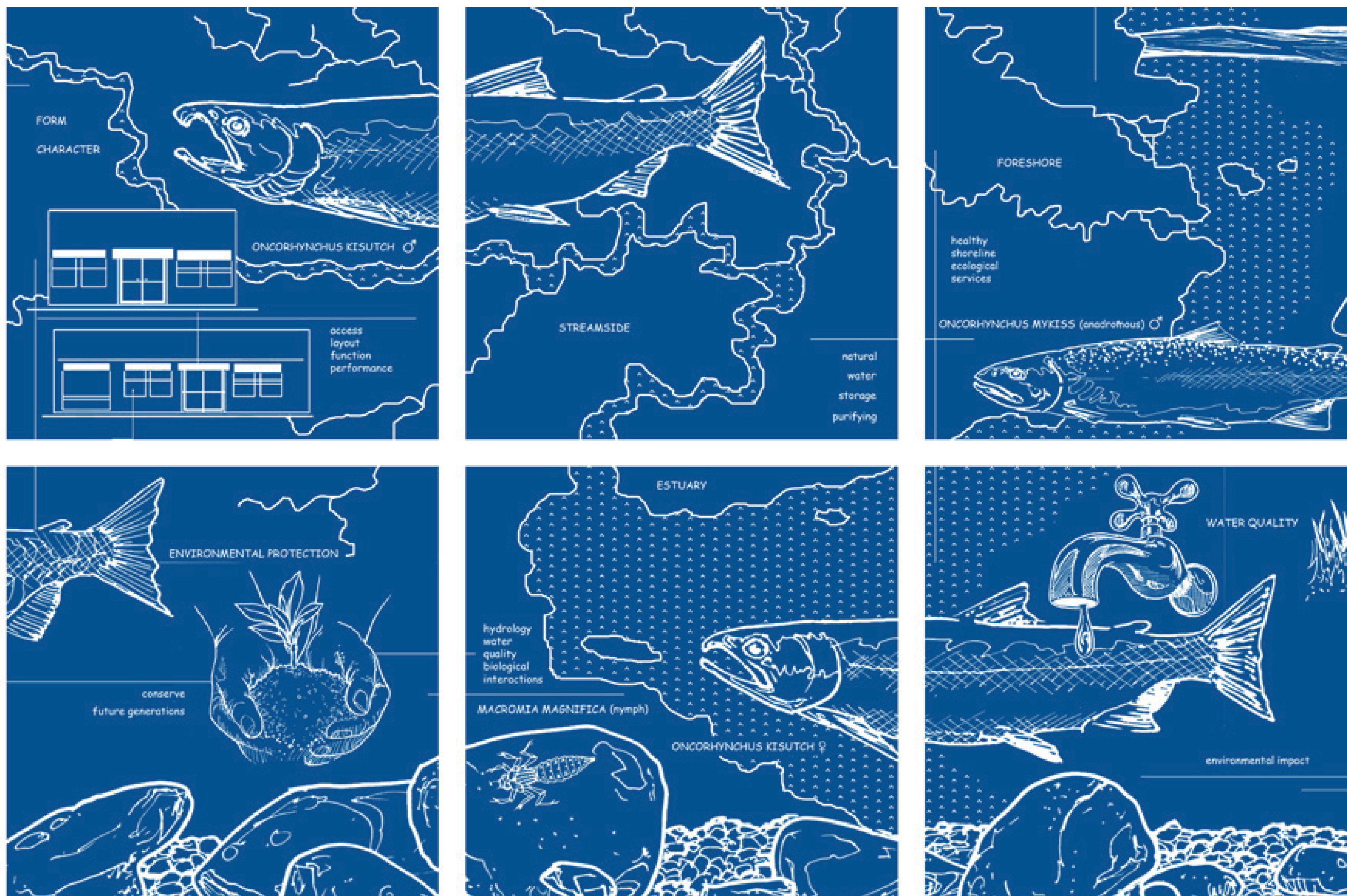


Zoning Bylaw REVIEW

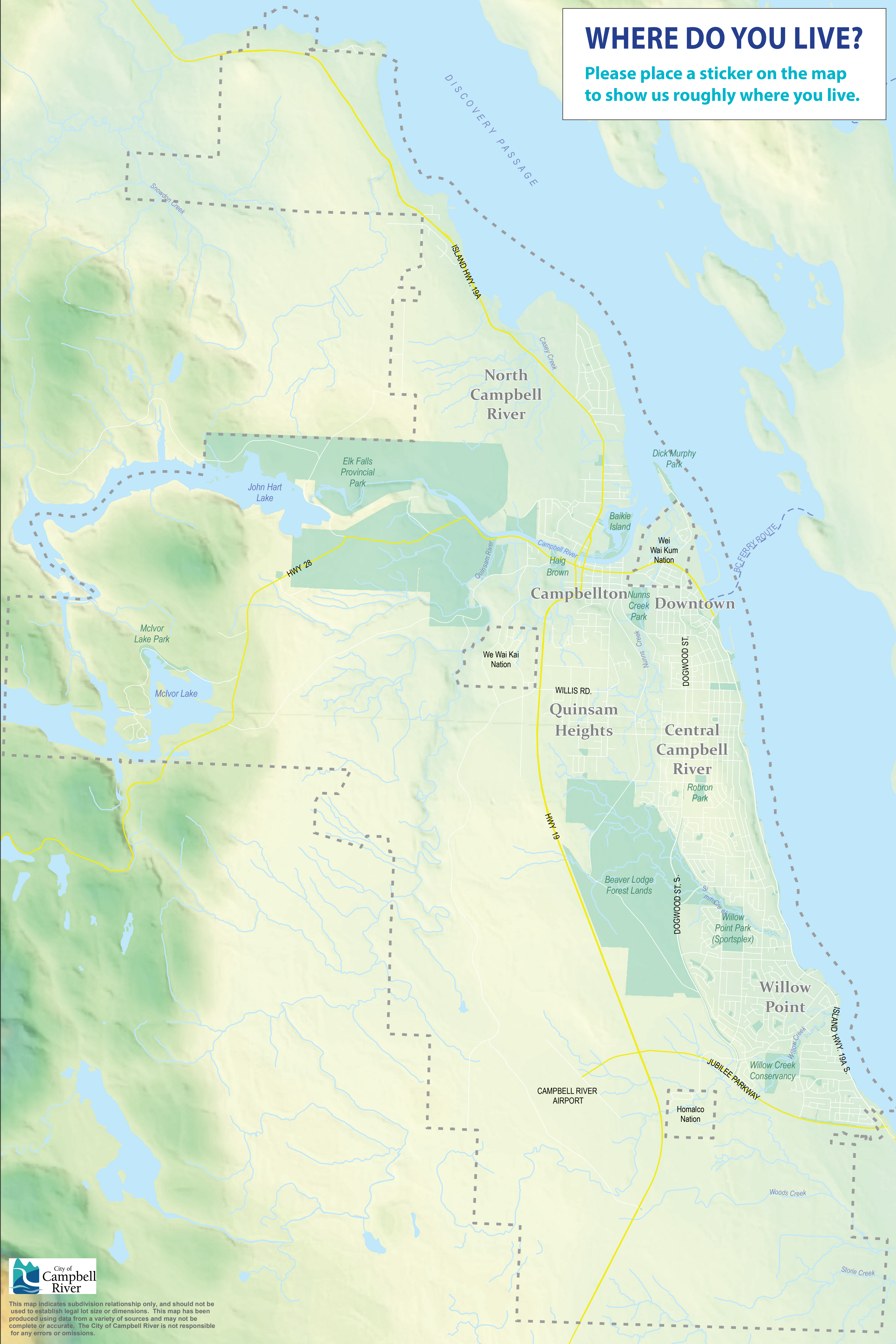


WELCOME

Thank you for coming!

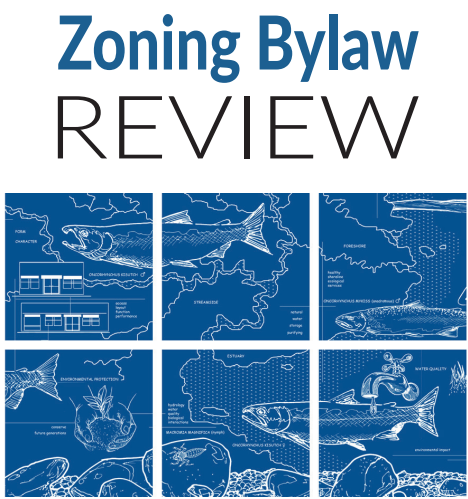
WHERE DO YOU LIVE?

Please place a sticker on the map to show us roughly where you live.



This map indicates subdivision relationship only, and should not be used to establish legal lot size or dimensions. This map has been produced using data from a variety of sources and may not be complete or accurate. The City of Campbell River is not responsible for any errors or omissions.

Tell us about you

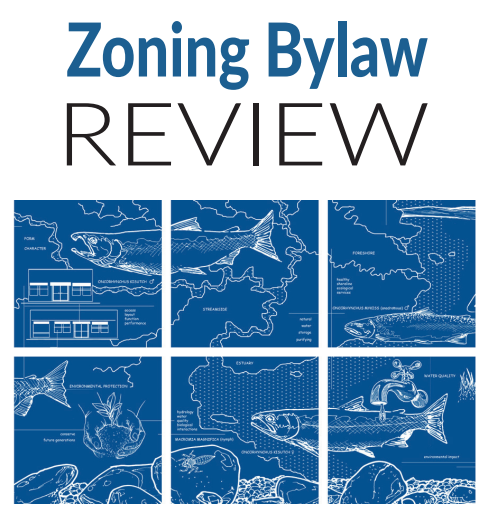


Please place a sticker to tell us your approximate age. This helps us understand who has participated in the process.

Under 19	
20 - 29 yrs	
30 - 39 yrs	
40 - 49 yrs	
50 - 59 yrs	
60 - 69 yrs	
70+	



About the Project



PROJECT DESCRIPTION

Following the update of the **Sustainable Official Community Plan (SOCP)** in 2016, the City began working with the community to update and align its **Zoning Bylaw** to guide growth and development in Campbell River.

The comprehensive review of the Zoning Bylaw is focused on these aspects:

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

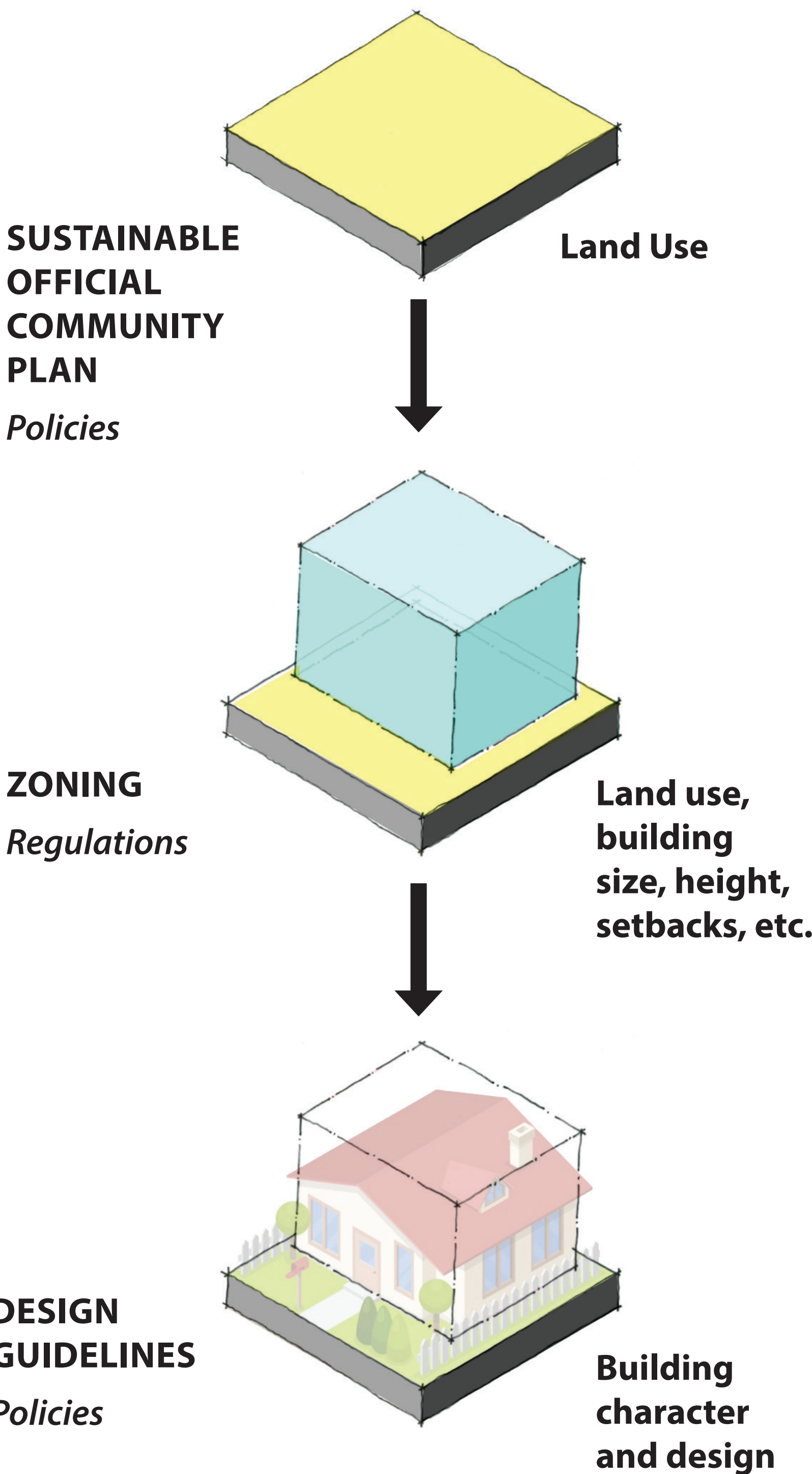
SOCP VS. ZONING

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

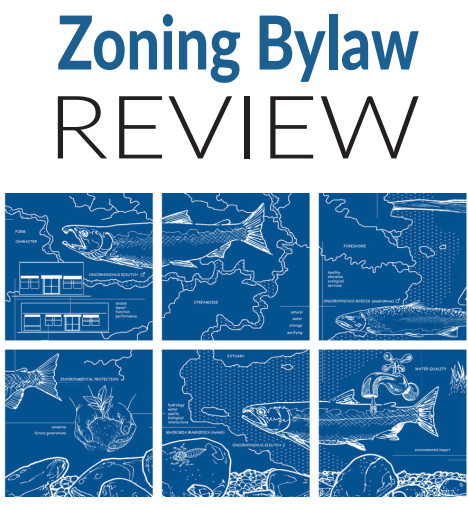
The SOCP describes the community's intent for development of the City.

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

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



About the Process



COMMUNITY INPUT TO DATE

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

In May of 2017, we held the first **Zoning Bylaw Open House** to share proposed directions and gather input from community members.

We have also formed a series of **public working groups** to dive deeper into key topics like Quinsam Heights, urban agriculture, and the estuary.

