
(p) single family residential dwelling
(q) triplex or threeplex
(r) apartments and townhouses
(s) secondary suite
(t) community care, or social care facility, or both
(u) live / work
(v) fire station
(w) ancillary uses

5.41.2.2 Density:
(a) Where a lot includes both commercial AND residential uses, the maximum floor area ratio is 2.5.
(b) Where the use of a lot is solely commercial OR residential, the maximum floor area ratio is 1.5.

5.41.2.3 Conditions of Use:
(a) Only one retail occupancy shall have a floor area of up to 2,400 square metres in Area I, and this occupancy shall only be used as a grocery store. All other retail occupancies shall be limited to 600 square metres.
(b) The maximum combined floor area for all commercial uses shall not exceed 5,000 square metres. For the purposes of this subsection, hotel/motel and live/work uses are excluded from the maximum floor area calculation of 5,000 square metres.
(c) There shall be only one hotel/motel located in either Area I or Area II. The maximum number of sleeping units for the hotel/motel shall not exceed 90. The hotel/motel may include meeting rooms no larger than 140 m2 each in
size, but shall exclude conference facilities.

5.41.2.4 Lot Area:
The minimum lot area shall not be less than 200 square metres.

5.41.2.5 Building Height:
The maximum height of a principal building shall not exceed 16.0 metres.

5.41.2.6 Setbacks:
(a) The following setbacks shall be required for all uses, except single-family:
   i) A front yard setback of not less than 2.0 metres is required.
   ii) A rear yard setback of not less than 2.0 metres is required.
   iii) A side yard setback of not less than 2.0 metres is required.
   iv) Where a side yard abuts a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan, a setback of not less 4.5 metres is required.

(b) The following setbacks shall be required for single-family:
   i) A front yard setback of not less than 4.0 metres is required.
   ii) Notwithstanding section 5.40.2.6 b) i., a front yard setback for a garage of not less than 5.5 metres is required.
   iii) A rear yard setback of not less than 4.0 metres is required.
   iv) A side yard setback of not less than 1.5 metres is required.
   v) Where a side yard setback abuts a local road, a setback of not less 2.5 metres is required;
   vi) Where a side yard abuts a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan, a setback of not less 4.5 metres is required.

5.41.2.7 Lot Coverage:
The maximum coverage of all buildings on a site shall not exceed 65%.

5.41.3 AREA II – Medium Density Residential

5.41.3.1 Permitted Uses:
(a) single family residential dwelling
(b) triplex or threeplex
(c) apartments and townhouses
(d) secondary suite
(e) community care, or social care facility, or both
(f) hotel, motel
(g) fire station
(h) ancillary uses

5.41.3.2 Density:
The maximum density permitted is 65 dwelling units per hectare.

5.41.3.3 Conditions of Use:
There shall be only one hotel/motel located in either Area I or Area II. The maximum number of sleeping units for the hotel/motel shall not exceed 90. The hotel/motel may include meeting rooms no larger than 140 m² each in size, but shall exclude conference facilities.

5.41.3.4 Lot Area:
The minimum lot area shall not be less than 200 square metres.

5.41.3.5 Building Height:
The maximum height of a principal building shall not exceed 15.0 metres.

5.41.3.6 Setbacks:
(a) The following setbacks shall be required for all uses, except single-family:
   i) A front yard setback of not less than 2.0 metres is required.
   ii) A rear yard setback of not less than 2.0 metres is required.
   iii) A side yard setback of not less than 2.0 metres is required.
   iv) Where a side yard abuts a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan, a setback of not less 4.5 metres is required.
(b) The following setbacks shall be required for single-family:
   i) A front yard setback of not less than 4.0 metres is required.
   ii) Notwithstanding section 5.40.3.6 b) i., a front yard setback for a garage of not less than 5.5 metres is required.
   iii) A rear yard setback of not less than 4.0 metres is required.
   iv) A side yard setback of not less than 1.5 metres is required.
   v) Where a side yard setback abuts a local road, a setback of not less 2.5 metres is required;
   vi) Where a side yard abuts a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan, a setback of not less 4.5 metres is required.
5.41.3.7 Lot Coverage:
The maximum coverage of all buildings on a site shall not exceed 50%.

