City of Campbell River

BYLAWS

Zoning Bylaw No. 3250, 2006
Consolidated to Bylaw 4021, 2026
Last Amended: October 1, 2026



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.

Project No.	Bylaw #	Effective Date	Type
07-069	3318, 2007 (780 Nicholl Rd)	Nov 6/07	Map Amendment
07-075	3321, 2007 (4585 Discovery Dr)	Nov 27/07	Map Amendment
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 (630 Evergreen Rd)	Jan 8/08	Map Amendment
07-098	3329, 2007 (2905 S Dogwood St	Feb 4/08	Map Amendment
08-001	3331,2008 (281 Thulin St)	Mar 4/08	Map Amendment
08-005	3337, 2008 (Jubilee Parkway)	Apr 22/08	Map Amendment
08-012	3340, 2008 (3044 Effie Joy Rd)	Apr 22/08	Map Amendment
08-018	3342, 2008 (695 Shellbourne Blvd)	May 27/08	Map Amendment

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07-071	3320, 2007 (Text & Map Amendments for the North Campbell River Estuary Area Smart Growth Plan)	May 27/08	C-4 & C-5 Text Amendments
08-032	3346, 2008	June 24/08	Text & Map Amendments
08-035	3348, 2008 – Text Amendment for 904 Ironwood St	July 29/08	Sec. 5.3.1 Text Amendment
08-042	3351, 2008 2175 Campbell River Road	Aug 12/08	Map Amendment
08-034	3347, 2008 – Map & Text Amendment for 371-391 Island Highway	Aug 26/08	Text Amendment to 5.34.12 & Map Amendment
08-053	3358, 2008 – Map Amendment 4380 Discovery Dr	Sep 30/08	Map Amendment
08-061	3364, 2008 – Map & Text Amendment for 1981 19th Avenue	Nov 25/08	Text & Map Amendment to 5.25.8 “Conditions of Use”
08-071	3369, 2008 – Text Amendment for 621 Island Highway	Dec 9/08	Text Amendment to Sec. 5.21.1 – add s)
08-057	3361, 2008 – Map Amendment – 540 Alder Street	Jan 20/09	Map Amendment
08-068	3367, 2008 – Map Amendment – 480/484 Hilchey Road	Jan 20/09	Map Amendment
09-001	3370, 2009 – Map Amendment – 570 Island Highway	Mar 10/09	Map Amendment

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09-009	3376, 2009 – Map Amendment – 1941 19th Ave	Apr 28/09	Map Amendment
09-017	3386, 2009 – Map Amendment - 566 Alder St	Sep 22/09	Map Amendment
09-026	3394, 2009 – Text Amendment for Sec. 5.3.1, 5.4.1, 5.5.1 & 5.6.1	Nov 17/09	Commercial zones
09-007	3373, 2009 – Map Amendment – 1951 Antonelli Rd & 1853 Meredith Rd	Jan 19/10	Map Amendment
09-031	3396, 2009 – Text Amendment for App 2: Sec. 4.0 & 5.33.1 Map Amendment – 1623 Perkins Rd	Jan 19/10	RM-3 zone & Map Amendment
09-038	3408, 2009 – Map Amendment – 3044 Effie Joy Road	Feb 2/10	Map Amendment
09-024	3406, 2009 – Map Amendment around CR Airport	Mar 9/10	Map Amendment
09-024	3406, 2009 Map Amendment – TimberWest/Airport Land	Mar 16/10	Map Amendment
09-028	3399, 2009 – Numerous Text Amendments	Mar 16/10	Text Changes throughout entire Schedule A - Text
10-002	3410, 2010 – Map Amendment 181-191 Larwood Rd	Aug 10/10	Map Amendment

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09-036	3407, 2009 – Map Amendment- 344 Hilchey Rd	May 18/10	Map Amendment
10-005	3412, 2010 – Map Amendment -701 Alder St	May 18/10	Map Amendment
10-019	3414, 2010, Txt Amendment – animal shelter 385 Dogwood St	May 18/10	Map Amendment
10-041	3433, 2010 - Map Amendment – 644 Island Hwy	Nov 23/10	Map Amendment
10-048	3439, 2010 – Map Amendment – 328 S. Alder St.	Jan 14/11	Map Amendment
10-051	3443, 2010 – Map Amendment - 303 Jacqueline Rd	Feb 1/11	Map Amendment
11-006	3452, 2011 – Map Amendment – 991 Westmore Rd	Jun 14/11	Map Amendment
11-014	3457, 2011 – Map Amendment – 591 9th Ave	Jun 28/11	Map Amendment
11-015	3458, 2011 – Map Amendment – 2345 S Isl Hwy	Aug 16/11	Map Amendment
08-069	3401, 2009 – Text & Map Amendment	Sep 13/11	Sec. 5.39 Jubilee Heights Neighbourhood & Map Amendments
11-033	3462, 2011 – Text Amendment	Oct 25/11	Sec. 5.3.1 – Commercial One Permitted Uses.
11-034	3465, 2011 – Map Amendment -327 Hilchey Rd	Nov 8/11	Map Amendment

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11-050	3471, 2011 – Text Amendment	Feb 7/12	C-1, Sec. 5.3.1 added hh)
12-014	3482, 2012 – Map Amendment 2142 Willis Rd	Jun 26/12	Map Amendment
12-042	3496, 2012 – Map Amendment 501, 503, 585 & 291 Island Hwy	Nov 6/12	Map Amendments
12-033	3492, 2012 – Map Amendment 100 S. Murphy St	Dec 18/12	Map Amendment
12-050	3497, 2012 – Txt Amendment	Feb 19/13	Definitions, C-2, C-4 & I-1 Pet Services
13-003	3503, 2013 – Map Amendment	Apr 23/13	Map Amendment: 636 Nicholls Rd
13-009	3505, 2013 – Txt Amendment	May 7/13	Txt Amendment: C-4, Sec. 5.9.10; 1054 S Island Hwy
12-038	3494, 2012 – Txt Amendment	May 28/13	Txt Amendment: Sec. 4. Definitions & Sec. 4.17 Fences, Retaining Walls & Screening
13-021	3508, 2013 – Map Amendment	Jun 11/13	Map Amendment: RE-1 to R-1A, 4160 Discovery Dr.
13-030	3514, 2013 – Map Amendment	July 23/13	Map Amendment: R1 to R3, 741 Alder St.
13-042	3521, 2013 – Txt Amendment	Nov 5/13	Txt Amendment: R-2, Replaced 5.28.1; 5.28.2; R-3, Replaced 5.30.1; 5.30.2
13-044	3530, 2013 – Txt Amendment	Dec 3/13	Txt Amendment: C-4, Sec. 5.9.1 added (kk)
13-057	3531, 2013 – Txt Amendment	Dec 17, 2013	Txt Amendment: Gen. Provisions, added (k) & (l) Hens

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13-061	3537, 2014 – Txt Amendment	Feb 18, 2014	Txt Amendment: C-1, Sec. 5.3.1 added (ii)
13-067	3540, 2014 – Txt Amendment	Mar 18, 2014	Txt Amendment: C-8, Added Sec. 5.13.1.1
14-010	3544, 2014 – Map Amendment for 70 South Dogwood Street	May 13, 2014	Map Amendment
14-016	3556, 2014 – Map Amendment for 81 Murphy Street	July 22, 2014	Map Amendment
14-027	3560, 2014 – Map Amendment for 1020 South Alder Street	August 26, 2014	Map Amendment: R-1 and R-1B to RM-1
14-023	3563, 2014 – Map Amendment	September 16, 2014	Map Amendment: RM-3 to RM-1 for 2991 North Beach Drive
14-028	3564, 2014 – Map Amendment	September 16, 2014	Map Amendment: R-1 to R-2 for 640 Thulin Street
14-031	3565, 2014 – Map Amendment	September 16, 2014	Map Amendment: R-1 to R-1A for 1827 Cheviot Road
14-006	3542, 2014 – Map Amendment	November 18, 2014	Map amendment: R-1 to R-2 for 910 9th Ave
6700-30 ZBRTDw	3573, 2014 – Text Amendment	November 18, 2014	Text Amendment: Added subsection (c) to section 4.8 Occupancy During Construction.
14-054	3568, 2014 – Map Amendment for 2284 Galerno Rd.	February 10, 2015	Map Amendment, R-1 to R-1A

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13-052	3534, 2014 – Text Amendment	March 9, 2015	Text Amendment: added subsection (ll) to section 5.9.1 for 2460 Island Highway
15-010	3581, 2015 – Map Amendment for 3944 Barclay Rd.	June 9, 2015	Map Amendment: RE-1 to R-1B
15-037	3591, 2015 – Map Amendment for 415 5th Avenue	November 23, 2015	Map Amendment: R-1 to PA-1
15-046	3596, 2015 – Map amendment for 891 Kalmar Rd.	January 25, 2016	Map Amendment: R-1 to R-1A
15-058	3598, 2015 – Map amendment for 129 Westgate Road	January 25, 2016	Map Amendment: PA-1 to R-2
15-056	3597, 2016 – Text Amendment	January 25, 2016	Text Amendment: to sections s.3.3 and s.5.5.1
15-056	3602, 2015 – Text Amendment	February 9, 2016	Text Amendment: to sections s.3.3, s.5.3.1, s.5.4.1, s.5.5.1, and s.5.6.1
16-006	3616, 2016 – Text Amendment	May 9, 2016	Text Amendment to s.3.3. and adds a new section 5.23
16-006	3612, 2016 Map Amendment for crown lease area adjacent to 4065 Discovery Drive	May 9, 2016	Map Amendment: PA-2 to PA-3
16-019	3623, 2016 Text Amendment	May 24, 2016	Text Amendment to s.3.3 and s.4.1