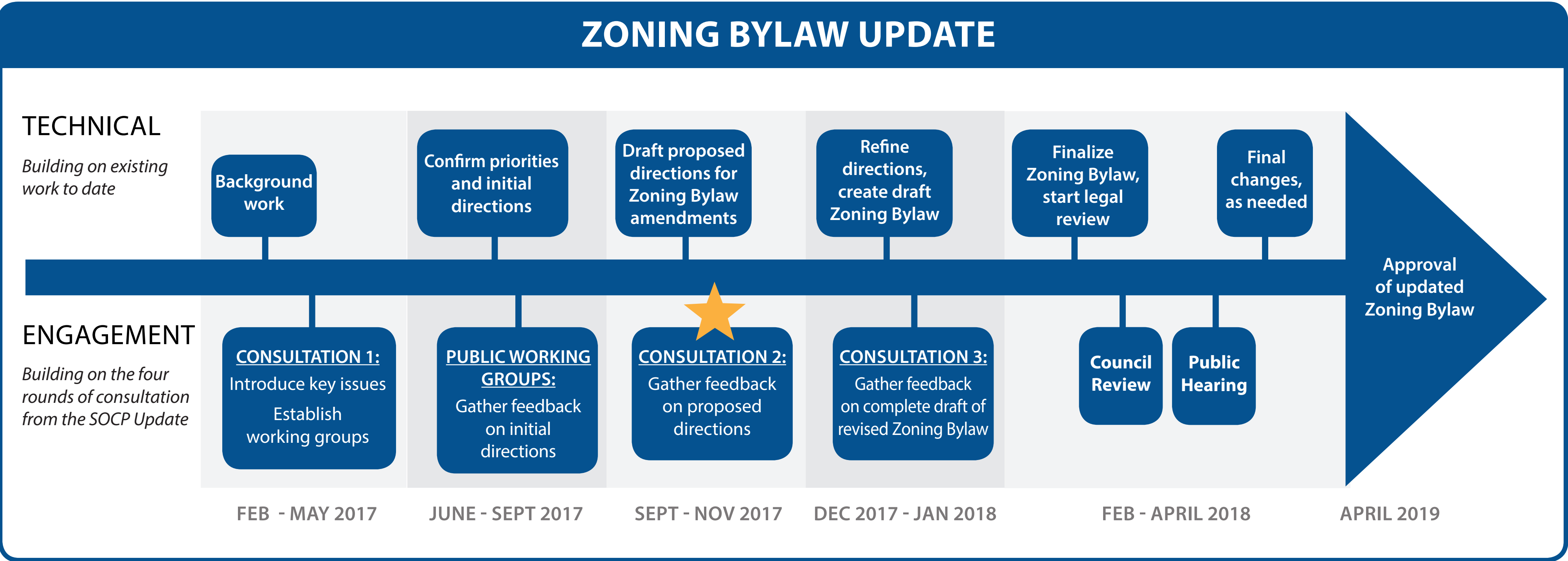


Using this input, we have progressed the initial directions and brought them back to the public to make sure we're on the right track before we finish drafting the Bylaw.

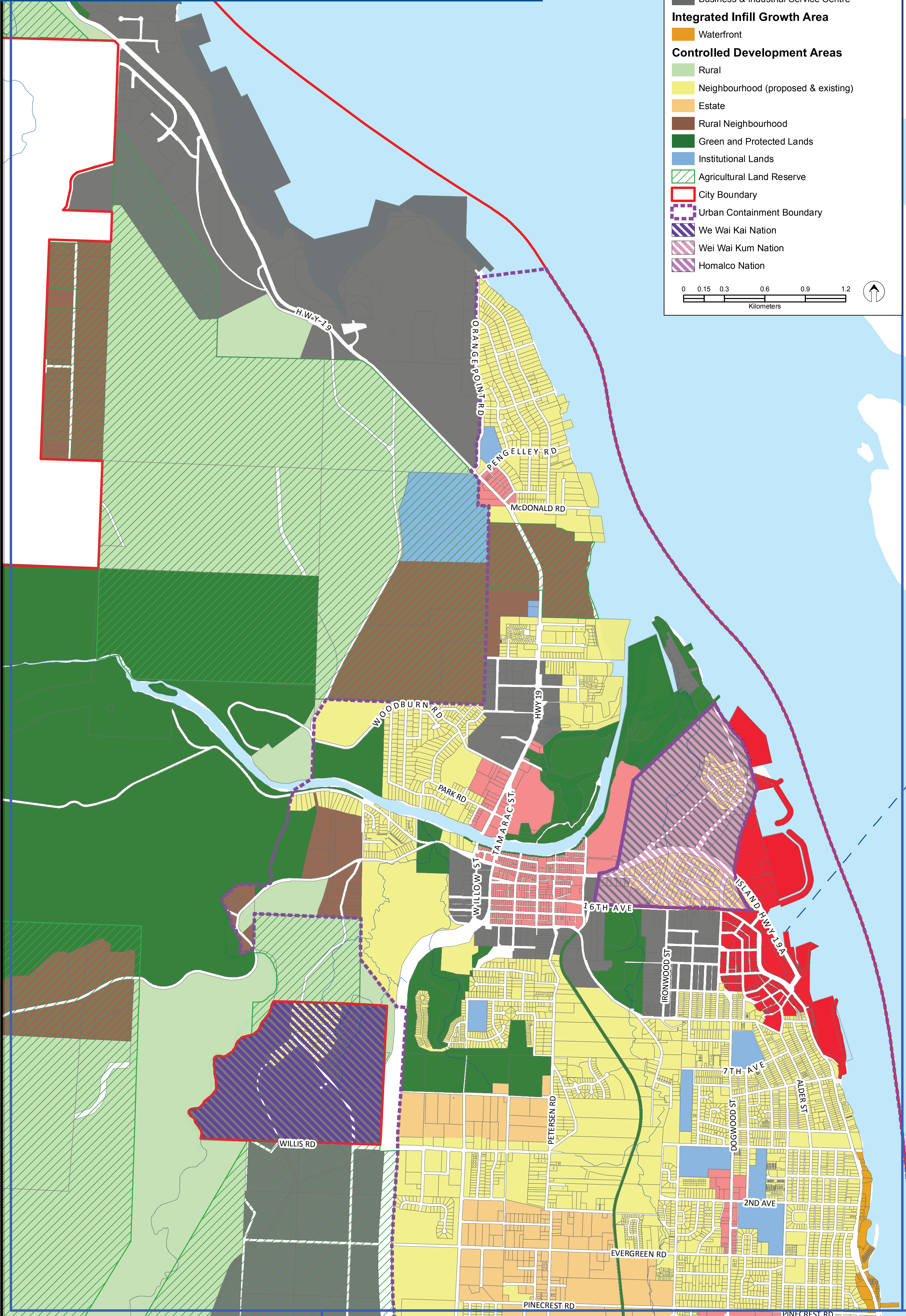


NEXT STEPS

There are still several opportunities for you to participate and share your ideas on the Zoning Bylaw update:



SOCP Land Use Map (2016)



Map 2a - Proposed Land Use (North)

Intended Growth Areas

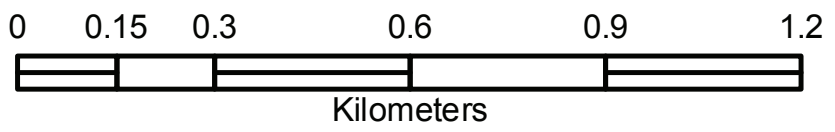
- Downtown
- Village Centre
- Business & Industrial Service Centre

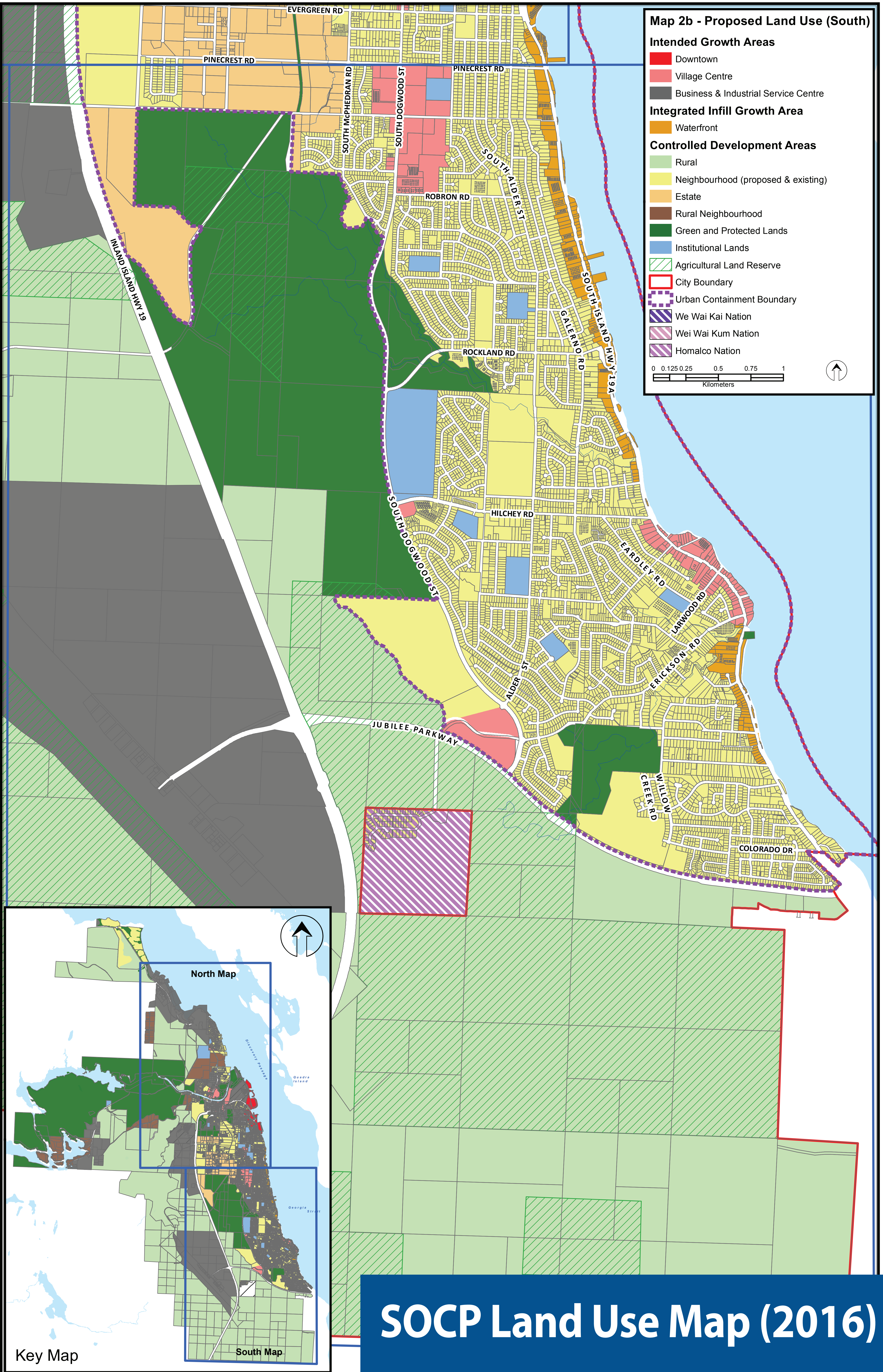
Integrated Infill Growth Area

- Waterfront

Controlled Development Areas

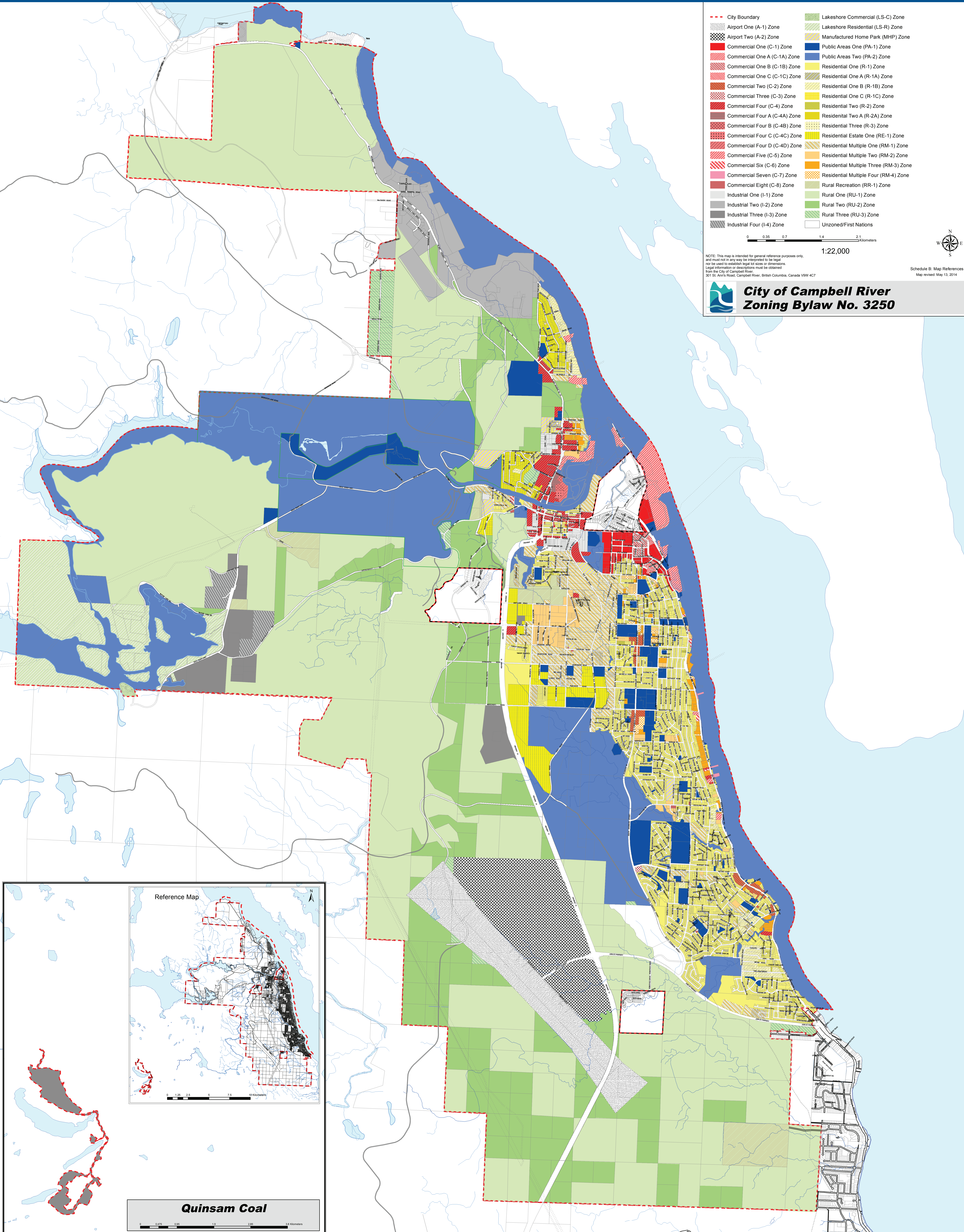
- Rural
- Neighbourhood (proposed & existing)
- Estate
- Rural Neighbourhood
- Green and Protected Lands
- Institutional Lands
- Agricultural Land Reserve
- City Boundary
- Urban Containment Boundary
- We Wai Kai Nation
- Wei Wai Kum Nation
- Homalco Nation



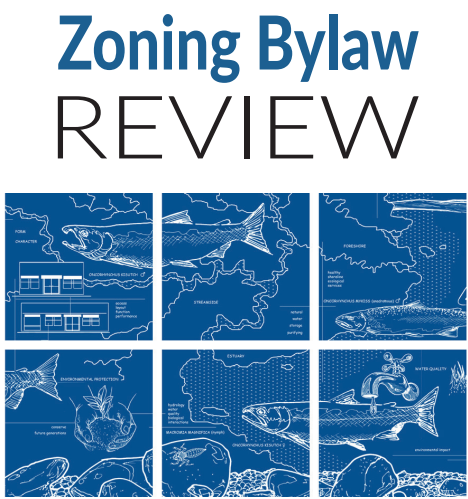


SOCP Land Use Map (2016)

Current Zoning Map



General Regulations



In addition to the proposed changes for key topics, a number of other significant amendments are proposed for the General Regulations section of the Zoning Bylaw.

What do you think?

