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### **City preparing to revamp Zoning Bylaw in 2014**

To ensure the City's *Zoning Bylaw* is consistent with the *Official Community Plan*, an update to the bylaw will occur in 2014.

Campbell River's Sustainable Official Community Plan (SOCP) was completed in early 2012 after extensive community visioning and input. The SOCP sets out general policies and locations for future land use types, and the zoning bylaw will be revised and updated to match.

*"After an Official Community Plan update, communities must revise zoning bylaws to make sure the two documents work together for consistent day-to-day land use administration,"* explains Ross Blackwell, the City's land use services manager.

### **What is a zoning bylaw?**

A zoning bylaw lays out which areas of the city are designated for residential, commercial, industrial, or other uses.

A zoning bylaw specifies:

- how land may be used
- where buildings and other structures can be located on a property
- types of uses permitted on a property
- lot sizes and dimensions, parking requirements, building heights and street setbacks

*"Zoning helps facilitate orderly growth, create attractive neighbourhoods and provides some assurance to property owners and residents that the land use and characteristics of their neighbourhood will remain relatively stable,"* Blackwell adds. *"A zoning bylaw also helps prevent land uses, building heights or locations that can conflict with neighbouring uses because the City will not issue a building permit for any building, construction or new development that does not comply with the zoning bylaw."*

### **How does the Zoning Bylaw affect local property owners?**

People who intend to use, build on or develop their property need to confirm their project is permitted by the Zoning Bylaw and any related regulations.

To learn more about the Zoning Bylaw update, attend a public open house in early 2014. Dates, times and locations will be announced in January.

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