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ZON00002	3629, 2016 Map Amendment for 1521 & 1581 Vanstone Road	September 19, 2016	Map Amendment: RM-1 to R-1
ZON00007	3639, 2016 Text Amendment	October 24, 2016	Text Amendment to s.3.3, s.5.1.1, s.5.2.1 and s.5.15.1
15-015	3626, 2016 Map Amendment	November 7, 2016	Map Amendment: PA-2 to R-1B
OCZ00001	3628, 2016 Map Amendment for unaddressed Quinsam Coal Mine Extension	November 7, 2016	Map Amendment: To I-3
ZON00013	3651, 2017 Text Amendment	February 20, 2017	Text Amendment to s.3.3 and s.4.21
ZON00010	3645, 2017 Text Amendment to add a new zone (R-SD) Map Amendment for 2141 Forest Grove Dr.	March 6, 2017	Text Amendment: Addition of R-SD as s.5.27 Map Amendment: R-1 to R-SD
ZON00011	3646, 2017 Map Amendment for 661 Dogwood St.	March 27, 2017	Map Amendment: To R-2
ZON15-060	3659, 2017 Map Amendment for 200 Nikola Road	April 10, 2017	Map Amendment: Northern area of lot to RM-1
ZON00004	3631, 2016 Text Amendment	April 10, 2017	Text Amendment: Addition of s.5.24.1(c)

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ZON00014	3652, 2017 Map Amendment for 1550 Island Highway South	April 24, 2017	Map Amendment: To R-1A
P17-5-ZON	3654, 2017 Map Amendment for 1822 Island Highway South	April 24, 2017	Map Amendment: To R-1A
P17-1-ZON	3656, 2017 Map Amendment for 134 Country Aire Drive	April 24, 2017	Map Amendment: To R-1A
P17-19-ZON	3661, 2017 Text Amendment	April 24, 2017	Text Amendment to s.3.3 and s.4.1(b)
ZON00009	3644, 2017 Map Amendment for 1430 Island Highway South	June 6, 2017	Map Amendment To RM-3
P17-23-ZON	3662, 2017 Map Amendment for 710 9th Avenue	June 6, 2017	Map Amendment To R-2
P17-24-ZON	3663, 2017 Map Amendment for 2200 Shetland Road	July 10, 2017	Map Amendment To RR-1
ZON00008	3641, 2017 Map Amendment to portion of an unaddressed lot off of Jubilee Parkway	July 10, 2017	Map Amendment To portion of lot zoned R-1 and RM-1
ZON00012	3650, 2017 Map Amendment for 600 Maryland Road	November 20, 2017	Map Amendment To RM-1

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P17-26-ZON	3665, 2017 Map Amendment for 570 Old Petersen Road	July 24, 2017	Map Amendment To R-1A
P17-28-ZON	3660, 2017 Text Amendment	August 14, 2017	Text Amendment to s.5.32.3, s.5.33.3, s.5.34.3, s.5.35.3
P17-40-ZON	3670, 2017 Map Amendment for 109 Larwood Road	August 14, 2017	Map Amendment To R-1B
P17-73-ZON	3673, 2017 Map Amendment for 531 9th Avenue	September 18, 2017	Map Amendment To RM-4
P17-84-ZON	3686, 2017 Map Amendment for 303 Hilchey Road	May 7, 2018	Map Amendment To RM-2
P17-109-ZON	3689, 2018 Map Amendment for 589 Meadowbrook Drive	March 19, 2018	Map Amendment To R1-A
P17-120-ZON	3691, 2018 Text Amendment	April 9, 2018	Text Amendment to S.5.15.2: (g) aquaculture industry
P17-103- ZON	3693, 2018 Map Amendment for 599 Birch Street	April 9, 2018	Map Amendment To R1-A
P18-27-ZON	3702, 2018 Map Amendment for 789 Nancy Greene Dr.	August 13, 2018	Map Amendment To R1-A

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P17-118 ZON	3690, 2018 Map Amendment for 28 McPhedran Rd. S	October 1, 2018	Map Amendment PA-1 to PA-2
P18-65 ZON	3695, 2018 Text Amendment	September 17, 2018	Various Amendments
P18-34 ZON	3703, 2018 Text Amendment	October 1, 2018	Text Amendment to Various Sections including: S 3.3, 4.0, 4.23, 5.3.1, 5.7.1, 5.8.1, 5.9.1
P18-43 ZON	3725, 2019 Map Amendment for 810 Greenwood Road	February 25, 2019	Map Amendment R-1 to R-1A
P18-74 ZON	3727, 2019 Map & Text Amendment for 302 Birch St.	March 11, 2019	Map Amendment from RM-2 to CD2 Text Amendment to sections 5.42 through to 5.42. 8
P18-53 ZON	3730, 2019 Map Amendment for 2270 Dalton Road	March 25, 2019	Map Amendment R-1 to R-2
P18-51 ZON	3729, 2019 Map Amendment for 2188 Park Road	April 23, 2019	Map Amendment RE-1 to R-1B
P18-87 ZON	3732, 2019 Map Amendment for 2424 Island Highway S.	May 27, 2019	Map Amendment R-1 to C-2
P18-103 ZON	3734, 2019 Map Amendment for 1951 Galerno Rd.	June 24, 2019	Map Amendment R-1 to R-2

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P18-60 ZON	3736, 2019 Map Amendment Text Amendment Jubilee Heights	October 7, 2019	Text Amendment to Section 5.412.3 a, b, c Add x to section 5.41.2.1 Add i to section 5.41.3.1 Add h to section 5.41.4.1
P19-32 ZON	3747, 2019 Map Amendment for 2245 Dalton Road	October 7, 2019	Map Amendment R-1 to R-2
P18-02 ZON	3692, 2019 Map Amendment for 220 Island Hwy. S.	October 21, 2019	Map Amendment RM-3 to C-6
P19-42 ZON	3751, 2019 191 Island Hwy.	November 4, 2019	Map Amendment R-1 to R-2
P19-41 ZON	3753, 2019 384 Hilchey Road	November 4, 2019	Map Amendment R-A to R-2
P19-15 ZON	3740, 2019 634 Thulin Road	November 4, 2019	Map Amendment R-1 to R-2
P19-24 ZON	3743, 2019 6300 Argonaut Road	November 4, 2019	Text Amendment Add Composting Facility to section 5.17.1 Add the definition of "Composting Facility" to section 3.3
P19-60 ZON	3754, 2019 Midport Industrial Park	December 16, 2019	Text Amendment Add Heavy Equipment Storage and Repairs to section 5.15.1
P1-77 ZON	3764, 2020 2794 Vallejo Rd.	February 10, 2020	Map Amendment R-1 to R-2A

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P19-30 ZON	3757, 2019 700 & 620 Petersen Rd. & 2200 Shetland Rd.	May 11, 2020	Text & Map Amendment Add CD3 Zone to section 5.43 – Campbell River Golf Course
P19-74 ZON	3745, 2020 1500 Perth Rd.	May 11, 2020	Map Amendment RM-3 to R-1B
P20-15 ZON	3772, 2020 325/329/335 Erickson Road	May 25, 2020	Map Amendment R-1 to R-1A
P19-69 ZON	3780, 2020 1830 16th Ave.	July 20, 2020	Map Amendment R-1 to R-2 & Text Amendment to section 5.34.11, Conditions of Use
P20-22 ZON	3778, 2020 351 Arizona Dr.	August 17, 2020	Map Amendment R-1 to RM-1
P20-48 ZON	3783, 2020 1261 Shellbourne Blvd.	September 14, 2020	Map Amendment R-1 to R1-A
P20-49 ZON	3786, 2020 171 Larwood Rd.	September 14, 2020	Map Amendment R-1 to R1-B
P19-47 ZON	3762, 2020 7050 Gold River Hwy.	October 19, 2020	Text Amendment to add section 5.18.7 Conditions of Use
P19-67 ZON	3782, 2020 850 Dogwood St.	November 16, 2020	Map Amendment RM-3 to CD4/Text Amendment to add section 5.44 CD4 Zone
P20-90 ZON	3795, 2020 501 Maria Grove	December 14, 2020	Map Amendment R-1 to R1-A
P20-46 ZON	3789, 2020 1905 Wood Rd.	December 14, 2020	Map Amendment RE-1 to R-2
P20-09 ZON	3792, 2020 1040 Dogwood St.	January 11, 2021	Map Amendment C-1 to R-1A

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P20-50 ZON	3790, 2020 400 Arizona Dr.	January 25, 2021	Map Amendment RM-1 to R-1
P20-105 ZON	3813, 2021 No specific address	March 8, 2021	Text Amendment – add medical/dental clinic to permitted uses in section 5.9.1
P20-34 ZON	3802, 2020 6805 Island Hwy.	May 10, 2021	Map & Text Amendment to add CD5 Zone
P20-106 ZON	3799, 2021 840 Nicholls Rd.	May 10, 2021	Map Amendment R-1 to R-2
P20-97 ZON	3811, 2021 854 Island Hwy. S.	May 31, 2021	Map & Text Amendment to RM-3 Zone 5.35.7
P21-04 ZON	3819, 2021 461 Hilchey Rd.	May 31, 2021	Map amendment RM-1 to RM-2, Text Amendment adds section 5.34.12
P20-93 ZON	3820, 2021 Text Amendments to Zoning Bylaw	June 14, 2021	Text Amendments to 4.1, 5.15.2 (g), 5.15.1(n), 5.13.1 (i & j), 3.3, 4.1, 5.33.1 (a, b &c), 5.34.1 (a,b &c), 5.35.1 (a, b &c), 5.36.1 (a)
P21-12 ZON	3818, 2021 130 Strathcona Way	June 28, 2021	Text Amendment to section 5.33.1 adding 5.33.10 & Map Amendment R-1 to R-M1
P21-24 ZON	3821, 2021 257 Dalton Rd.	June 28, 2021	Map Amendment R-1 to R-2
P21-34 ZON	3826, 2021 130 Barlow Rd.	August 9, 2021	Map Amendment R-1 to R1-B
P20-84 ZON	3801, 2020 1047 Island Hwy.	August 23, 2021	Map Amendment R-1A to PA-1
P20-62 ZON	3808, 2021 1907 & 1913 Nunns Rd.	August 23, 2021	Map and text amendment to add CD-6 Zone