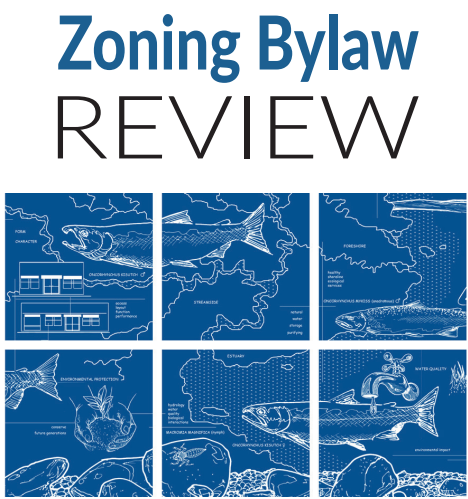
Complete a Feedback Form to let us know

PROPOSED ZONING UPDATES

TOPIC	PROPOSED AMENDMENT	RATIONALE
Size of ancillary buildings on larger lots	Permit larger ancillary buildings (sheds and shops) within larger lots (e.g. estate lots over 0.4 acres) subject to height and use limitations.	Allow larger lots to accommodate larger ancillary buildings without significant impact on neighbours
Marijuana Dispensaries	Define ‘marijuana dispensary’ as a separate use from other growing/handling operations.	City is ready to permit dispensaries (in locations TBD through a separate process) following anticipated changes in federal regulation
Marine setbacks	Establish a minimum 15 m (49 ft) setback from the foreshore for new development, unless in accordance with a qualified engineer’s assessment.	Respond to provincial guidelines on Sea Level Rise impacts.
Green buildings	Allow floor area / lot area exemptions for renewable energy to incorporate additional insulation and solar shading.	Encourage low-impact construction and energy efficiency.
Screening retaining walls	Require vegetation planting in front of new retaining walls (ie., covering at least 75%).	Improve the appearance of often-unsightly retaining walls
Short-term rentals	Include B&B and short term vacation rentals in home-based business provisions and require a business license for these uses of a home.	Provide greater regulation and contact information in case of neighbour complaints.
Shipping containers	Consider restricting shipping containers to temporary uses (ie., no more than 90 days per year) in residential and Downtown zones.	This would still permit any shipping container buildings / structures regulated by the BC Building Code but would help to address potentially unsightly shipping containers being used as storage on residential and Downtown properties.



Shipping Containers



CONTAINERS AS STORAGE...

Shipping containers are a secure and useful way of storing things, particularly during construction activity. However, **when used in residential or certain commercial areas as a substitute for a permanent shed, garage or shop they can be unsightly.**

The City often receives complaints from residents about their neighbours using shipping containers, but cannot take any action because it currently does not regulate them.

In other **commercial and industrial areas they are accepted** as part and parcel of the types of businesses operating on those zones.



...VERSUS CONTAINERS AS STRUCTURES

Regulating shipping container use in residential areas would refer only to containers placed on a lot for storage.

Where a shipping container is used as a component of a building under BC building code (e.g. on an engineered base, connected with water, power, etc.), these proposed zoning bylaw regulations would not apply and the structure would be regulated in the same way as any other building.



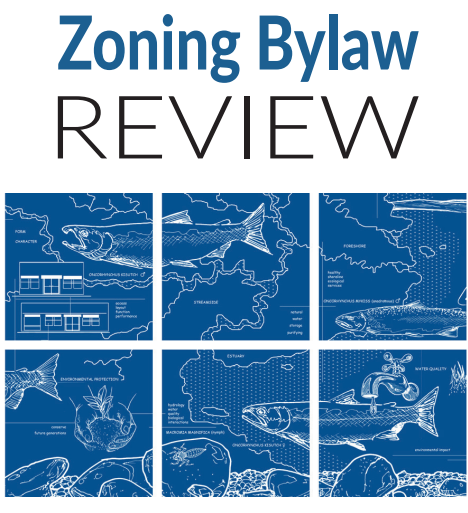
HOW SHOULD WE REGULATE?

- Should use of shipping containers **in residential areas** be restricted to temporary use only (i.e. maximum of 90 days/year on any lot)?
- Should use of shipping containers **in downtown and Village Centres** be restricted to temporary use only (i.e. maximum of 90 days/year on any lot)?
- Where shipping containers are used in **service commercial (C-4) zones**, should they be subject to any setback and/or screening requirements?

What do you think?
Complete a Feedback Form to let us know



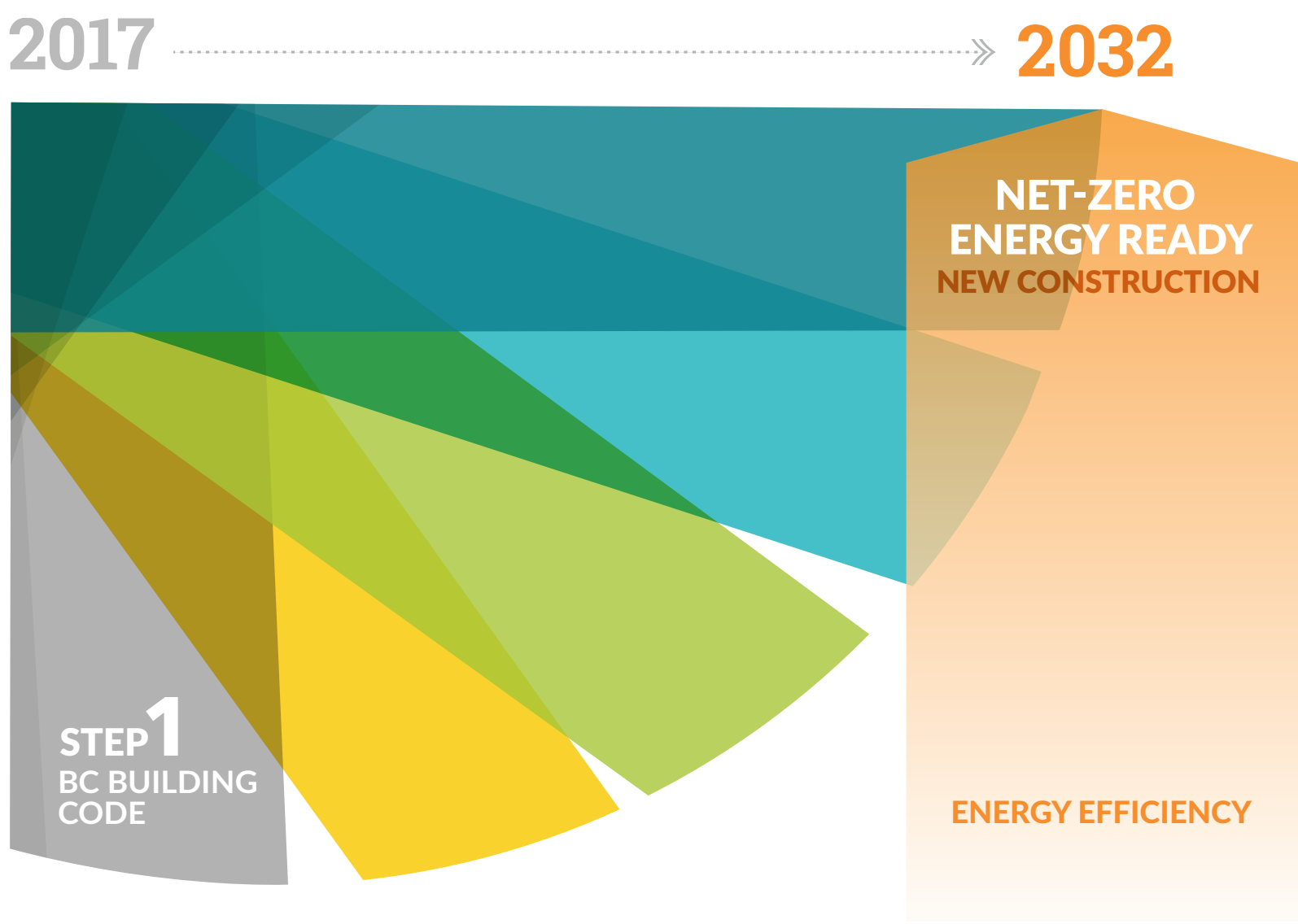
BC Energy Step Code



WHAT IS STEP CODE?

The BC Energy Step Code is a new performance-based standard that establishes measurable requirements for energy efficiency in new construction with the **goal of making buildings net-zero energy ready by 2032**. These requirements are grouped into a series of incremental ‘steps’.

As of December 2017, local governments can require or encourage builders to meet one or more steps. The idea is to gradually implement each step and support the building industry with adequate incentives and training to meet these standards before they are mandatory across the province in 2032.



To achieve Step 1, builders need to use a whole-building energy model to calculate the energy use of the building and conduct an airtightness test, but the performance of the building only needs to be as good as the base BC Building Code requirements for energy efficiency.

To achieve the Lower Steps, building and design professionals and trades can rely on conventional building designs with careful air-sealing practices, and incrementally incorporate some key elements in the design, building envelope, and equipment and systems.

To achieve the Upper Steps, builders and designers will need to adopt a more integrated approach to building design and may need to incorporate more substantial changes in building design, layout, framing techniques, system selection, and materials.

In Campbell River's climate region, Step Code only applies to Part 9 buildings (single family homes).

PART 9 Residential

UPPER STEPS	STEPS 4,5
LOWER STEPS	STEPS 2,3
STEP 1	STEP 1
BC BUILDING CODE	
ENERGY EFFICIENCY	

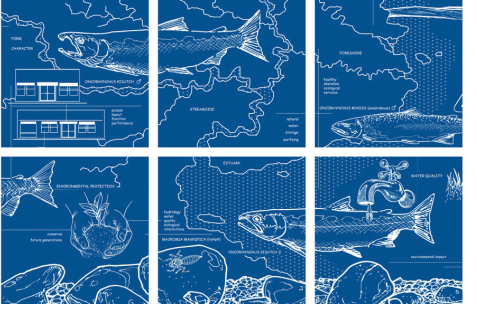
STEP CODE IN CAMPBELL RIVER

- The City is exploring a range of incentives to encourage developers and builders to meet higher levels of Step Code.**
- Staff have completed a survey and hosted a workshop with local builders to get their input.
 - Recommendations have been made to the Advisory Planning & Environment Commission (APEC) for potential incentives.
 - The City has also commissioned a report by the Community Energy Association to explore policy options such as density bonusing, minimum density opt-outs, and development permit guidelines.

BENEFITS OF STEP CODE

- **Supports communities** to meet their energy conservation and greenhouse gas reduction goals
- **Supports builders** with a consistent set of performance standards throughout the province and flexibility in how they achieve the higher standards.
- **Supports property owners and occupants** with greater comfort, lower utility bills, and reduced noise inside buildings.





GENERAL DIRECTION

Throughout the SOCP consultation process, staff worked closely with a diverse range of stakeholders and residents to develop a concept for the Quinsam Heights neighbourhood that was used to guide SOCP land use designations and policies.

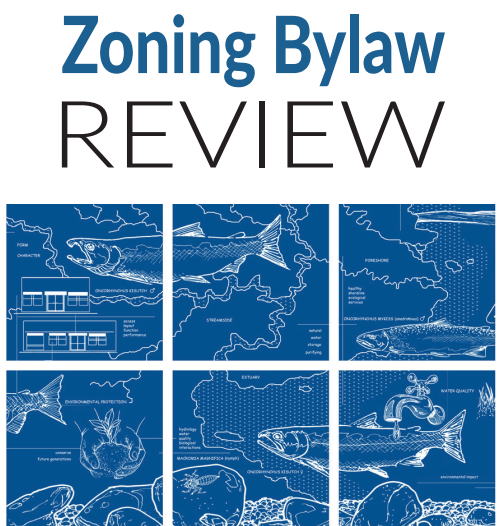
WHAT WE HEARD THROUGH COMMUNITY CONSULTATIONS:

- Important to **retain the area's unique semi-rural character**:
 - » Preserve existing farms and larger rural lots - create a new custom estate zone for lots 1 acre or larger and allow for semi-rural uses
 - » Support urban agriculture
 - » Ensure buffers to avoid conflicts between farm activities and residential neighbours
- **Sensitively integrate new residential development** in a way that is efficient for infrastructure and transportation:
 - » New infill housing should be mostly larger single family homes or single family homes with secondary suites or residences (i.e., garage/laneway suites)
 - » Some denser, ground-oriented options (like patio homes, triplexes or rowhouses where each unit can be accessed directly from the street level) along major corridors
 - » Taller multi-family options (like multi-storey apartment buildings) are not appropriate and would detract from the neighbourhood's character
- A complete Village Centre is not needed in this area as it is so close to the downtown and other commercial amenities but **a small amount of local-serving commercial** (like a farmers' market or farm supplies) and or community uses would be appropriate



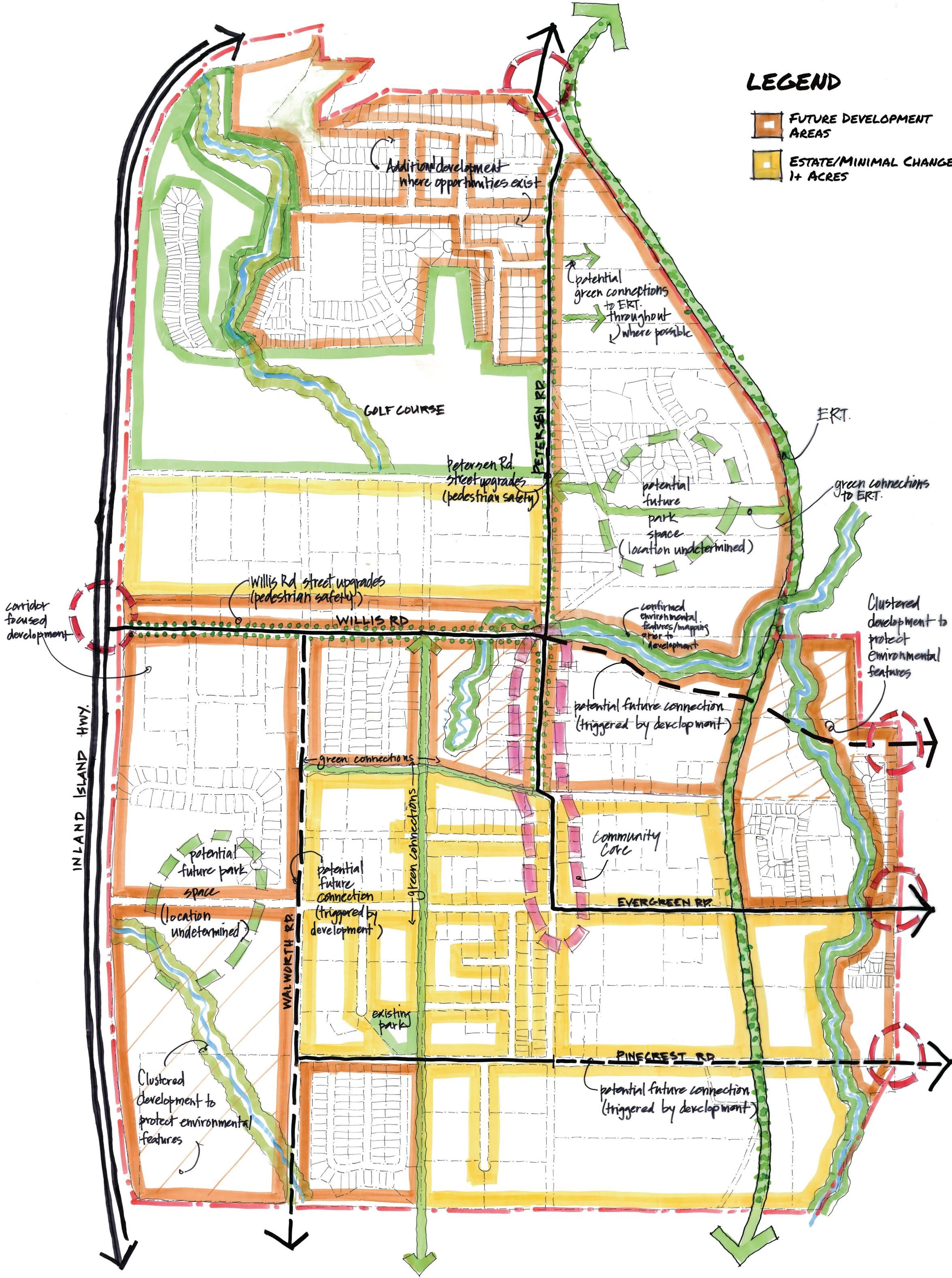
The Quinsam Heights neighbourhood currently contains a mix of larger lot semi-rural lots and small farms as well as newer suburban style developments and subdivisions.