5.41.4 AREA III – Low Density Residential
5.41.4.1 Permitted Uses:
(a) single family residential dwelling
(b) triplex or threeplex
(c) apartments and townhouses
(d) secondary suite
(e) community care, or social care facility, or both
(f) bed and breakfast accommodations
(g) ancillary uses

5.41.4.2 Density of Development:
The maximum density permitted is 30 dwelling units per hectare.

5.41.4.3 Lot Area:
The minimum lot area shall not be less than 200 square metres.

5.41.4.4 Building Height:
The maximum height of a principal building shall not exceed 10.0 metres.

5.41.4.5 Setbacks:
(a) The following setbacks shall be required for all uses, except single-family:
   i) A front yard setback of not less than 2.0 metres is required.
   ii) A rear yard setback of not less than 2.0 metres is required.
   iii) A side yard setback of not less than 2.0 metres is required.
   iv) Where a side yard abuts a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan, a setback of not less 4.5 metres is required.

(b) The following setbacks shall be required for single-family:
   i) A front yard setback of not less than 4.0 metres is required.
   ii) Notwithstanding section 5.40.4.5 b) i., a front yard setback for a garage of not less than 5.5 metres is required.
   iii) A rear yard setback of not less than 4.0 metres is required.
   iv) A side yard setback of not less than 1.5 metres is required.
v) Where a side yard setback abuts a local road, a setback of not less 2.5 metres is required;

vi) Where a side yard abuts a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan, a setback of not less 4.5 metres is required.

5.41.4.6 Lot Coverage:
The maximum coverage of all buildings on a site shall not exceed 50%.

5.41.5 AREA IV – School, Park, and Bog

5.41.5.1 Permitted Uses:
(a) parks and natural areas
(b) church, temple or other house of worship or religious institution
(c) school, educational institution
(d) recreational complex
(e) community hall or centre
(f) hospital, medical clinic, ambulance dispatch
(g) library, museum
(h) major utility buildings, structures or facilities
(i) community care, or social care facility, or both
(j) ancillary food and beverage retail sales
(k) cemetery / crematorium
(l) exhibition and fair grounds
(m) fire station, search and rescue facility
(n) parking lot
(o) interpretive centre
(p) ancillary uses

5.41.5.2 Lot Area:
A minimum lot area of not less than 750 square metres is required for churches, hospitals, medical centres, and community care or social care facilities. No minimum lot area is required for all other permitted uses in this zone.

5.41.5.3 Building Height:
The maximum height of all buildings and structures shall not exceed 15.0 metres.

5.41.5.4 Setbacks:
A front yard setback of not less than 6.0 metres is required.
A rear yard setback of not less than 8.0 metres is required.
Side yard setbacks shall not be less than 3.0 metres.

5.41.5.5 Lot Coverage:

The maximum coverage of all buildings on a site shall not exceed 50%.
5.42  302 Birch St. Comprehensive Development Two (CD2) Zone

Purpose:
This zone provides for the development of low to medium-rise residences in multiple-family complexes within the medium density residential designation, typically two to four storey townhouses or apartment style complexes.

5.42.1 Definitions:

Micro-units: means a multiple-family residential dwelling unit located within an apartment that is no larger than 29m² in floor area.

Studio / Bachelor units: means a multiple-family residential dwelling unit with a living room, bedroom spaces and cooking facilities combined in one room.

One-Bedroom units: means a multiple-family residential dwelling unit containing no more than one-bedroom.

5.42.2 Permitted Uses - The following uses are permitted:

a) Apartment
b) Townhouse or Row Housing
c) Small ancillary ground floor commercial retail for good and services) not exceeding a combined floor area of 300m²

5.42.3 Density:

a) Townhouse or row housing complexes are limited to a maximum of eight dwelling units per building.

5.42.4 Lot Area:

3200m² (34,444 ft²)

5.42.5 Building Height:

The maximum height of a principal building is 15.0m.

5.42.6 Minimum Dimension Required for Yards:

Yards in this zone must have the following minimum dimensions:

a) Front yard (Birch)- 7.5m (24'-7")
b) Rear yard (West Property Line) - 7.5m (24'-7")
c) Side yard (Leishman Road) – 3.5m (11'-4")
d) Side yard (North Property Line) - 3.0m (9'-10")
5.42.7 Minimum Dimension Required for Yards:

For micro units, studio/bachelor units and one-bedroom units, a minimum 1 residential parking stall per unit is required. The minimum residential parking stall for all other unit types shall be 1.3 stalls per unit. 1 visitor parking stall is required per 5 dwelling units. All other parking requirements outlined in Section 4.21 of the Zoning Bylaw must be met.

5.42.8 Parking Requirements:

For micro units, studio/bachelor units and one-bedroom units, a minimum 1 residential parking stall per unit is required. The minimum residential parking stall for all other unit types shall be 1.3 stalls per unit. 1 visitor parking stall is required per 5 dwelling units. All other parking requirements outlined in Section 4.21 of the Zoning Bylaw must be met.