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P21-41 ZON	3825, 2021 521 Rockland Rd.	August 23, 2021	Text amendment to add medical clinic to permitted uses in section 5.13.1
P21-48 ZON	3834, 2021 2460 Quinsam Rd.	September 7, 2021	Map amendment R-1 to R-1B
P19-76 ZON	3804, 2020 6702 Island Hwy.	October 4, 2021	Map amendment RU-1 to RU-3, Text amendment adding conditions of use to 5.39.7
P21-30 ZON	383, 2021 3938 Painter Rd.	October 4, 2021	Map amendment RE-1 to R-1B
P21-16 ZON	3823, 2021 2221 Dalton Rd.	October 18, 2021	Map amendment (site specific to the existing RM-3 Zone), Text amendment to section 5.35.7 Conditions of Use
P19-70 ZON	3776, 2020 2175 Campbell River Rd.	November 15, 2021	Text amendment to section 5.9.1 adding section (nn) lumber yard as a permitted use
P21-68 ZON	3842, 2021 1241 Shellbourne Blvd.	December 13, 2021	Map amendment R-1 to R-1A
P21-71 ZON	3841, 2021 645 Thulin St,	December 13, 2021	Map amendment R-1 to R-2
P21-84 ZON	3843, 2021 132 McCarthy St.	January 10, 2022	Map amendment R-1 to R1-A
P21-58 ZON	3846, 2022 179 Hilchey Rd.	February 14, 2022	Map Amendment R-1 to RM-2
P21-94 ZON	3844, 2022 437 Erickson Rd.	February 28, 2022	Map Amendment R-1 to R1-B
P21-53 ZON	3853, 2022 2955 Quinsam Rd.	March 28, 2022	Text Amendment to Section 5.39.1

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P21-91 ZON	3859, 2022 1266 Island Highway South	May 9, 2022	Map Amendment R-1 to RM-2
P21-103 ZON	3848, 2022 1111 Shoppers Row	May 9, 2022	Text Amendment to Section 5.3.1
P21-114 ZON	3860, 2022 2900 Quinsam Rd.	May 30, 2022	Text Amendment to 5.39.8
P22-16 ZON	3864, 2022 2675 Dolly Varden Rd.	June 27, 2022	Map Amendment RE-1 to R1-B
P22-12 ZON	3863, 2022 240 Stratford Rd.	July 11, 2022	Map Amendment R-1 to R1-B
P21-96 ZON	3854, 2022 741 Birch St.	August 15, 2022	Text Amendment to add 5.36.13 for specific conditions of use
P21-72 ZON	3847, 2022 1940 Nunns Rd.	August 15, 2022	Map Amendment R-1 to RM-1
P22-23 ZON	3872, 2022 1552 Perkins Rd.	September 20, 2022	Map Amendment RM-3 to RM-2
P20-91 ZON	3812, 2021 2141 Willis Rd.	October 03, 2022	Map Amendment RM-1 to R-2 & Text Amendment to add 5.30.8
P22-45 ZON	3874, 2022 1874 Carlyle Cres.	November 07, 2022	Map Amendment R-1 to R1-B
P22-55 ZON	3878, 2022 4260 Discovery Dr.	November 07, 2022	Map Amendment R-1 to R-1B
P20-29 ZON	3837, 2021 2365, 2341, 2337 Quinsam Rd.	November 21, 2022	Map Amendment RU-1 to add CD7 Zone (areas A-G) Text Amendment to add section 5.47 CD7 Zone
P21-81 ZON	3858, 2022 790 Birch St.	December 05, 2022	Map Amendment R-1 to R1-A

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P22-66 ZON	3879, 2022 480 4th Ave.	December 05, 2022	Map Amendment R-1 to R1-B
P22-20 ZON	3880, 2022 640 Willowcrest Rd.	January 12, 2023	Text Amendment to add section 5.25.8 conditions of use
P22-46 ZON	3877, 2023 781 7th Ave.	February 09, 2023	Map Amendment R-2 to RM-2
P22-59 ZON	3891, 2023 2280/2290 Eardley Rd.	March 16, 2023	Map amendment 2280 portion R-1 to RM-2 2290 R-1 split to R1-B and RM-2
P22-117 ZON	3896, 2023 4236 Glendinning Dr.	April 13, 2023	Map Amendment R-1 to R1-B
P22-119 ZON	3895, 2023 615 Rebecca Pl.	April 13, 2023	Map Amendment RE-1 to R-1
P22-103 ZON	3903, 2023 3882 Barclay Rd.	April 27, 2023	Map Amendment RE-1 to R-2
P21-101/102 ZON	3870, 2023 120, 155, and 240 Elk River Rd. South	June 29, 2023	Map Amendment splits from RM-1 to R-1A/R-2; and RE-1 to R-2/RM-2
P22-36 ZON	3883, 2023 497 Rockland Rd.	July 20, 2023	Map Amendment C-8 to RM-3 Section 5.35.1 added Section 3.3 added to definitions
P18-100 ZON	3830, 2021 2079 and 2099 Merecroft Road	January 12, 2023	Map Amendment from RE-1 to R-1A and RM-2
P22-107 ZON	3904, 2023 2105 Shetland Road	September 07, 2023	Map Amendment from RE-1 to RM-2 Section 5.34.13 added

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P23-11 ZON	3912, 2023 2325/2415/2475 Shetland Road	September 07, 2023	Map Amendment from R-1 to R-1A
P23-27 ZON	3913, 2023 660 8th Avenue	September 07, 2023	Map Amendment from R-2 to RM-2
P23-49 ZON	3921, 2023 2174 Park Road	October 12, 2023	Map Amendment from RE-1 to R-1B
P23-65 ZON	3922, 2023 1022 Cedar Street	October 26, 2023	Map Amendment from C-1 to C-1B
P23-88 ZON	3909, 2023 1856 Detweiler Road	February 29, 2024	Map Amendment from RM-1 to I-1
P23-37 ZON	3925, 2023 2320 Campbell River Road	March 14, 2024	Map and Text Amendment to add CD Zone 8 (CD-8)
P23-72 ZON	3949. 2024 345 Dogwood Street	March 14, 2024	Text Amendment to Section 5.36.14
P23-45 ZON	3945, 2024 783 Thulin Street	April 25, 2024	Map Amendment from R-1 to R1-B
P23-70 ZON	3951, 2024 1820 McDonald Road	April 25, 2024	Map Amendment R-1 to RM-2
P24-24 ZON	3958, 2024	June 04, 2024	Map and Text Amendment to rezone various properties and to create Residential Infill (R-I) Zone. Section 5.24 Reference all amendments, definitions, and permitted uses here
P24-05 ZON	3963, 2024 138 Dogwood Street	July 25, 2024	Map Amendment R-1 to C-2

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P23-70 ZON	3937, 2024 470 Walworth Road	July 25, 2024	Map Amendment RE-1 to RM-2
NA	3966, 2024	September 05, 2024	Text Amendment to Zoning Bylaw Parking Regulations
P24-51 ZON	3970, 2024	September 05, 2024	Text Amendment to Bill 44 – Restricted Zones
P24-14 ZON	3967, 2024	October 10, 2024	Site specific Text and Map Amendments
P24-45 ZON	3977, 2024	October 24, 2024	Map Amendment RM-1 to RM-2
P23-52 ZON	3957, 2024	November 07, 2024	Site specific Text Amendment to I-2 zone
P24-68 ZON	3978, 2024	November 21, 2024	City Led Rezoning to clarify the types of uses that are permitted in the following zones: C-1, C-1A, C-1B, C-1C, C-2, C-3, C-4, C-4C, C-4D, PA-1, RM-1, RM-2, RM-3, and RM-4
NA	3975, 2024	December 12, 2024	Addition of Section 5.41, 5.42 and definitions in Section 3.3. Map amendments to include the Dogwood Corridor Residential Zone and Dogwood Corridor Village Node Zone
P25-14 ZON	3989, 2025	April 24, 2025	Site specific Text Amendment to Public Areas One (PA-1)
P24-15 ZON	3969, 2024	May 22, 2025	Site specific Text Amendment to Commercial Five (C-5)
P24-17 ZON	3995, 2025	August 21, 2025	Text and map amendments to Riparian setbacks and addition of Ditch setback provisions. Sections 3.3 and 4.3

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P25-05 ZON	3999, 2025	November 20, 2025	Map and Text Amendment to rezone 1308 Island Hwy from Residential Multiple Three (RM-3) to Residential Multiple Four (RM-4)
P26-07 ZON	4011, 2026	April 16, 2026	Site specific text amendment to the Commercial One B (C-1B) Zone, adding section 5.5.9
P25-60 ZON	4021, 2026	September 24, 2026	Map and Text Amendment to rezone 1940 Willis Road from Residential Multiple Two (RM-2) to Residential Multiple Four (RM-4), adding section 5.28.16.

City of Campbell River Zoning Bylaw No. 3250 (text)

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SCHEDULE A

CITY OF CAMPBELL RIVER ZONING BYLAW No. 3250 (text)

Bylaw 3695, 2018– Revises Introduction September 17, 2018

1.0 INTRODUCTION

1.1 TITLE

This Bylaw may be cited for all purposes as the "CITY OF CAMPBELL RIVER ZONING BYLAW".

Bylaw 3695, 2018– Revises Administration September 17, 2018

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*.

Bylaw 3695, 2018– Revises Interpretation and Definitions September 17, 2018

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.

Bylaw 3958, 2024 – Removes "accessory dwelling unit" – June 04, 2024

Bylaw 3978, 2024 – Adds Acquired injury facility – November 21, 2024

"ACQUIRED INJURY FACILITY" means residential care for persons whose physical, intellectual and cognitive abilities are limited primarily due to an injury, including persons suffering from brain injuries or injuries sustained in accidents.

Bylaw 3399, 2009 – Replaces Adult Learning Centre" – Mar 16/10

"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.