Quinsam Heights - SOCP Direction



Neighbourhood Designation
(areas for future residential development and infill)

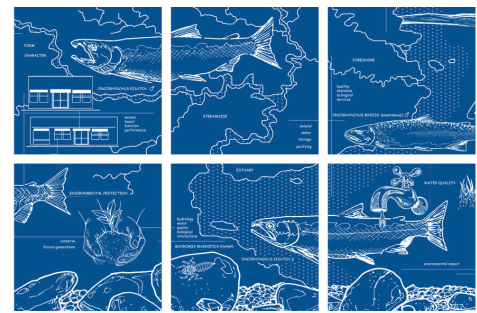
Estate Designation
(semi-rural areas)



SOCP LAND USE MAP

QUINSAM HEIGHTS CONCEPT PLAN





What do you think?

Complete a Feedback
Form to let us know

PROPOSED ZONING UPDATES

1 IDENTIFY APPROPRIATE ZONES FOR INFILL AREAS & REZONE PROPERTIES:

- To achieve the community’s vision for this neighbourhood, a number of properties will need to be rezoned. Two concept options are proposed for community review (see maps). Both options involve similar amounts of rezoning (including similar amounts of upzoning and downzoning) but in slightly different forms and areas).
 - » **Concept 1:** provides a greater level of density along the major corridors of Willis and Petersen with some additional neighbourhood service uses.
 - » **Concept 2:** provides some additional density along the major corridors of Willis and Petersen with the greatest density (and more neighbourhood service uses) focused around a ‘community core’ area at the intersection of Willis and Petersen.

2 CREATE A NEW CUSTOM ZONE FOR SEMI-RURAL AREAS:

- Create a new custom ‘estate’ zone to better reflect the unique character of semi-rural properties in the Quinsam Heights Neighbourhood.
 - » **New RE-2 (Quinsam Heights Estate Residential):** larger (serviced) estate residential and semi-rural uses on lots of 1 acre or larger.

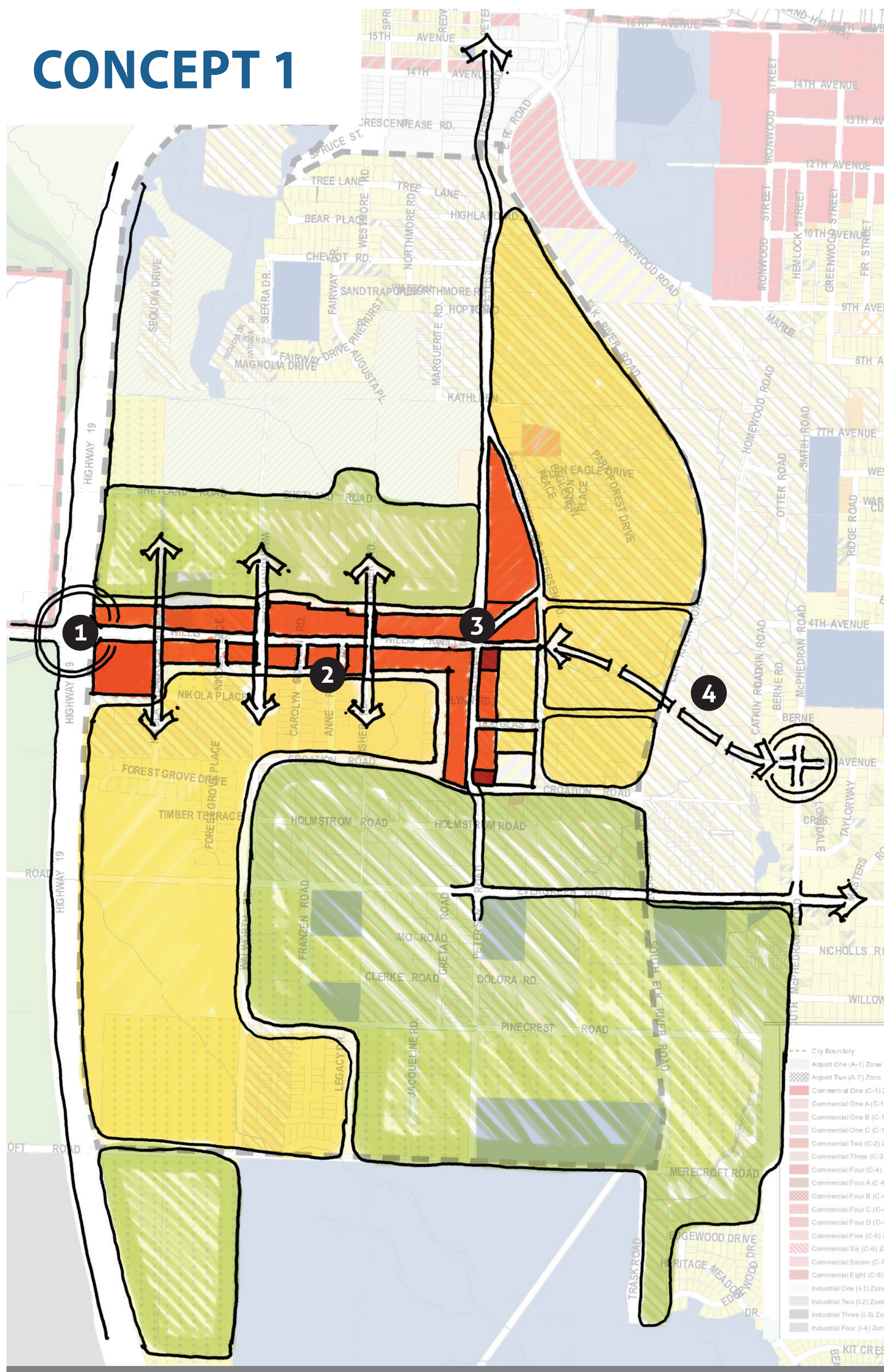
3 UPDATE ZONING & REGULATIONS FOR INFILL DEVELOPMENT:

- Identify and update existing residential zoning that is appropriate for new residential and infill development in the Quinsam Heights neighbourhood (see table and maps).
 - » Include appropriate zones that allow secondary dwellings (to maintain development potential for landowners).
 - » Update regulations to encourage cluster development and allow urban agriculture to support existing neighbourhood character and protect green spaces.
- Add regulation for landscape buffers to avoid conflict between new residential development and existing semi-rural areas. For new development in Quinsam Heights, any zone other than the semi-rural Estate zone would be responsible for installing a landscape buffer (if the landowner wishes to have a buffer).



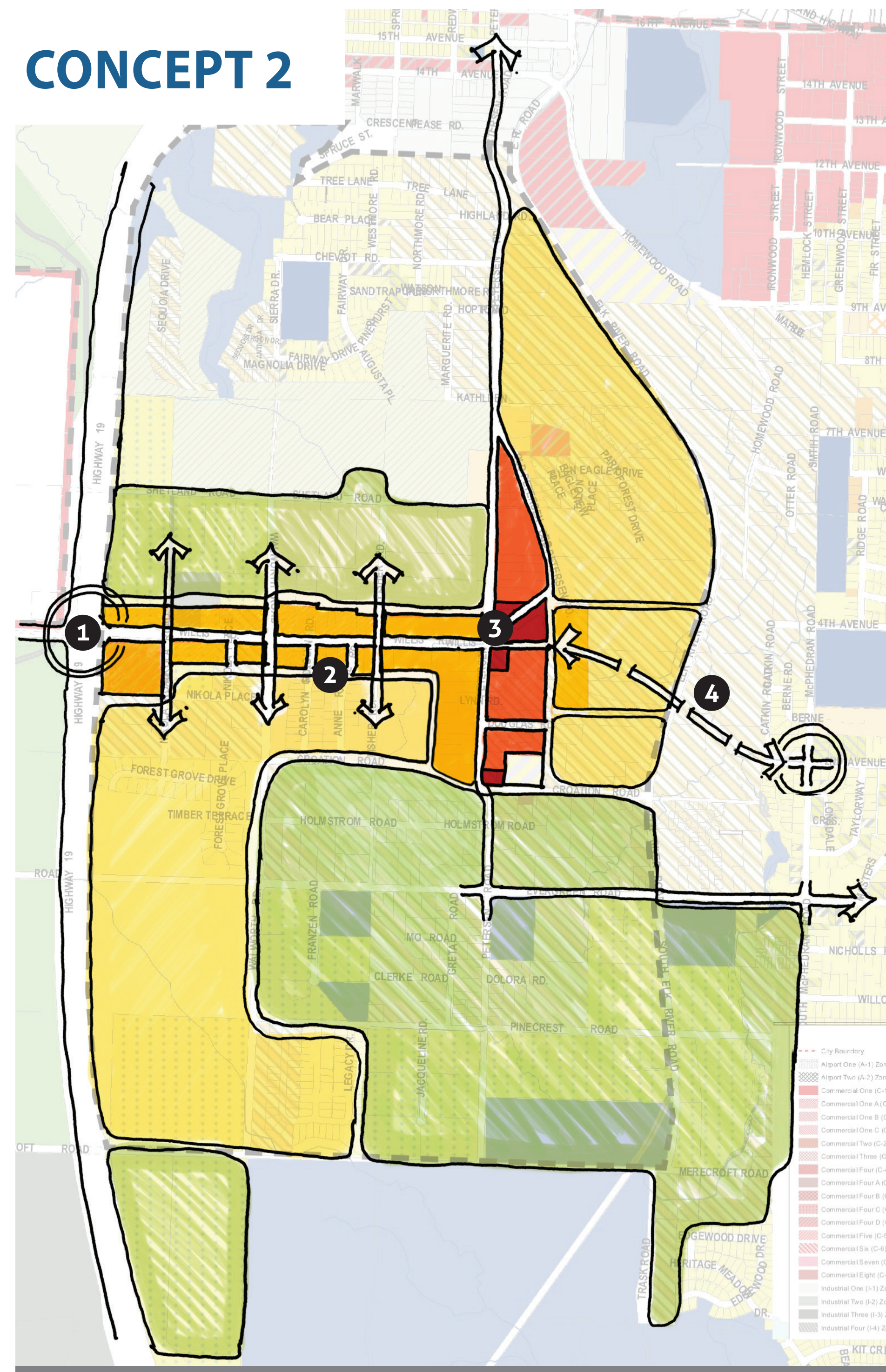
Proposed Zoning Updates: Rezoning Concepts

CONCEPT 1



Concept 1 treats the Willis-Petersen corridor as the organizing element of future growth, fronted by parcels with zoning designation RM-2 (supporting stacked townhome/rowhome forms).

CONCEPT 2








Concept 2 introduces a transition density along the same corridor while locating higher density (RM-2) at a compact neighbourhood centre at Petersen and Willis (5-point intersection).

SUMMARY

The concept comparison illustrates an opportunity to guide future land use to reflect and support Quinsam Heights unique qualities: **1** development along the highway corridor signals a gateway/entrance to Quinsam Heights; **2** low density multifamily housing frames the Willis Road corridor (and future extension to 2nd Ave) with views to estate homes and open space; **3** a compact ‘node’ of walkable service uses are supported by medium density multifamily residential areas; and, **4** landscape retention east of the ERT Road helps differentiate Quinsam Heights from the Dogwood Village Centre.

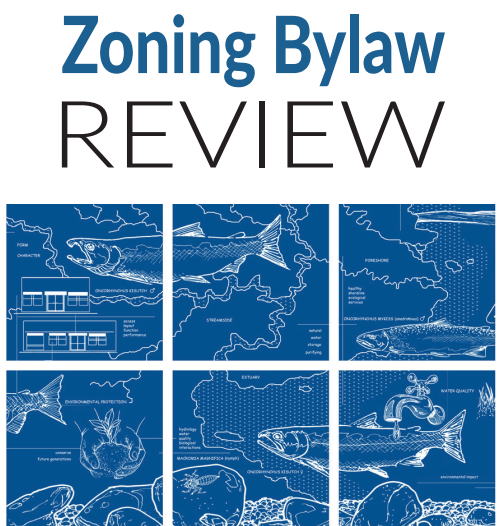
LEGEND

-  **C-8** | *neighbourhood service use*
-  **RM-2** | *medium density multifamily (approximately 50 uph)*
-  **RM-1** | *low density multifamily (approximately 25 uph)*
-  **R1-B** | *single family flex (approximately 15 uph)*
-  **RE-2** | *estate residential (approximately 2.5 uph)*

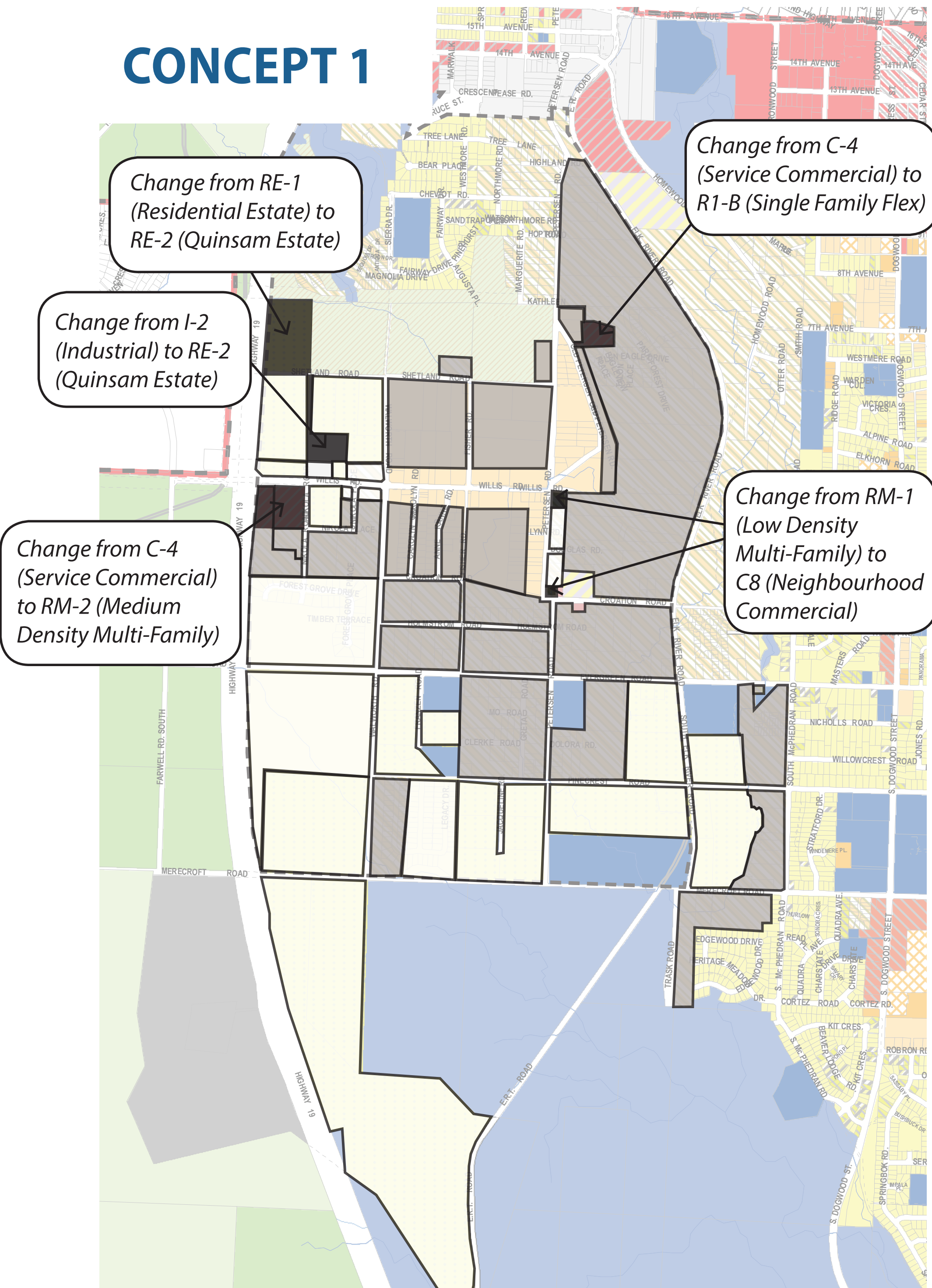
** All locations and areas are approximate and are intended for discussion purposes only.*



