



Zoning Amendment Bylaw

No. 3958, 2024

ADOPTED June 4, 2024

PURPOSE

This bylaw sets out to amend Zoning Bylaw No. 3250, 2006.

The Council of the City of Campbell River enacts as follows:

PART 1: Title

1. This bylaw may be cited for all purposes as **Zoning Amendment Bylaw No. 3958, 2024 (Bill 44 – Restricted Zones)**.

PART 2: Amendments

2. That Zoning Bylaw No. 3250, 2006 is hereby amended by:
 - a) Deleting from Schedules A and B the following zones and all references to them, RE-1, R-1, R-1A, R-SD, R-1B, R-1C, R-2, R-2A, and R3
 - b) Rezoning all properties within the urban containment boundary currently zoned RE-1, R-1, R-1A, R-SD, R-1B, R-1C, R-2, R-2A, and R-3 to the new Residential Infill (R-I) zone
 - c) In section 3.3:
 1. Striking out the definition of “Accessory Dwelling Unit”
 2. Within the definition of Apartment, striking out “four” and substituting with “five”
 3. Within the definition of Dwelling Unit:
 - a. Renaming “Accessory Dwelling Unit” to “Ancillary Dwelling Unit”, and striking out “*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*”;
 - b. Replacing “Accessory Dwelling Unit” to “Ancillary Dwelling Unit” throughout the Zoning Bylaw; and
 - c. Within “Two-Family Residential Dwelling or Duplex” striking out “*means a building on a single lot containing two 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.*” and substituting with “*means a building containing two dwelling units attached as one building entity*” .
 4. Adding a new definition as a subsection of the *DWELLING UNIT* definition as follows:
 - a. *f) “TRIPLEX” or “THREEPLEX” means a building containing three dwelling units attached as one building entity.*
 - b. *g) “FOURPLEX” means a building containing four dwelling units attached as one building entity.*
 5. In the definition of *Secondary Residence*,
 - a. striking out “secondary residence” and substituting it with “ancillary dwelling unit” and striking out “second” and substituting it with “additional” in each circumstance.
 - b. Striking out subsection (a) in its entirety
 - c. Striking out subsection (b) in its entirety
 - d. Striking out within subsection (c) 3 and replacing with 2.5
 - e. Striking out e) and replacing with “the maximum height of an ancillary dwelling unit shall be the lesser of 2 stories or 7 metres.”

6. Striking out the definition of *Secondary Suite* in its entirety
 7. In the definition of Secondary Suite (Multi-Family Development)
 - Striking out “(Multi-Family Development)”
- d) Adding new definitions in the correct alphabetical order:
1. **Impermeable Surface:** “constructed areas and structures consisting of water-resistant materials including but not limited to rooftops, walkways, patios, driveways, parking lots, concrete or asphalt paving, gravel roads and packed earthen materials.”
 2. **Rear Residential Building:** “an accessory dwelling unit located closest to the rear lot line”
- e) In section 5.18.1:
Striking out “On any lot, the following uses are permitted: (a) one single-family residential dwelling (b) up to two single-family residential dwellings units on lots registered prior to January 1, 1998” and substituting with “(a) one residential dwelling unit with or without a secondary suite is permitted when the lot measures less than one hectare, and (b) one single-family residential dwelling with or without an accessory dwelling unit per lot is permitted when the lot measures more than a hectare.”
- f) Striking out sections 5.24, 5.25, 5.26, 5.27, 5.28, 5.29, 5.30, 5.31, and 5.32 in their entirety and renumbers sections accordingly.
- g) Inserting a new section 5.24 R-I (Residential Infill Zone), as follows and renumber the bylaw sections accordingly:

“5.24 Residential Infill (R-I) Zone

Purpose: To accommodate residential development of up to four units.

5.24.1 Permitted Uses:

On any lot, the following uses are permitted:

- a) dwelling units
- b) bed and breakfast accommodation
- c) home-based business

5.24.2 Lot Area and Frontage

- a) The minimum lot area shall be 350 square metres
- b) The minimum lot frontage is 10 metres

5.24.3 Lot Coverage

- a) The maximum lot coverage of all buildings is 50%
- b) The maximum lot coverage for Impermeable Surfaces is 70%

5.24.4 **Density**

- a) A maximum of three dwelling units are permitted on lots measuring less than 280 m² and within the urban containment boundary.
- b) A maximum of four dwelling units are permitted on lots measuring more than 280 m² and within the urban containment boundary.