Bylaw 3975, 2024 – "Adds Affordable Rental Housing" – December 12, 2024

"AFFORDABLE RENTAL HOUSING" where the housing units to be rented for a monthly rate that is a minimum of 10% less than the current median market rent levels published by CHMC, for the City of Campbell River, from time to time. Affordable housing must be secured through a covenant registerable under Section 219 of the *Land Title Act* in favour of the City (or similar mechanism)

"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 tourist 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.

Bylaw 3975, 2024 – Adds "Amenity Space" – December 12, 2024

"AMENITY SPACE" means a space provided in multiple unit residential development specifically designed for use by all its residents for cultural, social and recreational activities. Amenity space is not to be used for commercial purposes and shall not contain dwelling units. Such amenity spaces can be indoor or outdoor, and could include amenities such as a meeting space, multi-purpose rooms, fitness facilities, cultural facilities, workshops, tennis courts, designated pet areas, outdoor swimming pool, vegetable garden patches, and play structures. Amenity space excludes private balconies.

"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.

Bylaw 3970, 2024 –Removal of "Ancillary Dwelling Unit"– Sep 05, 2024

"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.

Bylaw 3399, 2009 – Adds "Animal Shelter" – Mar16/10

"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.

Bylaw 3958, 2024 – Amends number of units – June 04, 2024

"APARTMENT" means a multi-family residential building containing five 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.

Bylaw 3995, 2025 – Amends name – Aug 21, 2025

"ASSESSMENT METHODS" means the methods set out in the schedule for the Riparian Areas Protection Regulation

"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 related uses.

"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.

Bylaw 3616, 2016 Adds "Boat Ramp, Private" May 11/16

"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.

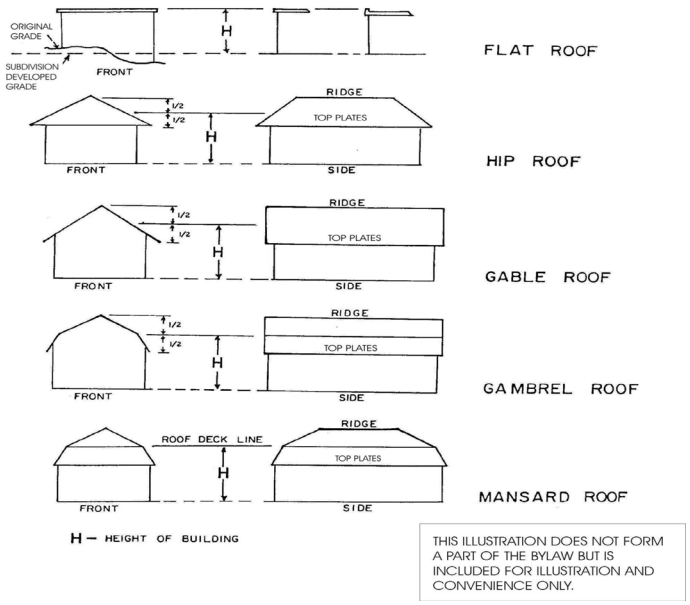
"BUILDING HEIGHT" means the vertical distance measured from the Original Average Grade adjoining a building or structure to: in the case of a flat roof, the highest point of the roof surface; and, in the case of a gable, hip, gambrel or mansard roof, the mid-point between the top plates of the exterior wall and the ridge, as shown on the following illustrations. For single family dwellings (with or without secondary suites), duplexes, ancillary dwelling units, 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.

a) **"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.

b) **"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.

c) **"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.

ILLUSTRATION OF BUILDING HEIGHT DEFINITIONS



"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.

Bylaw 3703, 2018 – Renames Marijuana Operation Oct 1/18

"**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, but does not include "Cannabis Retail Store**"**

Bylaw 3703, 2018 – Adds Cannabis Retail Store Oct 1/18

"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.

Bylaw 3967, 2024 – Adds Car Wash – October 10, 2024

"CAR WASH" means land, buildings, and structures used for washing or cleaning automobiles on an automated, semi-automated, manual or self-service basis

"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.

Bylaw 3978, 2024 – Adds Child care facility – November 21, 2024

"CHILD CARE FACILITY" means a facility licensed under the Community Care and Assisted Living Act to provide day care to children under 13 years of age.

"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 ancillary 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.

Bylaw 3978, 2024 – Removes Community care and/or social care facility – November 21, 2024

Bylaw 3978, 2024 – Adds Community living facility – November 21, 2024

"COMMUNITY LIVING FACILITY" means residential care for persons with developmental disabilities.

Bylaw 3820, 2021 Adds the definition for Community Garden – June 14, 2021

"COMMUNITY GARDEN" means the use of land for the non-commercial growing and harvesting of soil-based plants for personal use, on-site use or for institutional purposes."

"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.

Bylaw 3743, 2019– adds definition of "Composting Facility" November 4, 2019

"COMPOSTING FACILITY" means a facility that processes organic matter to produce compost.

"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.

Bylaw 3602, 2015 – Feb 9/16 –adds definition for craft brewing

"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.

Bylaw 3957, 2024 – Adds Data Centre definition – November 07, 2024

"DATA CENTRE" means a building or buildings used for the storage and operation of networked computers or telecommunications systems and associated components, and may or may not include employees onsite.

"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 subdivison.

"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.

Bylaw 3966, 2024 – Definition added – September 05, 2024

"DOGWOOD CORRIDOR" means land uses adjacent to Dogwood Street between 7th Avenue and Pinecrest Road that have been zoned Dogwood Corridor Residential or Dogwood Corridor Village Node, as shown in Appendix 5 (Schedule A)

"DWELLING UNIT" means one or more rooms with self-contained sleeping, living, and sanitary facilities containing 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:

Bylaw 3958, 2024 – Renamed to "Ancillary" and revised – June 04, 2024

(a) **"ANCILLARY DWELLING UNIT"** means a dwelling unit which is ancillary to a permitted non-residential use situated above, behind, below or beside as an attached unit, or in a detached building from the permitted non-residential use.

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(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.

Bylaw 3958, 2024 – Revised definitions, adding f) and g) – June 04, 2024

(e) **"TWO-FAMILY RESIDENTIAL DWELLING" or "DUPLEX"** means a building containing two dwelling units attached as one building entity.

(f) **"TRIPLEX" or "THREEPLEX"** means a building containing three dwelling units attached as one building entity.

(g) **"FOURPLEX"** means a building containing four dwelling units attached as one building entity.

Bylaw 3970, 2024 – Add Subsection h) – Sep 05, 2024

(h) **"SECONDARY SUITE"** see definition under "Secondary Suite"

Bylaw 3537, 2014 – Adds Definition "Education and Adoption Centre"– Feb 18/14

"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:

(a) cats and kittens;
(b) small animals commonly kept as domestic pets such as rabbits, hamsters and guinea pigs;
(c) small birds;
(d) 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:

(a) Eagle nesting trees

(b) Rare woodlands and mature old growth forests

(c) Watersheds, watercourses and their associated aquatic habitats

(d) Ocean foreshore

(e) Unique or special landforms such as cliffs, points or coastal bluffs

(f) 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.

Bylaw 3978, 2024 – Adds Extended care residences definition – November 21, 2024

"EXTENDED CARE RESIDENCES" (Long term care specific to seniors) means a facility where regular care or supervision is given by a health care professional as well as assistance with the performance of the personal functions and activities necessary for daily living for persons such as the aged or chronically ill who are unable to perform them efficiently for themselves.

"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.

Bylaw 3494, 2012 – New Definition – May 28/13

"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:

(a) 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

(b) 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.

Bylaw 3531, 2013 – New Definition – December 17, 2013

"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.

Bylaw 3978, 2024 – Adds Hospice definition – November 21, 2024

"HOSPICE" means residential care and short-term palliative services for persons in care at the end of their lives.

"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*.

Bylaw 3958, 2024 – New Definition – June 04, 2024

"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.

"INDOOR AGRICULTURE, PLANTS" means the cultivation and harvesting of plant products primarily within enclosed buildings for the primary purpose of wholesale or retail sales. Accessory activities may include on-site sales, composting of plants grown on-site, outdoor storage, and food packaging and processing.

"INSTITUTIONAL DEVELOPMENT" means the use of land to provide services to the community, including schools, places of worship, public recreation facilities, public care facilities and hospitals, and all City facilities and utility services above and below ground.

"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.

Bylaw 3346, 2008 – Replaces (b) "Lot Coverage" - May 27/08

(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.

Bylaw 3346, 2008 – Replaces (ii) "Rear Lot Line –June 24/08

(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.

Bylaw 3346, 2008 – Replaces "Manufactured Home"–June 24/08

"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 LABRATORIES 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.

Bylaw 3494, 2012 – New Definition – May 28/13

"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.

Bylaw 3346, 2008 – Adds "Minor Repair Shop"–June 24/08

"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.

Bylaw 3399, 2009 – Adds "MIXED USE COMMERCIAL/RESIDENTIAL BUILDING" – Mar16/10

"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.

Bylaw 3616, 2016 Adds "Moorage, Private" May 11/16

"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.

Bylaw 3399, 2009 – Deletes"MULTIPLEX "– Mar 16/10

"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:

(a) **"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.

"OVERDOSE PREVENTION AND SUPERVISED CONSUMPTION SITE" means spaces where teams of trained staff monitor people who use illicit drugs while they use to help prevent and recover from overdoses that is licenced by the Vancouver Island Health Authority.

"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.

Bylaw 3651, 2017 – Adds "Pay Parking" – February 20, 2017

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

Bylaw 3497, 2012 – Added "Pet Services" – Feb 19/13

"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:

(a) **"OVERNIGHT BOARDING"** means the accommodation of animals between the hours of 7pm and 7am.

(b) **"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.

Bylaw 3661, 2017 – Amends "Public Utilities"– Apr24/17

"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.

Bylaw 3399, 2009 – Amends "PUBLIC WATERFRONT WALKWAY" – Mar16/10

"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:

(a) 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;

(b) 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

(c) 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).

Bylaw 3970, 2024 – Removed "Rear Residential Building" Sep 05, 2024

"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.