Comparison of Rezoning Concepts

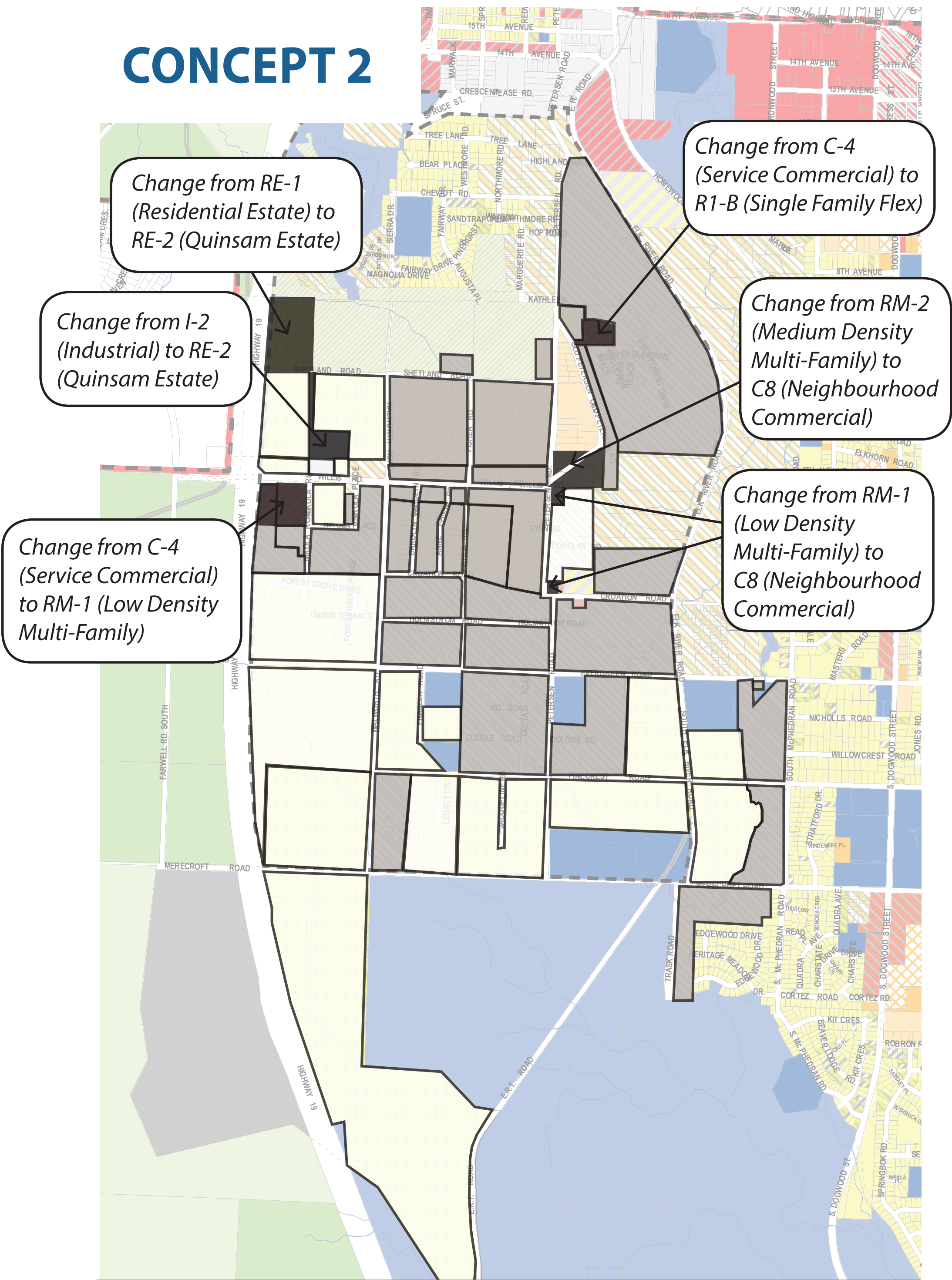


CONCEPT 1



Concept 1 treats the Willis-Petersen corridor as the organizing element of future growth, fronted by parcels with zoning designation RM-2 (supporting stacked townhome/rowhome forms)

CONCEPT 2



Concept 2 introduces a transition density along the same corridor while locating higher density (RM-2) at a compact neighbourhood centre at Petersen and Willis (5-point intersection).

SUMMARY

This comparison illustrates the potential rezonings for each of the two proposed concepts for Quinsam Heights.

Concept 1 provides the greatest density along the major corridors while Concept 2 provides additional density along the major corridors with the greatest density (and more neighbourhood service uses) focused around a 'community core' area.

Both concepts involve similar amounts of rezoning (including similar amounts of upzoning and downzoning) but in slightly different forms and areas.

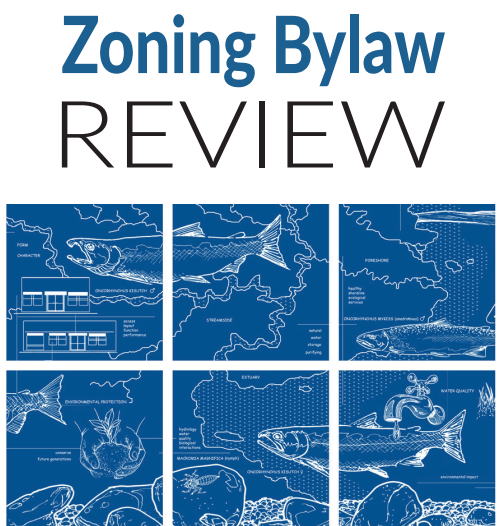
LEGEND

- Change in land use
- Downzone
- Upzone

Note: The outlines shown represent general areas that may be rezoned - they may include individual properties or clusters of similarly zoned properties.



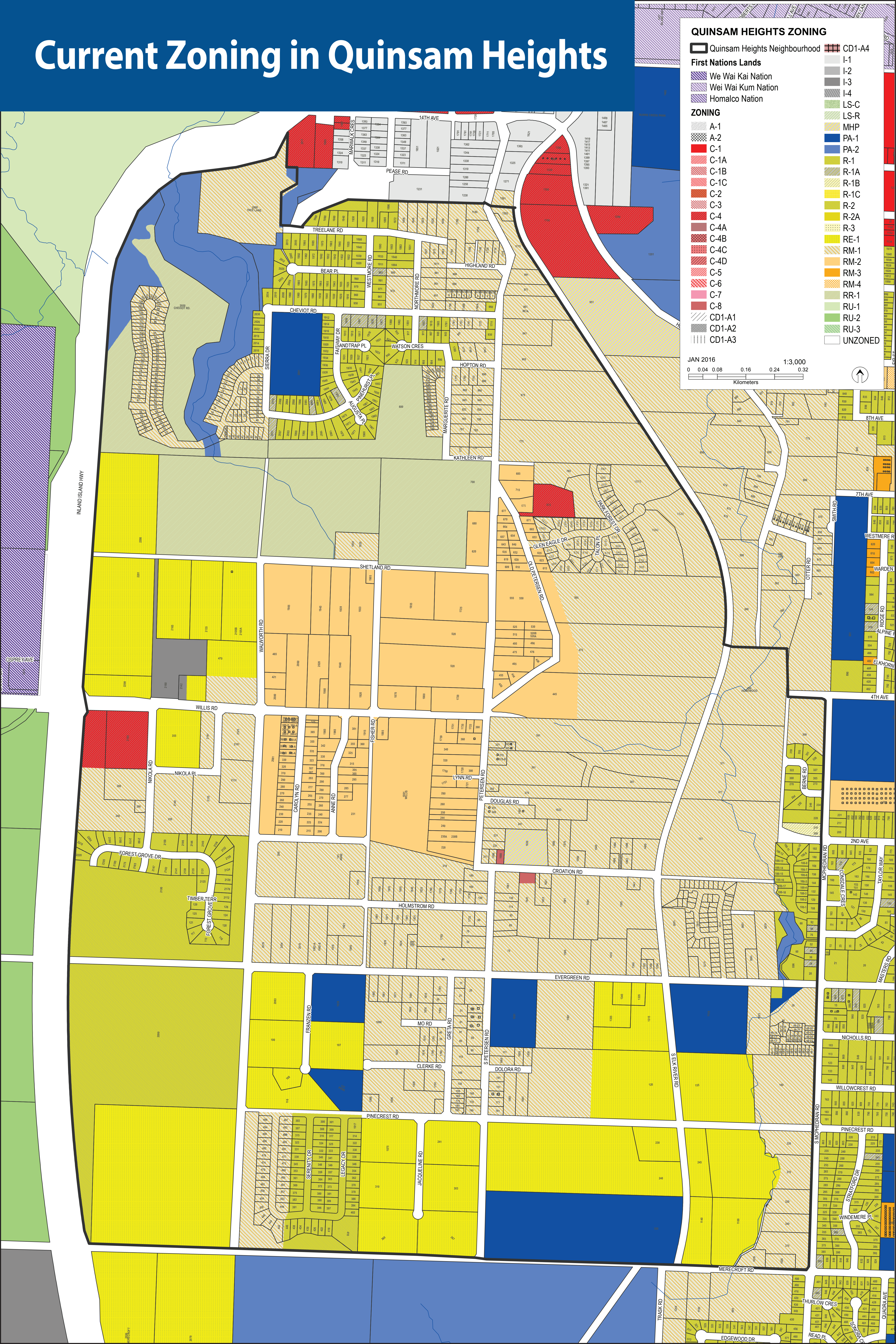
Overview of Proposed Zones



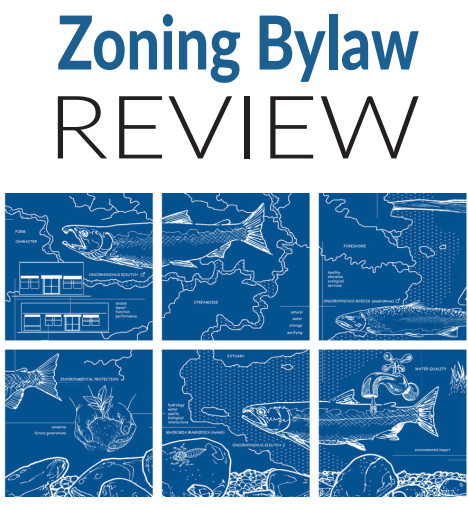
ZONE	PERMITTED USES	MINIMUM LOT AREA	MAXIMUM LOT COVERAGE	NOTES
RE-2* Estate Residential	<div><div>a. one single-family residential dwelling, with or without a secondary suite, and with or without a secondary residence</div><div>b. urban agriculture</div><div>c. commercial nursery</div><div>d. riding academy</div><div>e. commercial kennel</div><div>f. veterinary clinic</div><div>g. taxidermy</div><div>h. bed and breakfast accommodations</div><div>i. home-based business</div><div>j. accessory dwelling unit (where the principal use is not a single family home)</div><div>k. community garden</div></div>	4000 square metres (1 acre).	<div>The maximum combined floor area of all residential dwelling units, exclusive of garages or carports, is 500 square metres.</div> <div>The maximum floor area of a principal dwelling unit is 350 square metres.</div> <div>The maximum lot coverage of all buildings is 10%.</div>	<div>*New zone created just for Quinsam Heights semi-rural areas. Allows single family homes with secondary suites and residences as well as semi-rural land uses.</div> <div>Includes large lots with maximum floor area to ensure homes aren't too large and align with semi-rural character.</div>
R-1B Single Family Flex	<div><div>a. one single-family residential dwelling, with or without a secondary suite, and with or without one secondary residence</div><div>b. bed and breakfast accommodation</div><div>c. community garden*</div><div>d. urban agriculture*</div></div>	<div>1,000 square metres for a single family home with a secondary suite and secondary residence.</div> <div>650 square metres for single family home with a secondary suite.</div> <div>450 square metres for just a single family residence.</div>	The maximum lot coverage for all buildings is 40%.	*Zone updated to include community garden and urban agriculture (with the exception of bee keeping in multi-family areas)
RM-1 Low Density Multi-Family	<div><div>a. any combinations of a single family dwelling with or without a secondary suite and with or without a secondary residence, to a maximum of three dwelling units per lot</div><div>b. triplex</div><div>c. apartment*</div><div>d. community care and/or social care facility</div><div>e. bed and breakfast accommodations</div><div>f. community garden</div><div>g. urban agriculture, with the exception of bee keeping</div></div>	The minimum lot area for “fee-simple lots” shall be 600 square metres, with a minimum average of 300 square metres per “strata lot”.	The maximum lot coverage of all buildings is 50%.	<div>*Any multi-family housing in the Quinsam Heights neighbourhood will be ground-oriented so that each unit can be accessed directly from street level (i.e., patio homes, triplexes, rowhouses). No multi-storey apartments will be permitted in Quinsam Heights.</div> <div>**Zone updated to include community garden and urban agriculture (with the exception of bee keeping in multi-family areas)</div>
RM-2 Medium Density Multi-Family	<div><div>a. any combinations of a single family dwelling with or without a secondary suite and with or without a secondary residence, to a maximum of three dwelling units per lot; or</div><div>b. duplex</div><div>c. triplex</div><div>d. apartment*</div><div>e. community care and/or social care facility</div><div>f. community garden</div><div>g. urban agriculture, with the exception of bee keeping</div></div>	The minimum lot area for “fee-simple lots” shall be 600 square metres, with a minimum average of 200 square metres per “strata lot”.	The maximum lot coverage of all buildings is 50%.	
C-8 Neighbourhood Service Use	<div><div>a. convenience store</div><div>b. personal service establishment</div><div>c. licensed facility</div><div>d. health services or fitness centre</div><div>e. artisan shop</div><div>f. farmers’ market*</div><div>g. commercial nursery and garden centre*</div><div>h. retail store*</div><div>i. coffee shop*</div><div>j. one accessory dwelling unit or, for a) to i) above, up to two dwelling units physically attached to the building containing the principal use.</div><div>k. community garden**</div><div>l. urban agriculture**</div></div>	650 square metres.	The maximum lot coverage of all buildings is 40%.	Zone updated to include farmers market, garden centre, retail, coffee shop, community garden, and urban agriculture to better reflect community’s vision for neighbourhood service in Quinsam Heights.



Current Zoning in Quinsam Heights



Secondary Dwellings



GENERAL DIRECTION

The Official Community Plan aims to encourage secondary suites and residences as a way to broaden housing choice, support more compact, walkable neighbourhoods, and increase affordability for both home owners and renters.

Throughout community consultations, we have heard:

- Secondary dwellings should be permitted on larger lots and areas that are close to transit and shops and services.
- Secondary dwellings should be permitted in the Quinsam Heights neighbourhood.
- Secondary suites are a good way to increase density and affordability while maintaining existing neighbourhood character.
- Regulations need to consider the size, quality of construction, character, parking and other issues to reduce impacts to existing neighbourhoods.

PROPOSED ZONING UPDATES

What do you think?

Complete a Feedback Form to let us know

1 IDENTIFY APPROPRIATE LOCATIONS & ZONES FOR SECONDARY DWELLINGS

- **Consider** allowing secondary dwellings in R1 zones across the City, but only on larger lots.
- Create a Secondary Dwelling Overlay Area within 300 metres (about 3-4 minute walk) of major transit corridors and major hubs (Downtown, Village Centres)
 - » Permit secondary suites or residences (where they would otherwise not be allowed) within the Overlay Area.
 - » For zones that already allow secondary suites or residence, **consider** removing the minimum lot size requirements within the Overlay Area.
- Update multi-family residential zones to allow secondary suites and/or residences to better reflect their original intent.