5.24.5 **Minimum Dimensions Required for Yards**

Yards in this zone must have the following minimum dimensions:

Front yard: Minimum 4.0 metres

Rear yard: Dwelling units fronting a road minimum of 5.0 metres

Rear Residential Buildings not fronting a road minimum of 3.0 metres;

*If the entire rear yard abuts a lane, the minimum rear yard setback is 1.5 metres

Side yard: Minimum 1.2 metres

Side yard adjoining a road : Minimum 3.5 metres

Setbacks between buildings: Minimum 2.5 metres

5.24.6 In order to provide adequate parking area, the front yard setback in front of the opening to a garage or a carport shall be a minimum of 6.0 metres

5.24.7 **Building Height:**

Rear Residential Building, the lesser of 7 m or 2 storey

All other Residential Building, the lesser of 10 m or 3 storey.

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. “

h) In section 5.33.1 :

Striking out “(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;" and "(b) triplex or threeplex;" and substituting with "(a) Dwelling Unit;" and renumbering accordingly.

i) In section 5.33.3 :

Striking out *"The maximum density permitted is 25 dwelling units per hectare, prior to density bonus for amenity provision for either of the following:"* and substituting with *"The maximum density permitted is 25 dwelling units per hectare or four dwelling units per lot (whichever is greater) prior to density bonus for amenity provision for either of the following:"*.

j) In section 5.34.1:

Striking out *"(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;"* and *"(b) triplex or threeplex;"* and substituting with *"(a) Dwelling Unit:"* and renumbering accordingly.

k) In section 5.34.3:

Striking out *" The maximum density permitted is 50 dwelling units per hectare, prior to density bonus for amenity provision for either of the following:"* and substituting with *"The maximum density permitted is 50 dwelling units per hectare or four dwelling units per lot (whichever is greater) prior to density bonus for amenity provision for either of the following:"*.

l) In section 5.37.1:

Strikes out *"(a) one single-family residential dwelling per hectare is permitted up to a maximum of two residential dwellings per lot"* and substituting with *"(a) one residential dwelling unit with or without a secondary suite is permitted when the lot measures less than one hectare, and (b) one single-family residential dwelling with or without an accessory dwelling unit per lot is permitted when the lot measures more than a hectare."*

m) In section 5.38.1:

Strikes out *"(a) one single-family residential dwelling per hectare is permitted up to a maximum of two residential dwellings per lot"* and substituting with *"(a) one residential dwelling unit with or without a secondary suite is permitted when the lot measures less than one hectare, and (b) one single-family residential dwelling with or without an accessory dwelling unit per lot is permitted when the lot measures more than a hectare."*

n) In section 5.39.1:

Strikes out *"(a) one single-family residential dwelling per hectare is permitted up to a maximum of two residential dwellings per lot"* and substituting with *"(a) one residential dwelling unit with or without a secondary suite is permitted when the lot measures less than one hectare, and (b) one single-family residential dwelling with or without an accessory dwelling unit per lot is permitted when the lot measures more than a hectare."*

o) In section 5.41.2.1:

Adding *"(y) fourplex"* to the permitted uses.

p) In section 5.41.3.1:

Adding *"(j) fourplex"* to the permitted uses.

- p) In section 5.41.3.1:
Adding "(j) fourplex" to the permitted uses.
- q) In section 5.41.3.2:
Striking out "The maximum density permitted is 65 dwelling units per hectare" and substituting with "The maximum density permitted is 65 dwelling units per hectare or four dwelling units per lot (whichever is greater)".
- r) In section 5.41.4.1:
Adding "(i) fourplex" to the permitted uses.
- s) In section 5.41.4.2:
Striking out "the maximum density permitted is 30 dwelling units per hectare" and substituting with "The maximum density permitted is 30 dwelling units per hectare or four dwelling units per lot (whichever is greater)."
- t) In all areas of this bylaw, strikeout "secondary residence" and substitute with "ancillary dwelling unit".
- u) In all areas of this bylaw, strikeout "secondary suite (Multi-Family Development)" and substitute with "secondary suite".

PART 3: Severability

- 3. If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

A Notice that the Public Hearing was not held was
advertised on Social Media this 8 day of May, 2024

A Notice that the Public Hearing was not held was
advertised in the Campbell River Mirror this 15 day of May, 2024

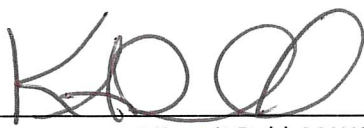
READ THE FIRST TIME this 23 day of May, 2024

READ THE SECOND TIME this 23 day of May, 2024

READ THE THIRD TIME this 23 day of May, 2024

ADOPTED this 4 day of June, 2024

Signed by the Mayor and Corporate Officer this 4 day of June, 2024



Kermit Dahl, MAYOR



Sheila Girvin, CORPORATE OFFICER