"RENEWABLE ENERGY AND FUEL FACILITY" means a facility that generates or produces energy or fuel from a renewable energy source (i.e. an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy, tidal forces and such other energy sources as may be prescribed by the regulations) and that meets such criteria as may be prescribed by regulation and includes associated or ancillary equipment, systems and technologies as may be prescribed by regulation.

"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.

Bylaw 3494, 2012 – New Definition – May 28/13

"RETAINING 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.

Bylaw 3346, 2008 – Replaces "Road" – June 24/08

"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.

Bylaw 3494, 2012 – New Definition – May 28/13

"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.

Bylaw 3958, 2024 – "Secondary Residence" removed – June 04, 2024

Bylaw 3958, 2024 – "(Multi-Family Development)" removed – June 04, 2024

"SECONDARY SUITE means "a self-contained dwelling unit located within a building or portion of a building:

(a) completely separated from other parts of the building by a vertical fire separation that has a fire-resistance rating of not less than 1 hour and extends from the ground or lowermost assembly continuously through or adjacent to all storeys and spaces including service spaces of the separated portions,

(b) of only residential occupancy that contains only one other dwelling unit and common spaces, and

(c) where both dwelling units constitute a single real estate entity."

Figure 1: Examples of permissible and non-permissible secondary suites



"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.

Bylaw 3530, 2013 Replaces 5.31.1 – December 3, 2013

"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.

Bylaw 3978, 2024 – Adds Social service centre definition – November 21, 2024

"SOCIAL SERVICES CENTRE" means a use of a building by a public or non-profit agency or authority to provide support and assistance to those whose mental or physical well-being are at risk, including persons experiencing homelessness or persons at risk of homelessness, and may include the provision of food services, counselling, group meetings, and short-term day or night shelter not exceeding 40 shelter spaces, but does not include permanent residency, health care facilities, or supervised consumption sites, and that:

(a) its operation does not, directly or indirectly, cause a nuisance or otherwise negatively impact the neighbouring community;

(b) is not within 100 metres of a Child care facility; and

(c) the operator enters into an agreement with the City requiring that the property is well kept and maintained at all times to reduce any negative impacts on the neighbouring community.

"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.

Bylaw 3995, 2025 – Amends definition of stream– Aug 21, 2025

"STREAM" has the same meaning as the definition in the Riparian Areas Protection Regulation.

"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.

Bylaw 3494, 2012 – New Definition – May 28/13

"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.

Bylaw 3399, 2009 – Adds "VOCATIONAL TRAINING CENTRE" – Mar16/10

"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.

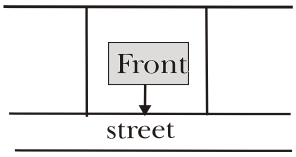
"WETLAND" means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar 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.

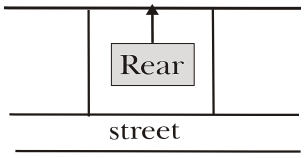
"YARD" means a space or area, appurtenant to and on the same lot as a building or structure or excavation, and which is open, uncovered, and unoccupied from the ground to the sky, except for those structures exempted under the "Setback Exemptions" section of this bylaw. Other related and supplementary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

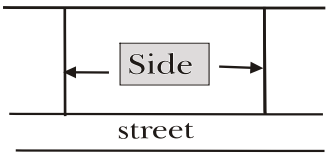


Bylaw 3346, 2008 –Amended "Rear Yard"–June 24/08

(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

Bylaw 3661, 2017 – Amends 4.1(b) iii – Apr24/17

(iii) public utilities and services, and public utilities and services buildings and structures.

Bylaw 3958, 2024 – Removes various zones – June 04, 2024

(d) Commercial fruit, vegetable and plant production are permitted uses in the following zones: R-I, RM-1, RM-2, RM-3 and RM-4.

Bylaw 3623, 2016 – Adds 4.1(d) – May 24/16

Bylaw 3820, 2021 – Adds the words and commercial groundwater bottling operations – June 14, 2021

e) Cannabis operations and commercial groundwater bottling operations are prohibited unless expressly permitted by this bylaw.

Bylaw 3820, 2021 – Adds (f) Community Gardens

f) Community Gardens

Bylaw 3975, 2024 – Adds "Amenity Space" – December 12, 2024

g) Where amenity space is required, it shall be maintained and operated as such, exclusive of any areas for maintenance, storage or property management offices, and kept open for residents at all reasonable times

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) Development setbacks to a stream will only be established through an approved development permit as required under the City's Official Community Plan;

(b) This section does not apply to ditches within City right of ways that have been pre-assessed as outlined in Section 4.3.1

(c) Requests for development within 30 metres of the high water mark of the ocean shall require a development permit as required in the City's Official Community Plan

4.3.1 DITCH SETBACK PROVISIONS

(a) Despite section 4.3 (a), setbacks to ditches within City rights of way have been pre-determined and are identified in Maps 4.3.1 A, B and C. For certainty the setbacks identified in "City of Campbell River Ditch Assessment Project, January 2021" will prevail

(b) Ditch setbacks under this section are subject to the following setback protection measures:

(i) The setback is to be measured from the top of the ditch bank;

(ii) The setback must be stable with no exposed soil;

(iii) For Riparian Areas Protection Regulation (RAPR) ditches, the streamside protection and enhancement area (SPEA) (setback) must be left in a natural state with planting restricted to native species for the preservation and enhancement of riparian vegetation as required under RAPR. Removal of invasive species for habitat enhancement is supported by the RAPR provided it is done under the guidance of a Qualified Environmental Professional (QEP);

(iv) If there has been existing residential use of the SPEA or if the SPEA has been altered and is now lawn for example, the existing use and condition can remain or the SPEA can be planted with native species. Areas of human disturbance within a SPEA as defined in the RAPR can continue to be used but the type of use cannot change. For example, a lawn within a SPEA can remain and be used as a lawn but cannot be replaced by a patio, retaining wall or hardscape, for example;

(v) Where new development is proposed adjacent to a ditch, the setback boundary must be clearly marked with a protective barrier during any development, including vegetation removal or ground disturbance in the adjacent area, to prevent encroachment into the riparian habitat. Snow fencing is an example of a material that can be used as a temporary protection barrier;

(vi) Permanent barriers are required on the SPEA boundaries of RAPR ditches where new development is proposed within 30m of a RAPR ditch on City owned land. The permanent barrier must be of sufficient size to prevent accidental encroachment into the SPEA during residential yard maintenance. Suggested barriers include fences (subject to zoning requirements), hedges, large boulders or logs greater than 30cm in diameter.

(c) The following ditches identified on Maps 4.3.1 A, B and C have a SPEA greater than 5m, the table below shows the requisite SPEA. These setbacks are also subject to the provisions of 4.3.1 (b) (i) through (vi) above.

Ditch Location	**Bank-full Width (metres)**	**Ditch Setback (metres)**
Woodburn Road, north ditch	3.35	6.7
Shetland Road, north ditch	2.7	5.4
Trask Road, west ditch	7.3	10.0
ERT Road, ditch between Pinecrest and Evergreen Roads	3.3	6.6
ERT Road, west ditch (adjacent to 1271 ERT Road)	4.2	8.4
ERT Road north end at Homewood Rd, east and west ditches	2.7	5.4
Willis Road, north ditch (adjacent to 2200 Willis Road)	3.0	6.0
Willis Road, south ditch (between Walworth and Carolyn Roads)	2.85	5.7

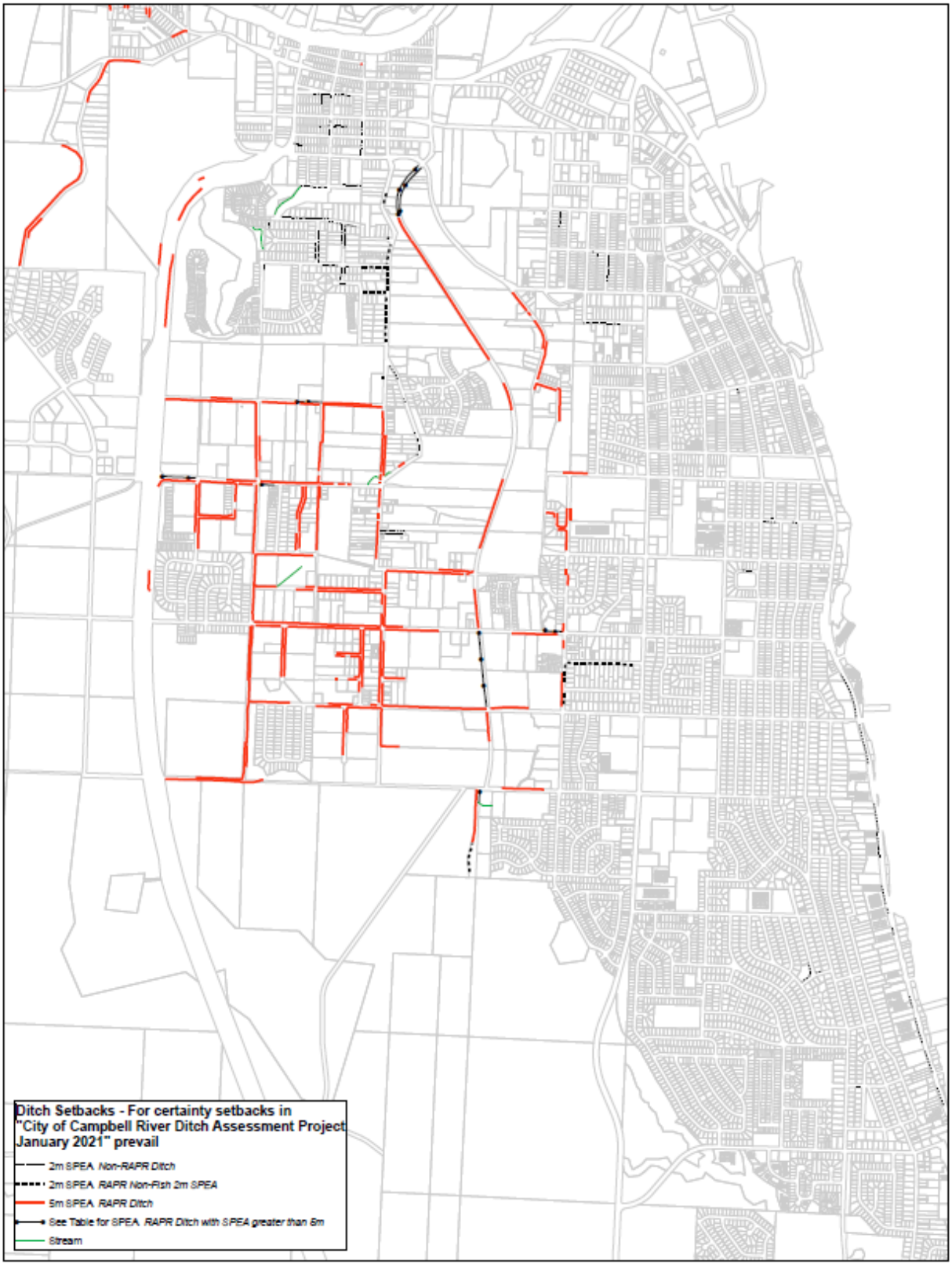
Ditch Location	Bank-full Width (metres)	Ditch Setback (metres)
Evergreen Road, north ditch (between Nunns Creek and McPhedran Road)	2.7	5.4
Jubilee Parkway, north ditch (between Willow Creek and the Island Highway South)	3.3	6.6