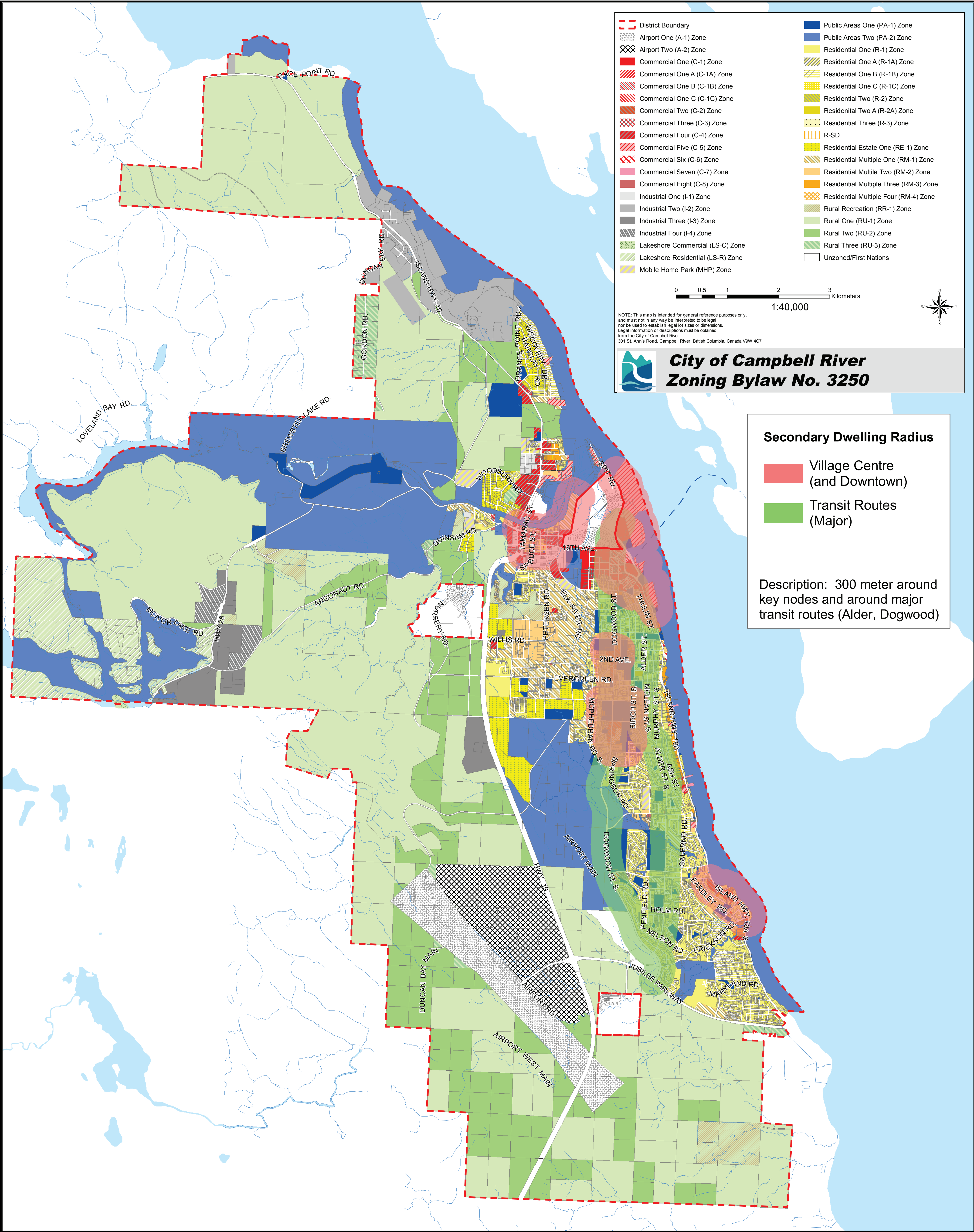
2 UPDATE SECONDARY DWELLING REGULATIONS:

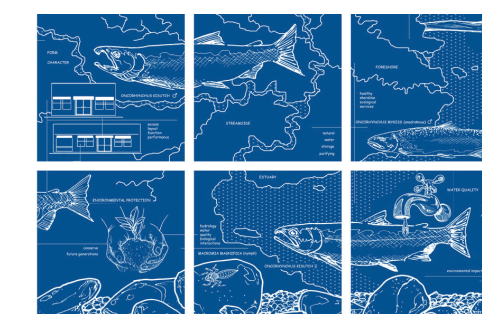
- Update secondary dwelling regulations to address community concerns related to parking, potential noise issues, size, access, etc.
 - » Explicitly linked secondary dwelling regulations to off-street parking regulations.
 - » Added a regulation to require homeowners to register a no-cost business license with the City with contact information in case of neighbour complaints.

Secondary Dwellings Overlay Area



Note: Any property covered partially by an overlay shall be treated as if it were wholly covered.





2 PROPOSED ZONING UPDATES: REGULATIONS

The following updates to existing regulations are proposed to address community concerns related to parking, noise impacts, size, etc.

Additions to existing regulations are shown below in blue.

SECONDARY SUITES

A secondary suite will be permitted in accordance with the following provisions:

- a. The maximum total floor area of the suite is 90 square metres;
- b. The total floor area of the suite is less than 40% of the habitable floor space of the building;
- c. The suite does not have more than 2 bedrooms;
- d. The suite is located within a building of residential occupancy containing only one other dwelling unit;
- e. The suite is located in and part of a building which is a single real estate entity;
- f. Off-street parking is provided in accordance with Off Street Parking Requirements (i.e., 2 spaces per single family dwelling, +1 per secondary suite); and
- g. The property owner registers a no-cost business license with the City with contact information in the case of complaints.

SECONDARY RESIDENCE

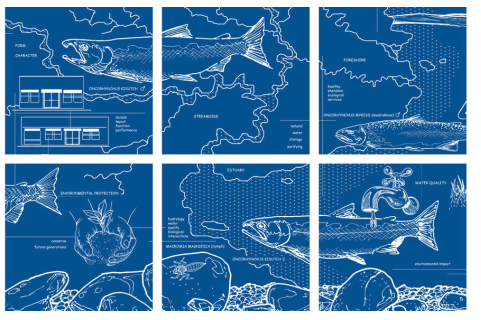
A secondary residence will be permitted in accordance with the following provisions:

- a. The maximum floor area, exclusive of garages or carports, is 90 square metres;
- b. The residence does not have more than two bedrooms;
- c. A minimum separation is provided 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 building containing a secondary residence is 7 metres;
- f. Off-street parking is provided in accordance with Off Street Parking Requirements (i.e., 2 spaces per single family dwelling, +1 per secondary residence); and
- g. The property owner registers a no-cost business license with the City with contact information in the case of complaints.

Commercial Zoning



Zoning Bylaw
REVIEW



GENERAL DIRECTION

There are a number of issues with current commercial zoning that will be addressed through this update:

- **Zoning in the Downtown and Village Centres is very similar.** To support appropriate uses in Village Centres and help reinforce the Downtown as the vibrant heart of the community, these uses will be differentiated.
- **Zoning is currently the same across the entire Downtown.** “Refresh Downtown” seeks to make the Downtown ‘development ready’ and focuses on the area west of Dogwood St. To support more vibrant activities in this core area of the downtown, uses will be differentiated from other areas of the downtown.
- **The C4 Commercial zone currently allows a wide range of commercial and industrial uses.** Creating new zones will help avoid incompatible uses throughout the community.
- **There are currently a number of high-intensity commercial and industrial activities near the estuary.** Zoning will be updated to better reflect the community’s vision for this area and to strengthen environmental protection (*see Estuary boards for details*).



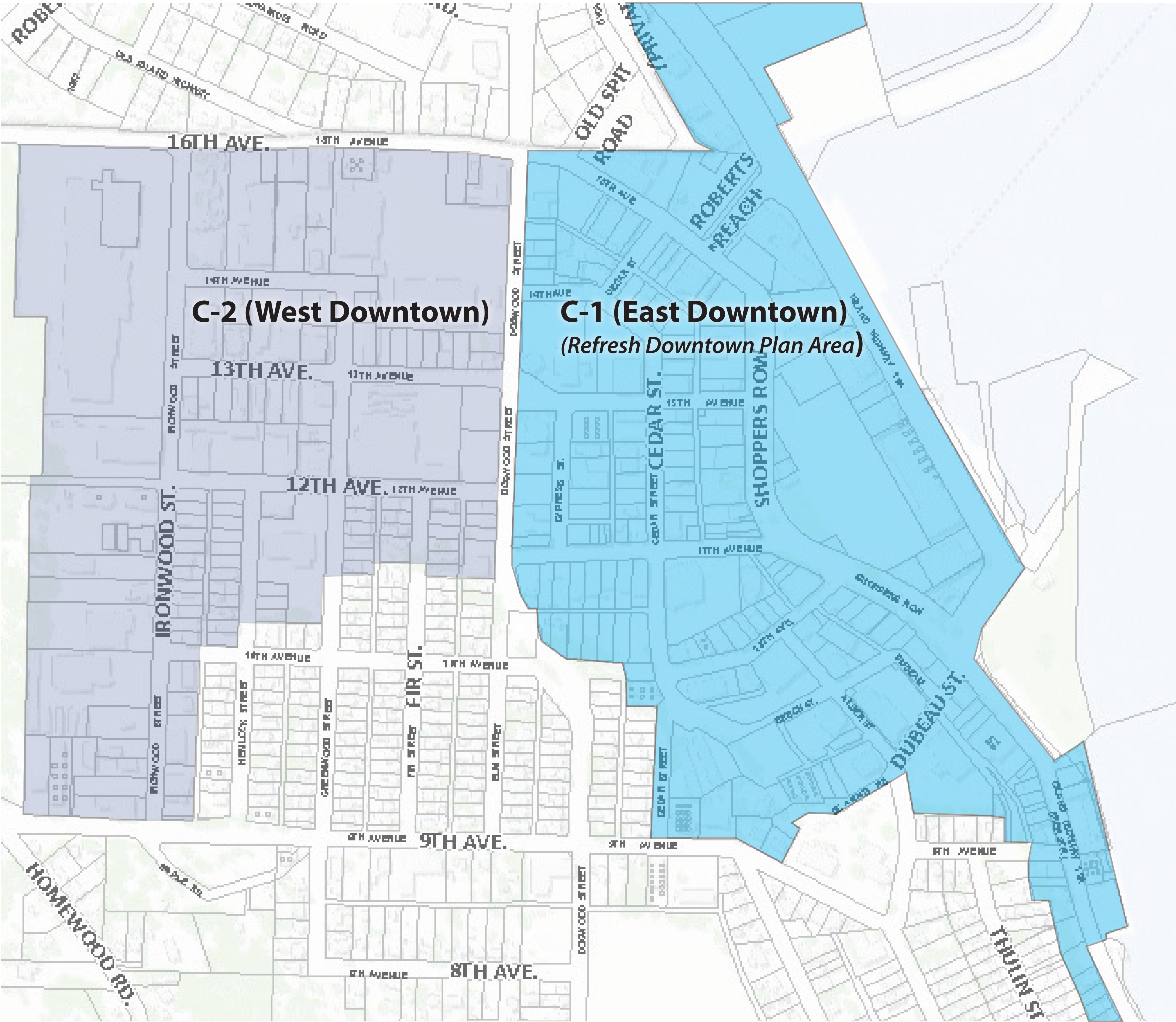
PROPOSED ZONING UPDATES

What do you think?

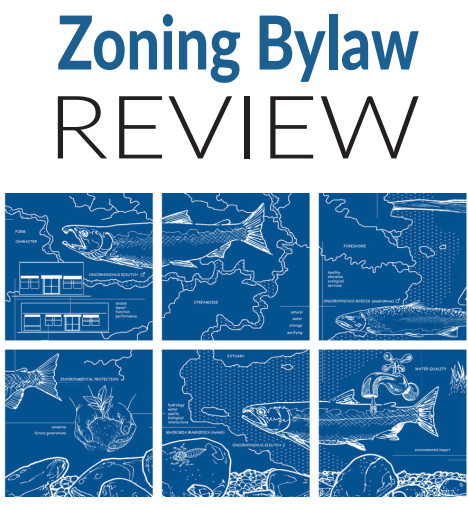
Complete a [Feedback Form](#) to let us know

1 DIFFERENTIATE ‘CORE’ DOWNTOWN COMMERCIAL

- Create a separate zone for commercial uses in the ‘core’ downtown area (west of Dogwood) from those in other areas:
 - » **New C-1 (East Downtown):** retail, services, and high density residential uses with active ground floor uses that support a vibrant, walkable downtown core.
 - » **New C-2 (West Downtown):** retail, services, and high density residential uses that are still appropriate for the downtown but may have less active ground floor uses (such as auto repair, ground floor medical offices, etc.)



Revised Commercial Zones



The following provides an overview of permitted uses in the new C-1 (East Downtown) and new C-2 (West Downtown) zones.

~~Strikethrough text~~ = removed use
Blue text = added use

NEW C-1 (EAST DOWNTOWN)

- adult learning centre
- apartment
- ~~automobile sales~~
- bus terminal
- cinema, theatre
- church, temple or other house of worship or religious institution
- coffee shop, without drive-through
- community garden
- community hall or centre
- community care and/or social care facility
- concession stand
- convenience store
- craft brewing
- entertainment centre
- escort service or massage parlor
- financial institution
- ~~funeral parlour~~
- ~~gas station~~
- health services or fitness centre
- hotel
- licensed facility, licensee retail store
- library
- medical clinic, dental clinic
- ~~merchandise service establishment (ie., home appliance sales)~~
- mixed use commercial/residential buildings.
- motel
- office
- parking lot, parking structure
- personal service establishment
- police facility, fire station, search and rescue facility, disaster services centre
- ~~printing and publishing services~~
- restaurant, without drive-through
- retail store
- ~~self-storage units~~
- small equipment sales, rental, and repair
- urban agriculture, with the exception of bee keeping
- vehicle rental
- veterinary clinic

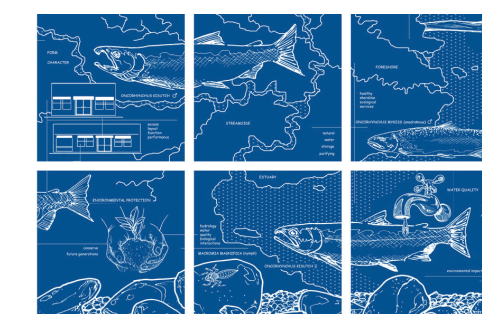
NEW C-2 (WEST DOWNTOWN)

- adult learning centre
- ancillary building for equipment storage
- apartment
- artisan shop (manufacturing and sale of artisan goods)
- auction
- automobile sales
- auto repair shop (minor repair shop)
- bus terminal
- car wash (previously only allowed on select lots)
- cinema, theatre
- church, temple or other house of worship or religious institution
- coffee shop, without drive-through
- community garden
- community hall or centre
- community care and/or social care facility
- concession stand
- convenience store
- craft brewing
- education and adoption centre
- entertainment centre
- escort service or massage parlor
- financial institution
- funeral parlor
- gas station
- health services or fitness centre
- hotel
- licensed facility, licensee retail store
- lumber yard (previously only allowed on select lots)
- library
- merchandise service establishment (ie., home appliance sales)
- medical clinic or dental clinic
- mixed use commercial/residential buildings.
- motel
- office
- parking lot, parking structure
- personal service establishment
- police facility, fire station, search and rescue facility, disaster services centre
- printing and publishing
- restaurant, without drive-through
- retail store
- self storage units within an enclosed building
- storage yard
- small equipment sales, rental, and repair
- urban agriculture, with the exception of bee keeping
- vehicle rental
- veterinary clinic

Commercial Zoning



Zoning Bylaw
REVIEW



PROPOSED ZONING UPDATES

What do you think?

*Complete a Feedback
Form to let us know*

2

DIFFERENTIATE DOWNTOWN COMMERCIAL FROM VILLAGE CENTRES

- Consolidate two very similar Village Centre zones into a single zone (new C-3) that is clearly differentiated from downtown commercial.
 - » ***New C-3 (Retail Commercial / Village Centre)***: retail and services to support Village Centres throughout the city. These uses are differentiated from downtown commercial by having lower building heights, less density, and uses that are more oriented to the public than to business customers.

3

UPDATE THE C-4 ZONE TO REDUCE INCOMPATIBLE USES

- Update the C-4 zone to remove sub-zones and limit to 'service commercial' uses.
 - » ***New C-4 (Service Commercial)***: uses that fall between retail and light industrial in terms of scale and impacts, and are more vehicle oriented.
- Adjust zoning of existing C-4 properties to the new C-3 (Retail Commercial / Village Centres), new C-4 (Service Commercial), or I1 (Light Industrial) based on the best fit for the existing land use and compatibility with adjacent properties.

See the corresponding map proposed rezonings.



How does this affect existing property owners?

In general, we have worked to **minimize negative impacts** of changes to the Zoning Bylaw.

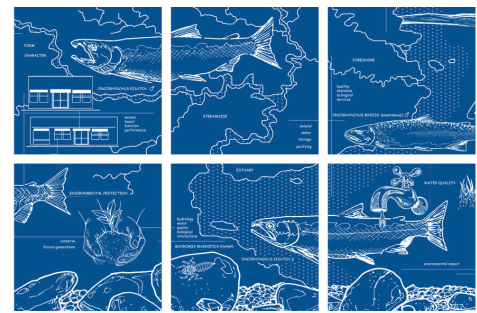
Where zoning is proposed to change, the **new zoning usually allows the same or similar uses and development potential**.

In a few cases, zoning changes will make properties **non-conforming**, meaning that they can continue operating and can renovate, repair, and maintain their building and business, but may not substantially expand their business nor building. In these cases, the new zone generally provides for **higher land value** than the previous one (i.e. where it can potentially benefit the landowner).

Revised Commercial Zones



Zoning Bylaw
REVIEW



The following provides an overview of permitted uses in the new C-3 (Retail Commercial / Village Centres) and new C-4 (Service Commercial) zones.

~~Strikethrough text~~ = removed use

Blue text = added use

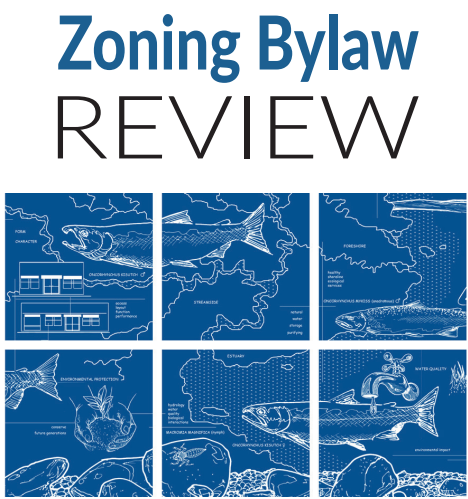
NEW C-3 (VILLAGE CENTRES)

- ~~adult learning centre~~
- automobile sales
- apartment
- church, temple or other house of worship or religious institution
- ~~cinema, theatre~~
- coffee shop, without drive-through
- commercial nursery
- community garden
- community care and/or social care facility
- community hall or centre
- convenience store
- entertainment centre
- ~~escort service or massage parlor~~
- financial institution
- funeral parlor
- garden centre
- gas station
- health services or fitness centre
- hotel, only within Willow Point commercial area
- licensed facility, licensee retail store
- merchandise service establishment (ie., home appliance sales)
- medical clinic or dental clinic, within a certain size (TBD)
- mixed use commercial/residential buildings
- motel, only within Willow Point commercial area
- office, within a certain size (TBD)
- personal service establishment
- police facility, fire station, search and rescue facility, disaster services centre
- printing and publishing
- restaurant, without drive-through
- retail store
- ~~self-storage units within an enclosed building~~
- small equipment sales, rental, and repair
- urban agriculture, with the exception of bee keeping
- ~~vehicle rental~~
- veterinary clinic

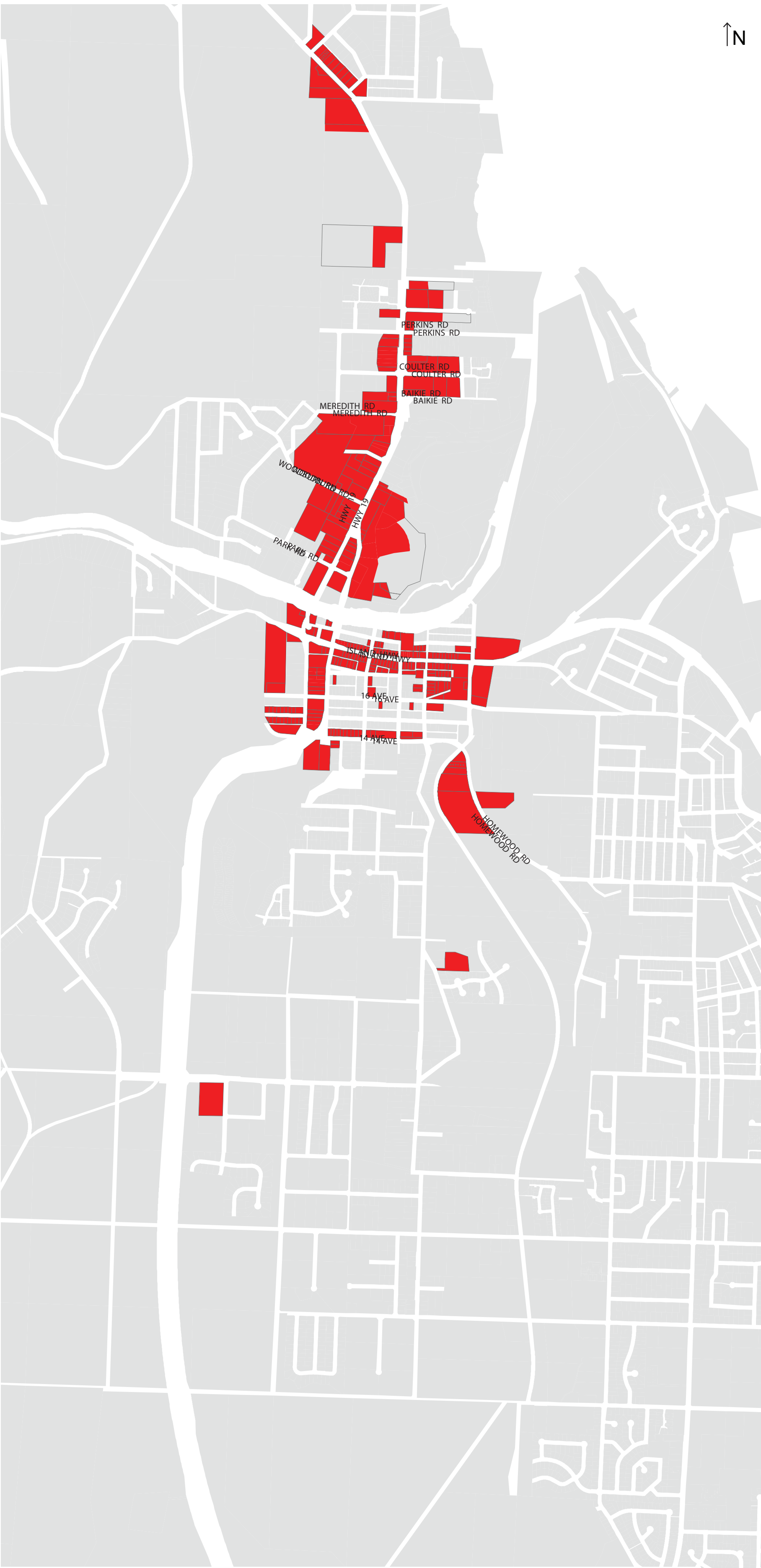
NEW C-4 (SERVICE COMMERCIAL)

- accessory dwelling unit
- ~~adult learning centre~~
- ancillary building for equipment storage
- animal shelter
- apartment
- artisan shop (manufacturing and sale of artisan goods)
- auction
- automobile sales
- auto body repair shop
- auto repair shop
- bus terminal
- car wash
- ~~cinema, theatre~~
- coffee shop, with or without ancillary drive-through
- ~~community care and/or social care facility~~
- ~~community hall or centre~~
- commercial nursery
- community garden
- convenience store
- ~~entertainment centre~~
- ~~escort service or massage parlor~~
- funeral parlor
- ~~freight transfer depot~~
- garden centre
- gas station
- ~~health services or fitness centre~~
- ~~heavy equipment and materials sales, rental, and repair~~
- hotel
- kennel
- light industry (75% or less of the total floor area)
- lumber yard
- merchandise service establishment (ie., home appliance sales)
- ~~mixed use commercial/residential buildings~~
- motel
- non-motorized outdoor recreation (only on 1299 Homewood Road)
- parking lot or structure
- ~~personal service establishment~~
- plumbing, heating, or electrical sales
- police facility, fire station, search and rescue facility, disaster services centre
- ~~printing and publishing~~
- ~~restaurant, without drive-through~~
- restaurant, drive-through
- retail store
- self storage units within an enclosed building
- storage yard, as an accessory use
- small equipment sales, rental, and repair
- urban agriculture, with the exception of bee keeping
- vehicle rental
- ~~veterinary clinic~~
- warehouse, as an accessory use
- wholesale sales

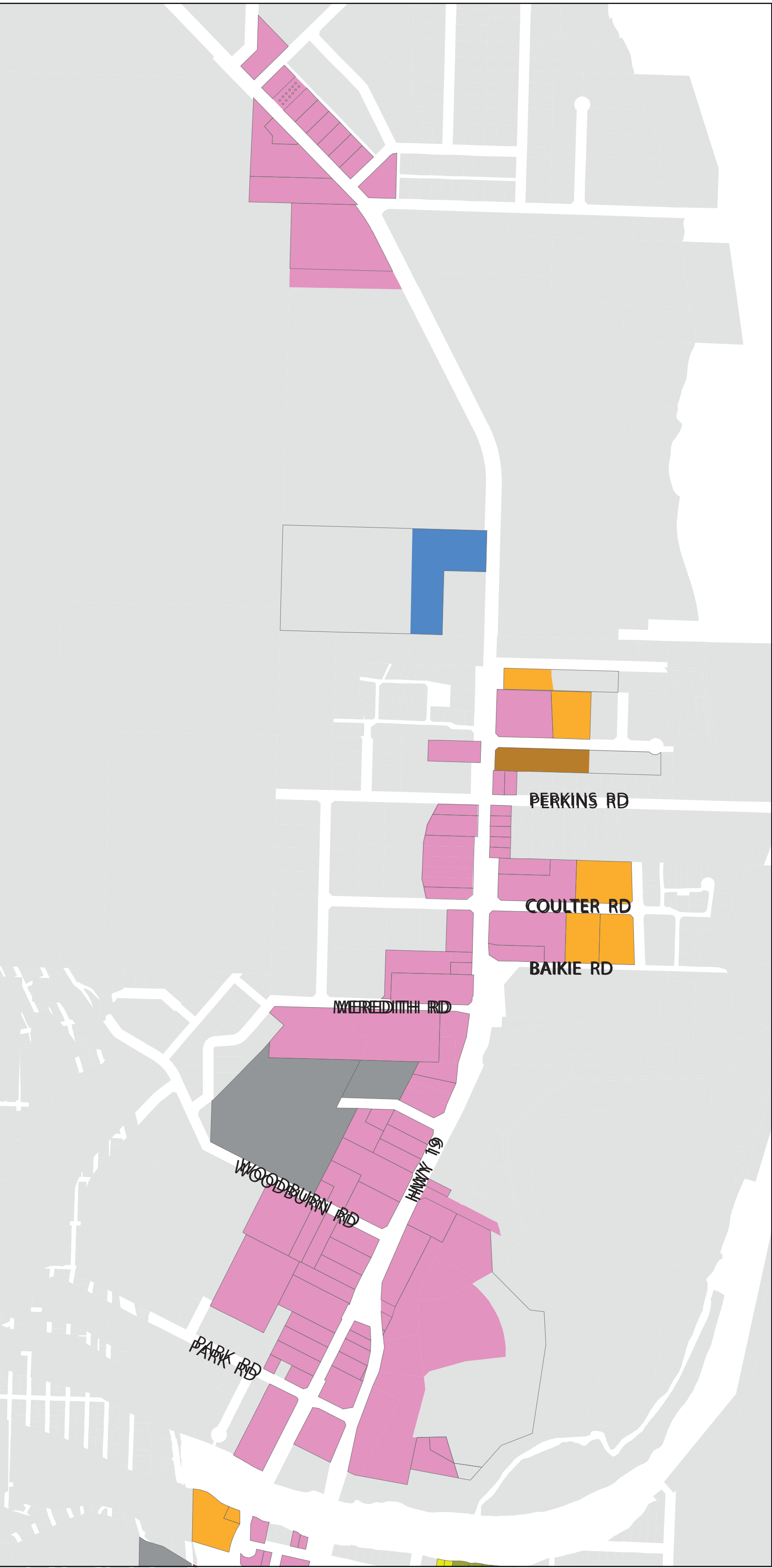
Proposed Changes to C-4 Zones



EXISTING C-4 ZONING



PROPOSED UPDATED ZONING (NORTH)



PROPOSED UPDATED ZONING (SOUTH)



Legend (existing C4 zoning)

- Property Parcel Outline
- C4, C4A, or C4B Zoning

Legend (updated zoning)

- New C3 (Retail Commercial / Village Centres)
- New C4 (Service Commercial)
- I1 (Industrial)
- R1 (Single Family Residential)
- C6 (Tourist Accommodations)
- RM-1 (Multi-Family Residential)
- RM-3 (Multi-Family Residential)
- RU-2 (Rural - Unserved Residential)

GENERAL DIRECTION

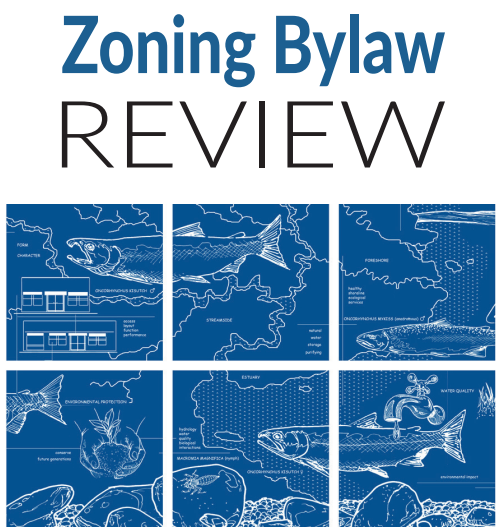
- Currently, zoning in the estuary is varied, allowing residential as well as some higher intensity commercial and industrial uses.
- The Official Community Plan and the Estuary Management Plan emphasize the area as an important sensitive habitat but also a desirable area for development. They propose higher density and a mix of uses that are appropriate to the sensitive environment.
- The purpose of changing regulations adjacent to the estuary is to reduce risks to the environment, and to reduce risks associated with floods and related disasters, while still allowing some development that is appropriate for the area.
- **The general approach is to gradually shift away from industrial uses, encourage new uses that have fewer environmental risks (i.e. limited commercial, and residential), and to manage existing and new uses more closely in order to minimize the potential for environmental impacts.**

SOCP DIRECTION

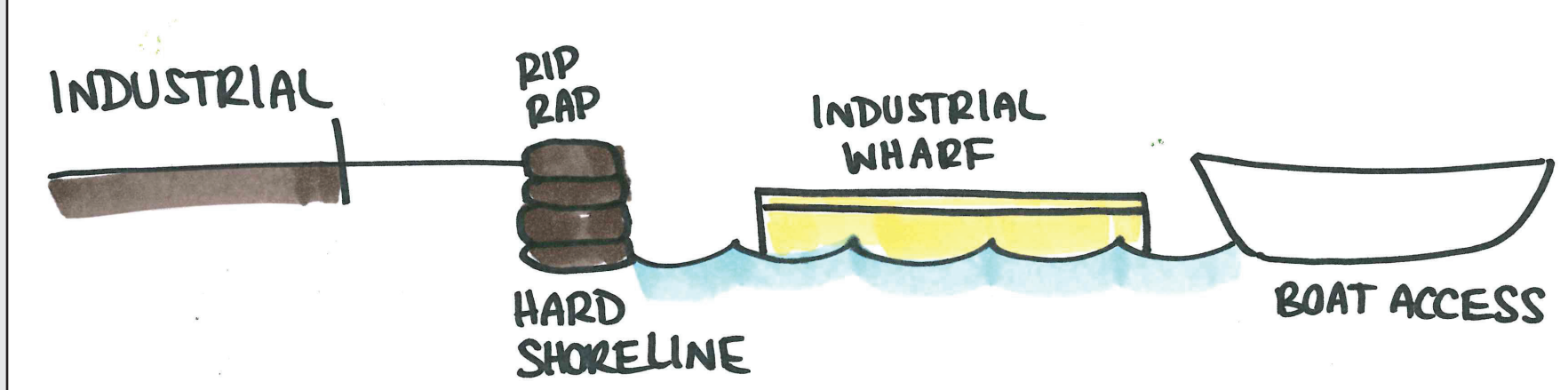


- The estuary is designated as **Green and Protected Lands**, with upland areas designated as Neighbourhood, Village Centre, and Business and Industrial Service Centre.
- Estuary lands are subject to **Development Permit Area Guidelines** that support habitat preservation, pollution prevention, and require a 30 metre vegetated buffer.
- Development of lands near downtown and adjacent the estuary is to be **promoted as a catalyst for downtown revitalization**.
- **Height and density relaxations** may be provided on parcels that protect natural areas on a portion of the site.