(d) Any ditches not identified in Maps 4.3.1 A, B and C require a development permit pursuant to the Official Community Plan.

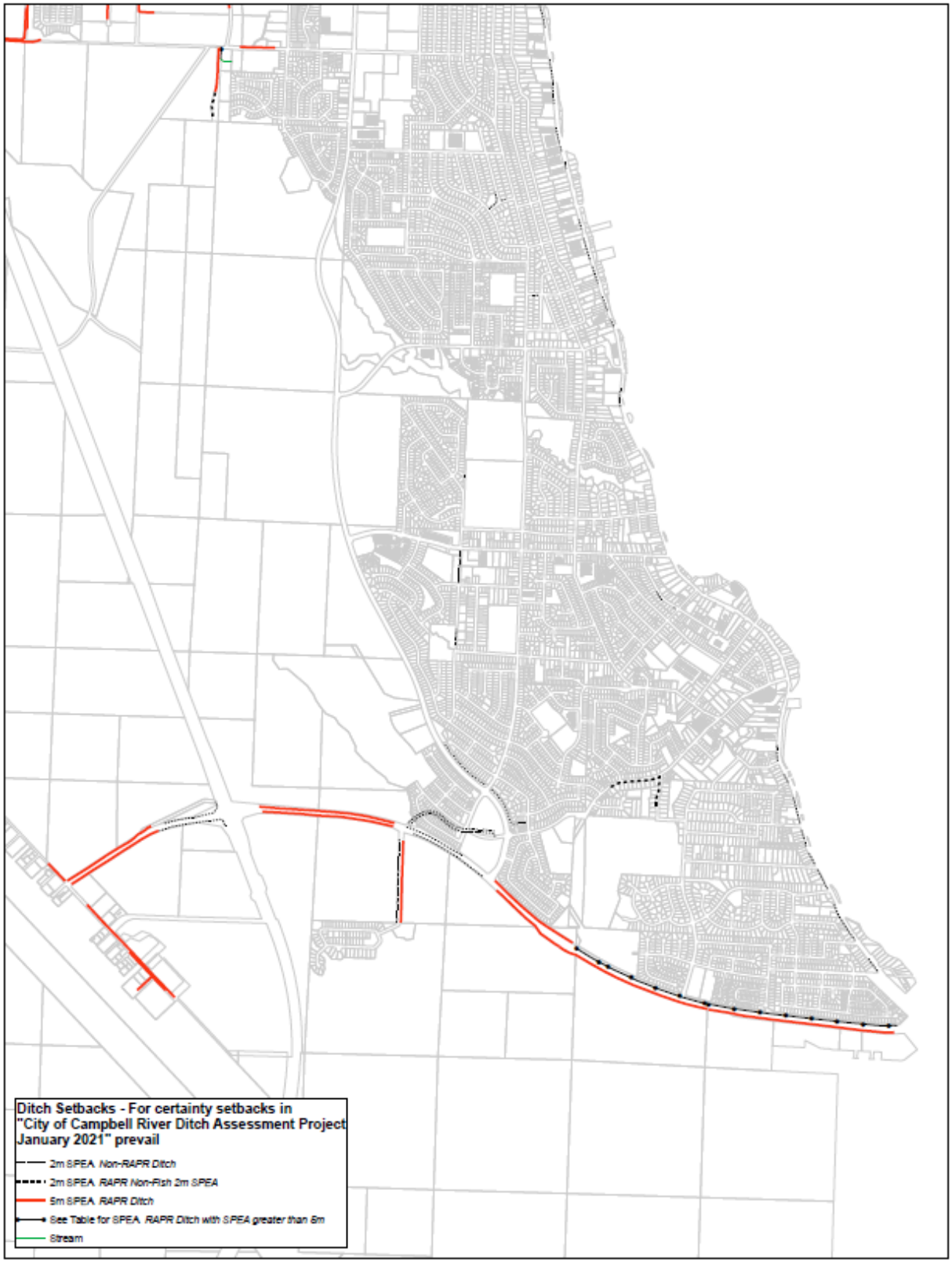
Map 4.3.1 A - Ditches in North Campbell River



Map 4.3.1 B - Ditches in Central Campbell River



Map 4.3.1 C - Ditches in South Campbell River



4.4 LOCATING BUILDINGS ABOVE THE NATURAL BOUNDARY OF LAKES, WATERCOURSES, STREAMS, THE OCEAN AND FORESHORE AREAS.

(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.

Bylaw 3573, 2014 – Adds 4.8(c) – Nov 18/14

(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 1,000m^2 or greater. In all other cases, the parcel must have an area of 2,000m^2 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

Bylaw 3346, 2008 –Replace first sentence–June 24/08

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

Bylaw 3399, 2009 –Amends (a) – Mar16/10

(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 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 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.

Bylaw 3346, 2008 –Replace 4.12(c)–June 24/08

(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.

Bylaw 3346, 2008 –Replace 4.13(b)–June 24/08

(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 redu**c**tion 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.

Bylaw 3346, 2008 –Amended 4.13(d)–June 24/08

(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.

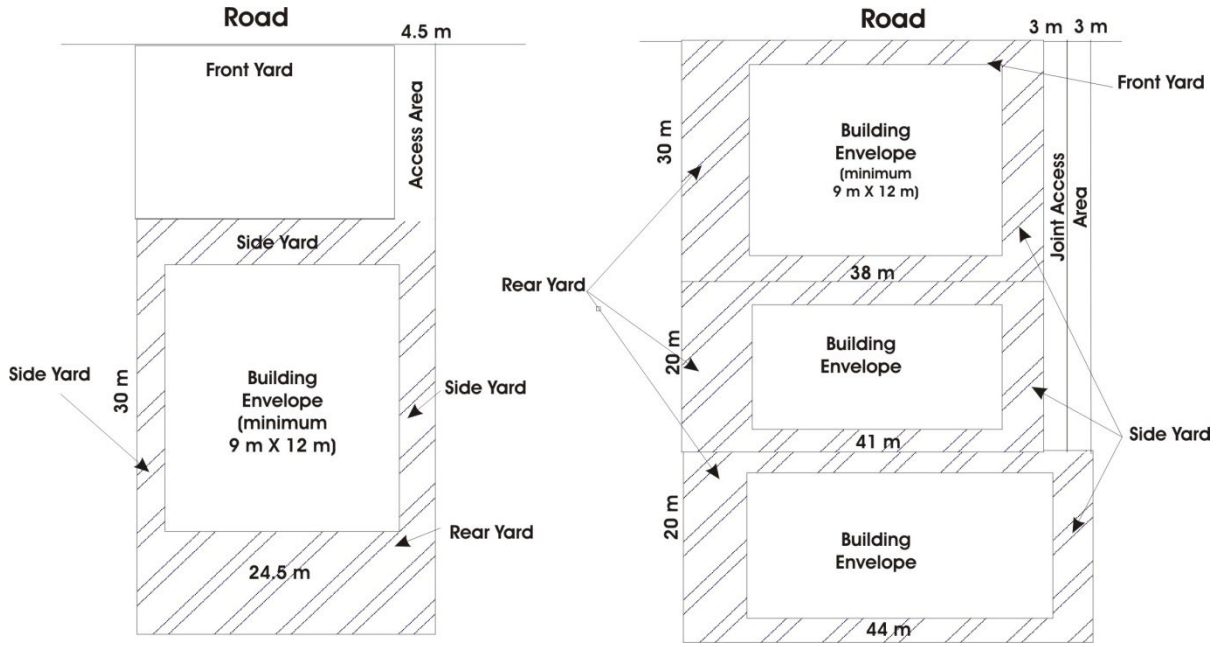
(f) Yard requirements do not apply to fences, such that fences may be permitted within a front, side or rear yard subject to the provisions of sub-section 4.17, and where they do not interfere with sight lines at intersections.

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

Bylaw 3346, 2008 –Replaces 4.16 –June 24/08

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".

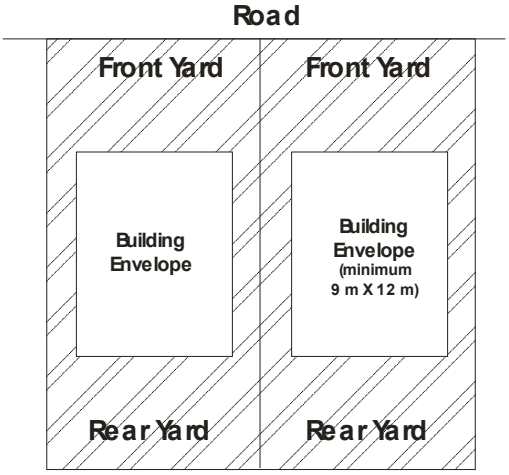


Figure 1

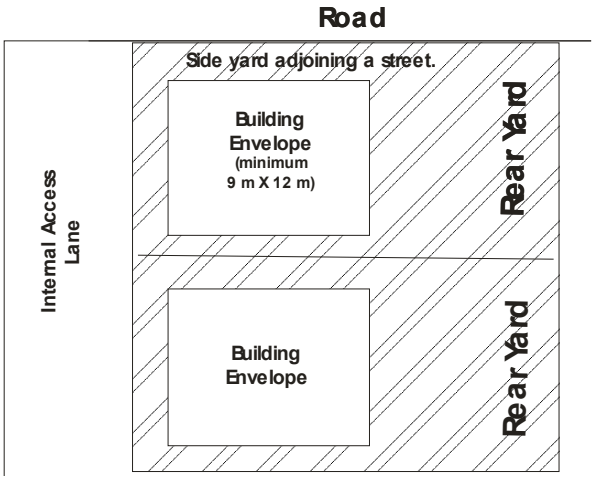


Figure 2

Bylaw 3494, 2012 – "Fence Heights" deleted & replaced with "Fences, Retaining Walls and Screening" – May 28/13

4.17 FENCE, RETAINING WALLS AND SCREENING

(a) This section does not apply to:

(i) Retaining walls less than 1.5m 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.In commercial, industrial and airport zones, the maximum height of a fence may be 2.43m.

(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).

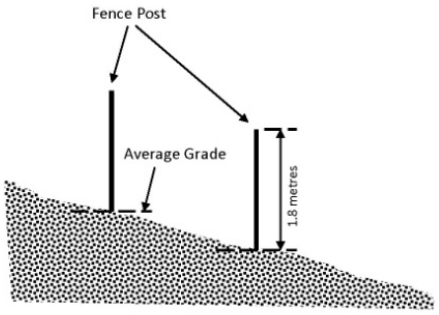
(i) Where an affected property remains at natural grade and the subject property constructs a retaining wall and fence/fall protection within 1.5 m of the property line (see Diagram 4.17.3), the maximum height for a fence on the affected property shall be no greater than 1.8 m above the height of the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

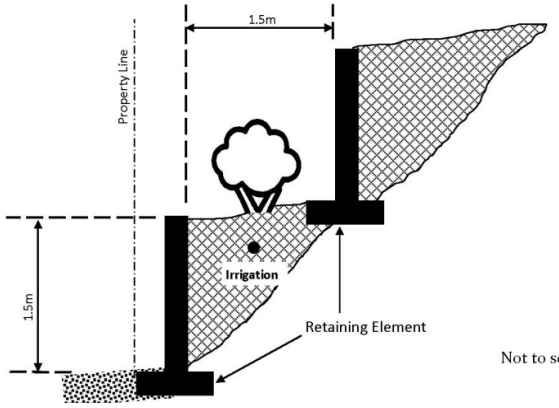
(ii) screened using massed planting.

Diagram 4.17.1 : FENCE HEIGHT



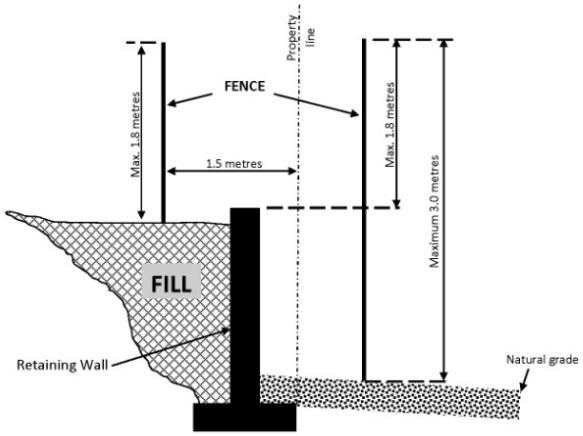
Not to scale

Diagram 4.17.2 : TERRACED RETAINING WALL



Not to scale

Diagram 4.17.3 : FENCE PLACEMENT



Not to scale

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.

Bylaw 3399, 2098 – Adds 4.18 (i)& (j) – Mar16/10

(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.

Bylaw 3531, 2013 – Adds 4.18 (k)& (l) – December 17, 2013

(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

Bylaw 3346, 2008 –Replaces 4.21 (a), (c) & (d) from "Table 4.19.1 to Table 4.21.1"– June 24/08

(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.

Bylaw 3346, 2008 –Replaces 4.21 (d) – June 24/08

(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.

Bylaw 3399, 2009 –Amds (e) – Mar16/10

(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.

Bylaw 3346, 2008 –Adds 4.21 (j) – June 24/08

(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.

Bylaw 3651, 2017 –Adds 4.21 (k) – February 20, 2017

(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

Bylaw 3966, 2024 – Addition of "Dogwood Corridor" and other residential updates– Sep 05, 2024

Development Type or Use		Required Parking Spaces
RESIDENTIAL USES		
1 to 4 Residential Dwelling units on one lot	➔	1 per dwelling unit.
Secondary Suite, Residential unit above Commercial, Residential Downtown, Dogwood Corridor	➔	0.9 per dwelling unit.
Bylaw 3399, 2009 – Replaces "Multiplex with apartment" – Mar 16/10 Apartment	➔	Apartment, Ownership: 1.1 per dwelling unit + 0.2 for visitor; Apartment, Rental: 1.0 per dwelling unit + 0.2 for visitor
Bylaw 3399, 2009 – Replaces "Multiplex with apartment" – Mar 16/10 Apartment (Townhouse or Row Housing with five or more dwelling units)	➔	1.0 per dwelling unit + 0.2 for visitor
Bylaw 3346, 2008 – Replaces Mobile Home Park with Manufactured Home Park – June 24/08 Manufactured Home Park	➔	2 per dwelling unit plus 1 visitor parking per 8 dwelling units.
Rooming or Boarding House, Bed and Breakfast	➔	1 per sleeping unit in addition to the requirement for the principal residence.
Community Care Facility (with a care component for dependent living), Day Care	➔	1 space per 3.5 units plus 1 per 3 employees. 1 per employee, plus minimum 2 spaces for child drop-off and pick-up.

COMMERCIAL USES		
Hotel/Motel	➔	1 per living/sleeping unit plus auxiliary facilities. ***Bylaw 3399, 2009 – Replaces "Multiplex with apartment" – Mar 16/10*** Parking requirements for living units on a shared ownership basis shall be in accordance with requirements for an apartment plus auxiliary facilities.
Automotive and Equipment Repair Shops	➔	1 per 40 square metres of FA
Gas Bar / Convenience Store	➔	1 per 40 square metres of FA
Automobile/Boat Sales	➔	1 per 70 square metres of FA
Bank or Other Financial Institution, Office	➔	1 per 40 square metres of FA
Retail or Wholesale Store	➔	1 per 40 square metres of FA
Shopping Centre	➔	1 per 30 square metres of FA
Entertainment Centre (excluding bowling centre or billiard centre), Coffee Shop, Restaurant (includes food primary), Licensed Facility (for liquor primary, with entertainment and including pubs)	➔	1 per 4 seats of maximum seating or licensed capacity
Licensed Facility (for banquet facilities and private clubs)		1 per 6 seats of maximum seating or licensed capacity
Bowling Centre, Billiard Centre	➔	3 per bowling lane or billiard table.
Golf Course	➔	3 per golf hole plus requirements for secondary uses.
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

Bylaw 3346, 2008 Changes Table 4.19.1 to Table 4.21.1 – June 24/08

(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.