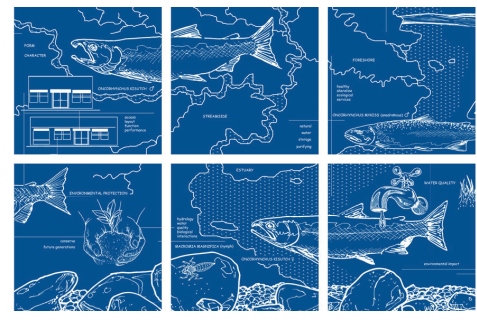
Potential Futures for the Estuary



The following provides an overview of three scenarios for the estuary to explain how the recommended approach compares to the status quo situation (if current uses were to continue) as well as the ideal situation for the environment (little to no development). This balanced approach aims to reduce environmental impacts and achieve realistic changes over time.

	STATUS QUO	IDEAL	BALANCE (RECOMMENDED APPROACH)
OVERVIEW	<div></div> <ul style="list-style-type: none">Industrial land uses with required 30-meter setbackIndustrial / commercial boat accessHard shoreline (rip rap)	<div></div> <ul style="list-style-type: none">No development or lower impact development (residential) with required 30-meter setbackNo access to the waterfront, no boat accessNatural shoreline	<div></div> <ul style="list-style-type: none">Lower impact development (residential) with required 30-meter setbackAccess to the waterfront for recreation onlyCombination of hard shoreline (rip rap) and natural shoreline
PROS	<ul style="list-style-type: none">No impact to existing landowners and businesses	<ul style="list-style-type: none">Minimum environmental impact from land uses and restricted human accessMaximum environmental restoration (natural shoreline, more permeable surfaces)Natural shoreline less susceptible to flooding and sea level rise	<ul style="list-style-type: none">A unique residential opportunity with direct recreational access to the waterfrontSome environmental restoration (native vegetation buffer, potentially some natural shoreline enhancement)Less impact than existing uses (i.e., less pollutants, more permeable surfaces)
CONS	<ul style="list-style-type: none">Environmental impacts from industrial and marine usesHard shoreline more susceptible to flooding and sea level rise	<ul style="list-style-type: none">Little incentive for change in land use (i.e., there are easier areas to develop), change would be very slow, if at allNatural shoreline restoration expensive, would require City funding as well as developers	<ul style="list-style-type: none">Requires unique incentives (i.e., allowing a recreational marina) to encourage a change in land use and more environmental restoration, and these incentives would have some environmental impactsWill likely remain mostly a hard shoreline which is more susceptible to flooding and sea level rise





PROPOSED ZONING UPDATES

What do you think?

Complete a Feedback
Form to let us know

1 CREATE A CUSTOM ZONE FOR PROPERTIES SURROUNDING THE ESTUARY

- Create a new zone and rezone properties adjacent to the estuary (see map):
 - » *New RM-E (Estuary Multi-Family Residential):* Allows medium to higher density residential as well as recreational marina use.

How does this new zone support the estuary?



By allowing a recreational marina, the zone offers **a unique residential option to encourage redevelopment** (waterfront residential with its own recreational marina).

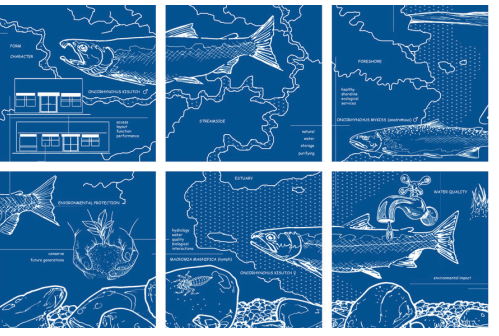
By creating a medium density zone, residential development can **support transit and allow more people to live near the water**. Medium density residential can actually have less environmental impact than low density residential (such as single family homes) as it **allows greater regulation** of things like landscaping and access to the water.

By offering density bonusing and reduced parking requirements, the City can **encourage redevelopment and accompanying environmental restoration**.

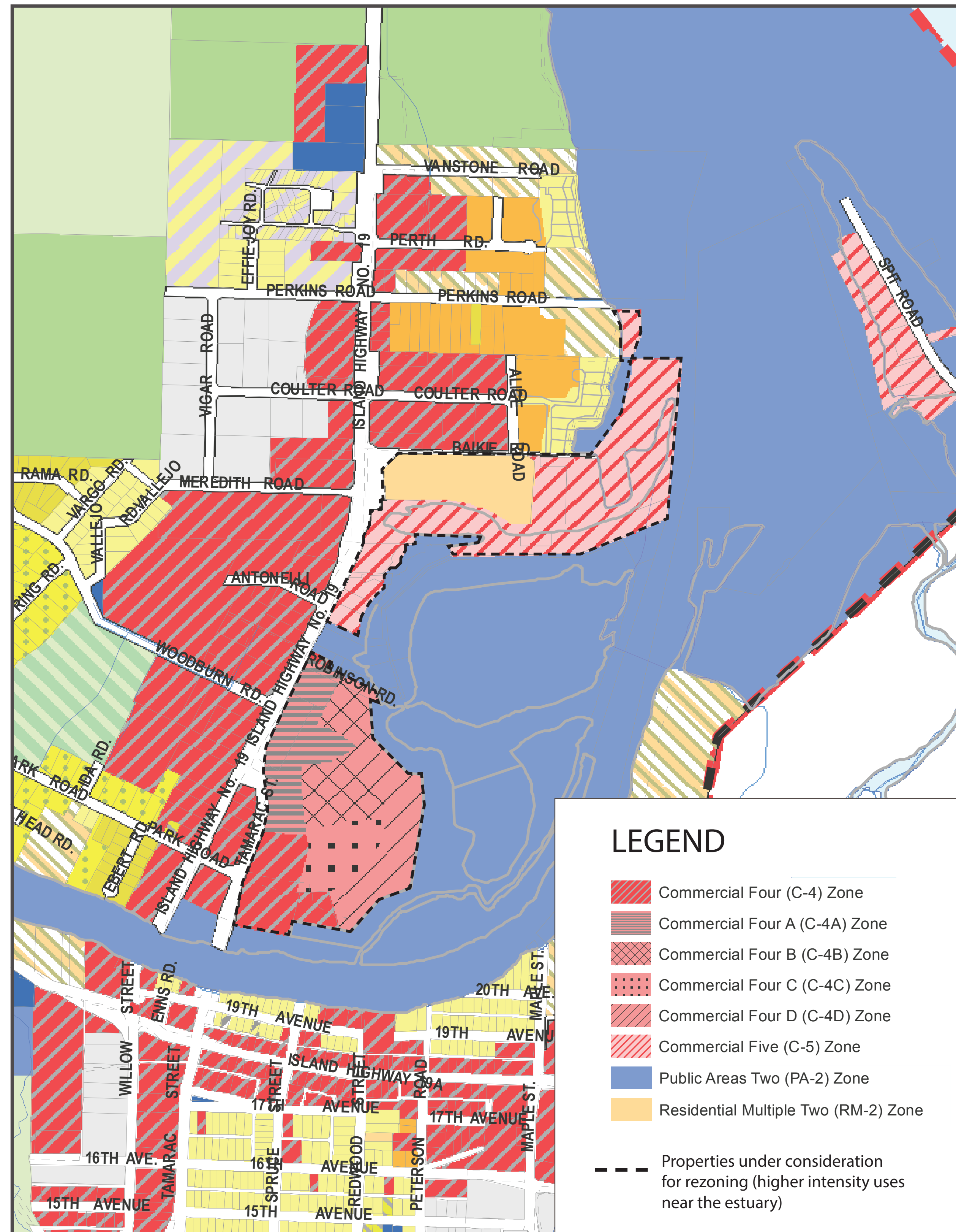
By changing the zoning from what it is now, there will be **fewer environmental impacts** from industrial uses and the land values will increase, encouraging redevelopment.



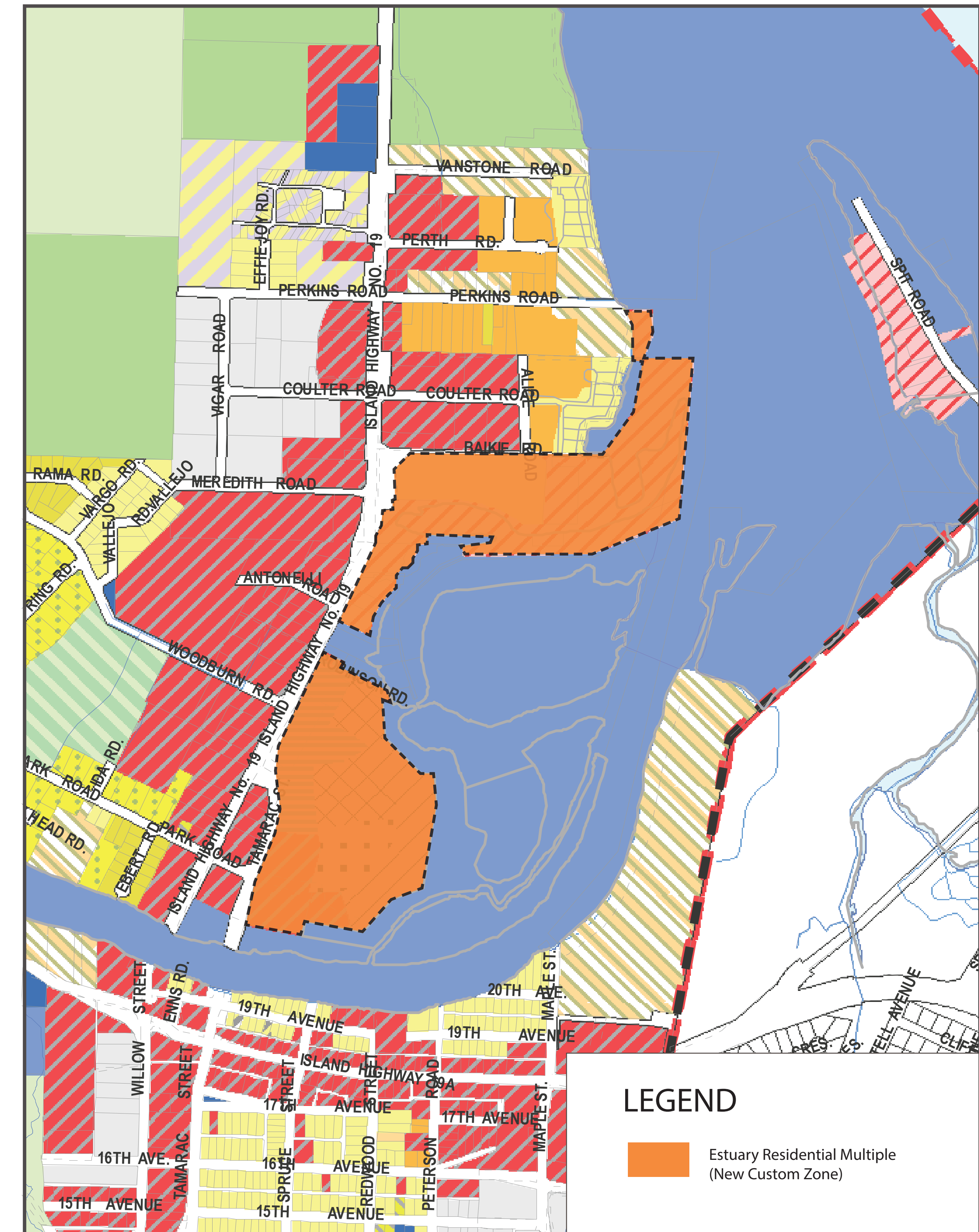
Proposed Rezoning for the Estuary

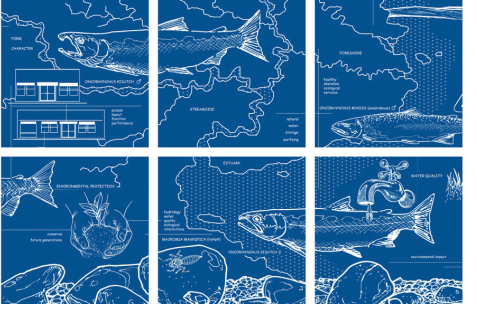


CURRENT ZONING



PROPOSED NEW ZONING





GENERAL DIRECTION

Existing Zoning regulations limit agriculture to established areas:

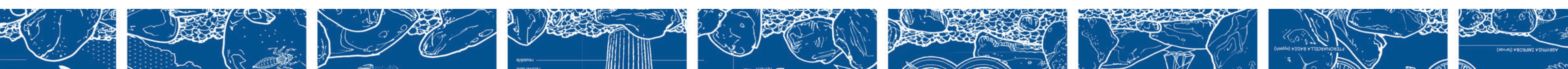
- Within the Agricultural Land Reserve and other established agricultural areas;
- Livestock are limited to Rural Zones and to a more restricted extent, the Quinsam Heights neighbourhood and Rural Recreation zones.

The City's Agriculture Plan (2011) provides a vision for agriculture in Campbell River to support the local economy and local food security in a sustainable way.

- In addition to the 5,000 hectares of land in the Agricultural Land Reserve, and other significant farming areas, it **identified other opportunities to support urban agriculture and hobby farms** throughout the City.

Through **conversations with community members**, it became clear that the City's Zoning Bylaw should be revised to better support urban agriculture, specifically:

- Address regulations for apiary (bee-keeping)
- Change the definition of agriculture and add a definition for urban agriculture
- Consider fencing requirements for urban agriculture
- Consider a City registry for urban agriculture
- Clarify that a greenhouse is permitted as an ancillary building



PROPOSED ZONING UPDATES

What do you think?
Complete a Feedback
Form to let us know

1 UPDATE GENERAL REGULATIONS TO SUPPORT URBAN AGRICULTURE

- Update definitions for ‘agriculture’ and ‘ancillary buildings’ and add definitions for ‘community gardens’ and ‘urban agriculture’
- Update General regulations for ‘urban agriculture (including keeping of hens and bees), ‘keeping of livestock’, ‘community gardens’, ‘fencing, retaining walls, and screening’, and ‘home-based businesses’

2 UPDATE ZONES TO SUPPORT URBAN AGRICULTURE

- Add ‘urban agriculture’ as a permitted use in all Public Areas, Residential, Commercial, and Industrial zones
 - » Because it may have some risks, the ‘bee keeping’ aspect of ‘urban agriculture’ will be restricted to less dense residential zones and not allowed in Public Areas, higher density Residential zones, or Commercial or Industrial zones.
- Add ‘community gardens’ as a permitted use in all Public Areas, Residential, Commercial, and Industrial zones.

The following updates to definitions are proposed to support urban agriculture throughout the City. Additions to existing regulations are shown below in blue.

“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.

“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, greenhouses, storage sheds, workshops, detached garages and carports, but excludes agricultural buildings and structures or temporary dwelling units, which are otherwise regarded as principal uses.

“COMMUNITY GARDEN” means the recreational growing of plants, on a publicly or privately owned parcel, including by persons who do not reside on the parcel, and does not include the growing and subsequent sale of produce for commercial purposes.

“URBAN AGRICULTURE” means the cultivation, processing or distribution of food on lots not zoned explicitly for agriculture or rural uses. This can include community and rooftop gardens; urban farms; hydroponics; aquaponics; and the keeping of bees and hens. The cultivation, processing or distribution of marijuana or food products containing marijuana is not included in “urban agriculture”.