Bylaw 3703, 2018 adds 4.23 (a) & (b) to section 4.0 - October 1, 2018

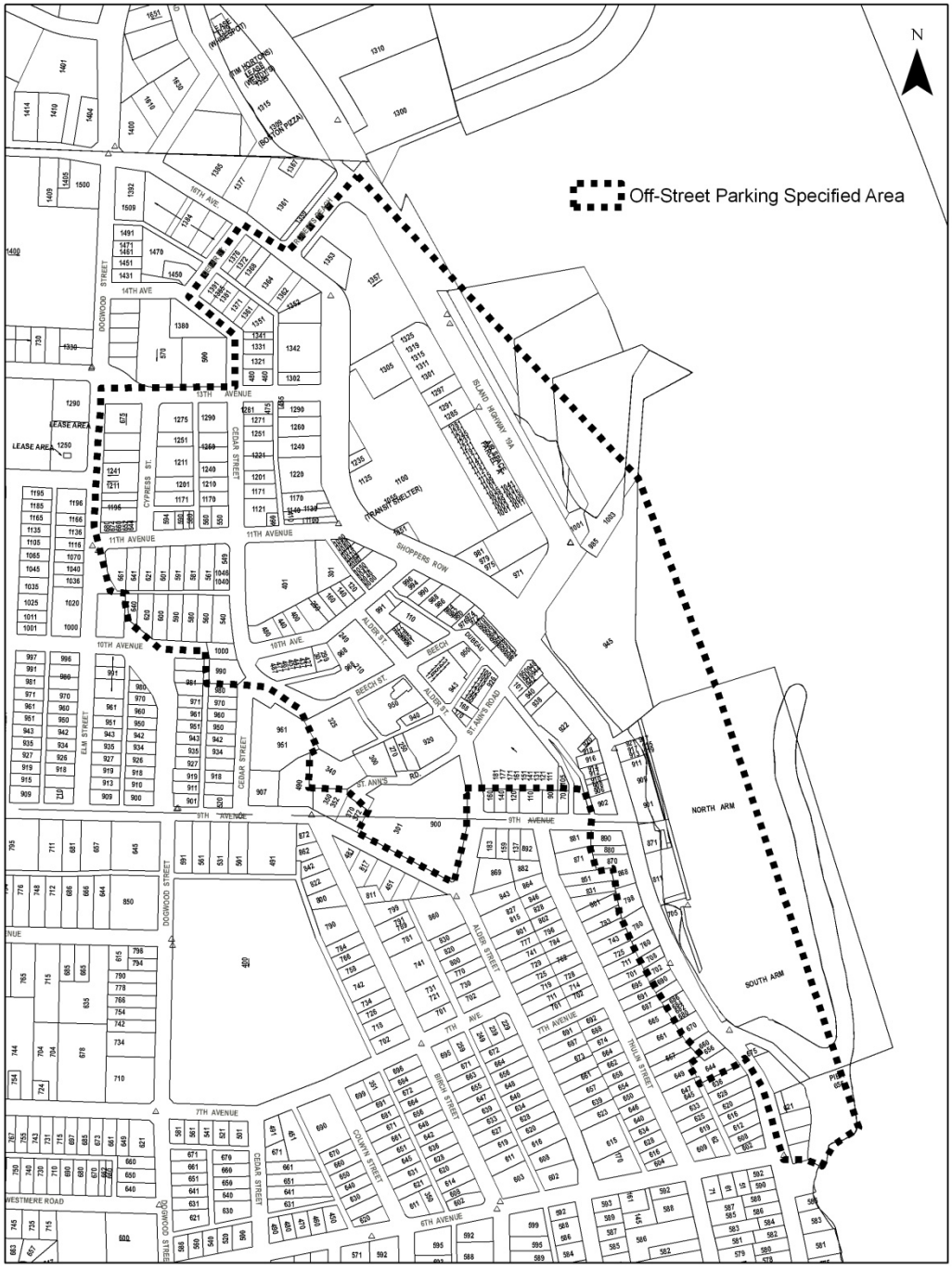
4.23 CANNABIS RETAIL STORES

(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

APPENDIX 1: DOWNTOWN OFF-STREET PARKING SPECIFIED AREA

Bylaw 3346, 2008 –Adds Appendix 1 – June 24/08



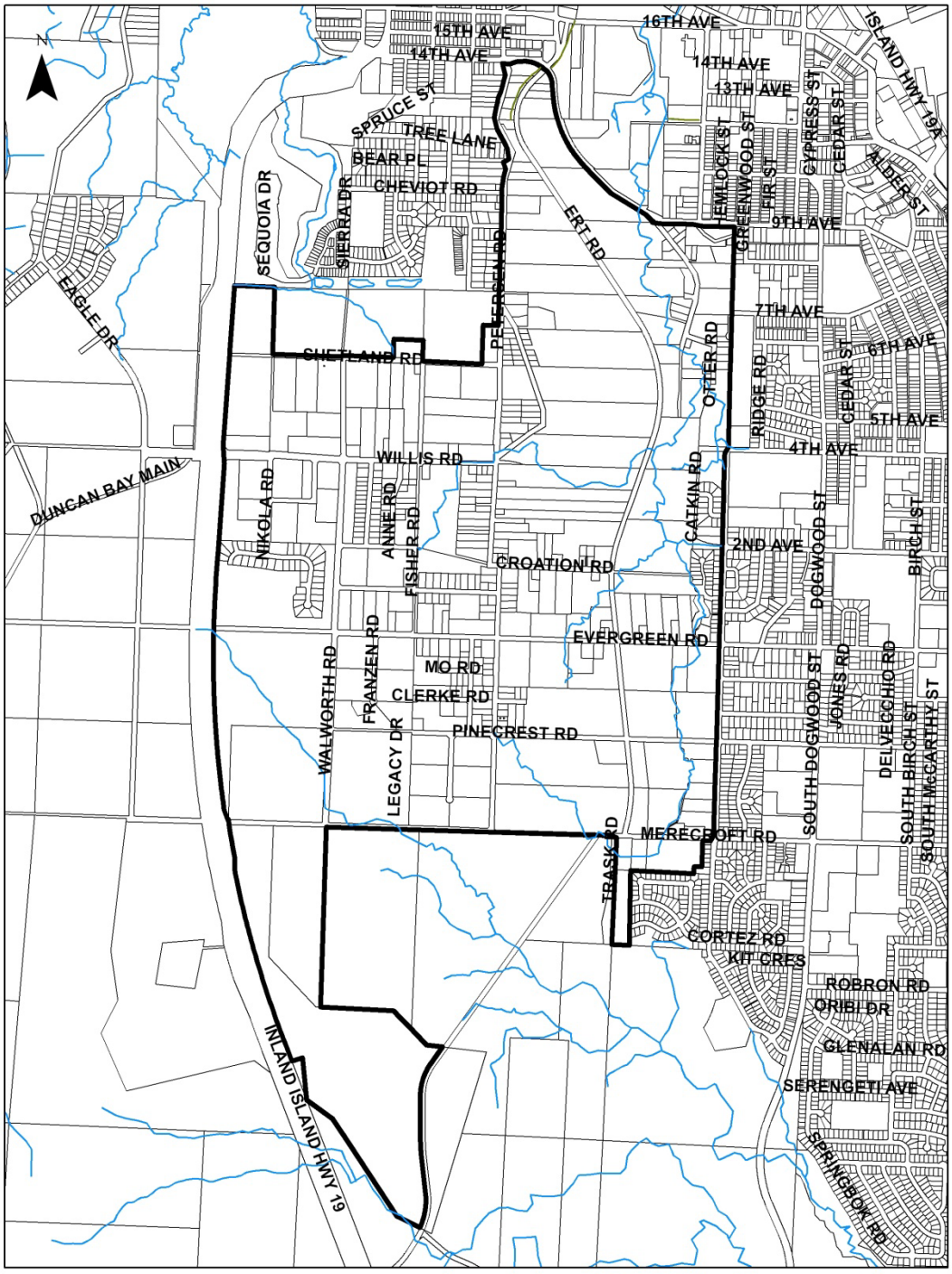
APPENDIX 2: RM-3 EXCEPTIONS

Bylaw 3396, 2009 –Adds Appendix 2 – January 19, 2010



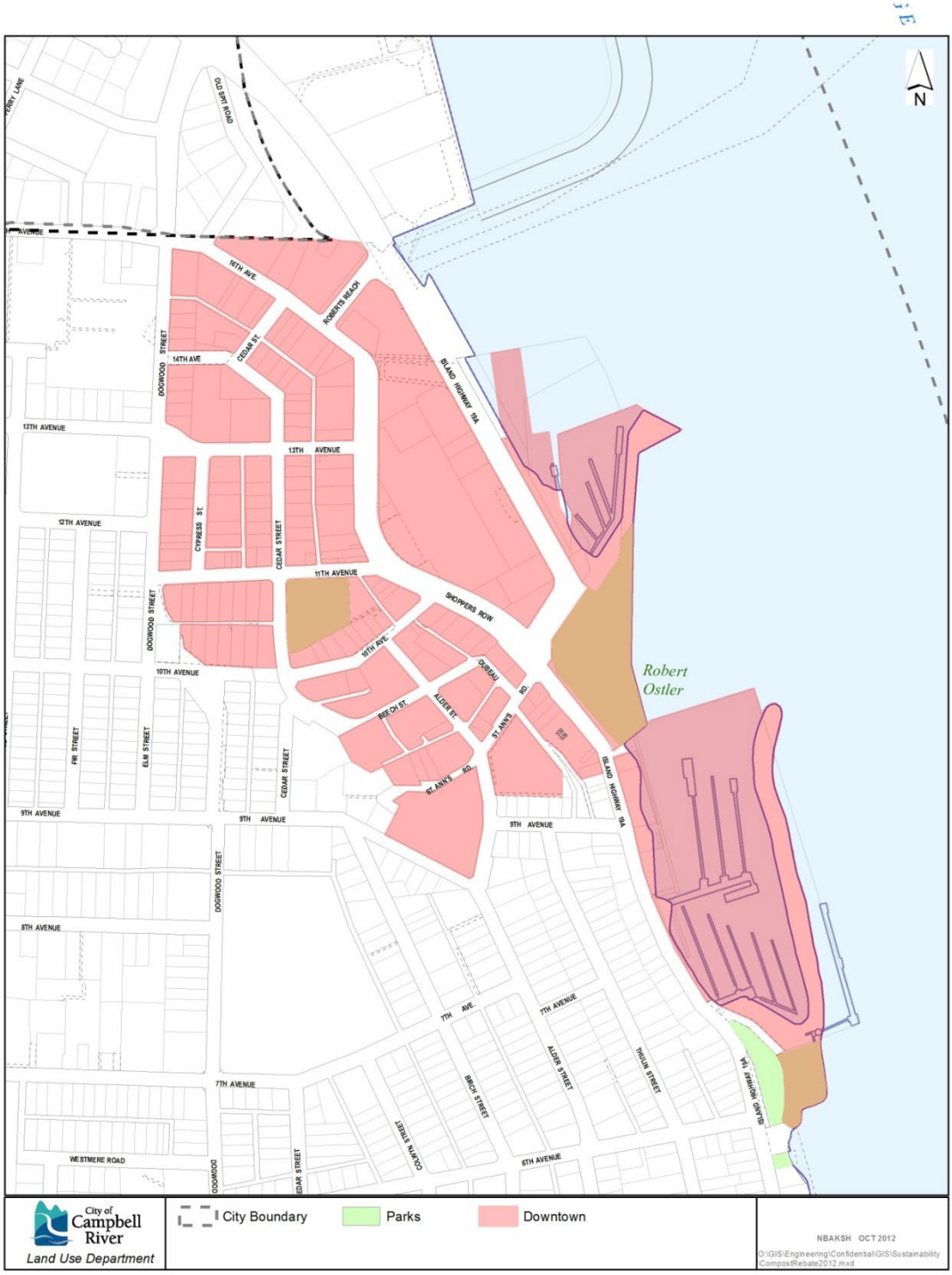
APPENDIX 3: QUINSAM LIVESTOCK BOUNDARY

Bylaw 3399, 2009 –Adds Appendix 3 – March 16, 2010



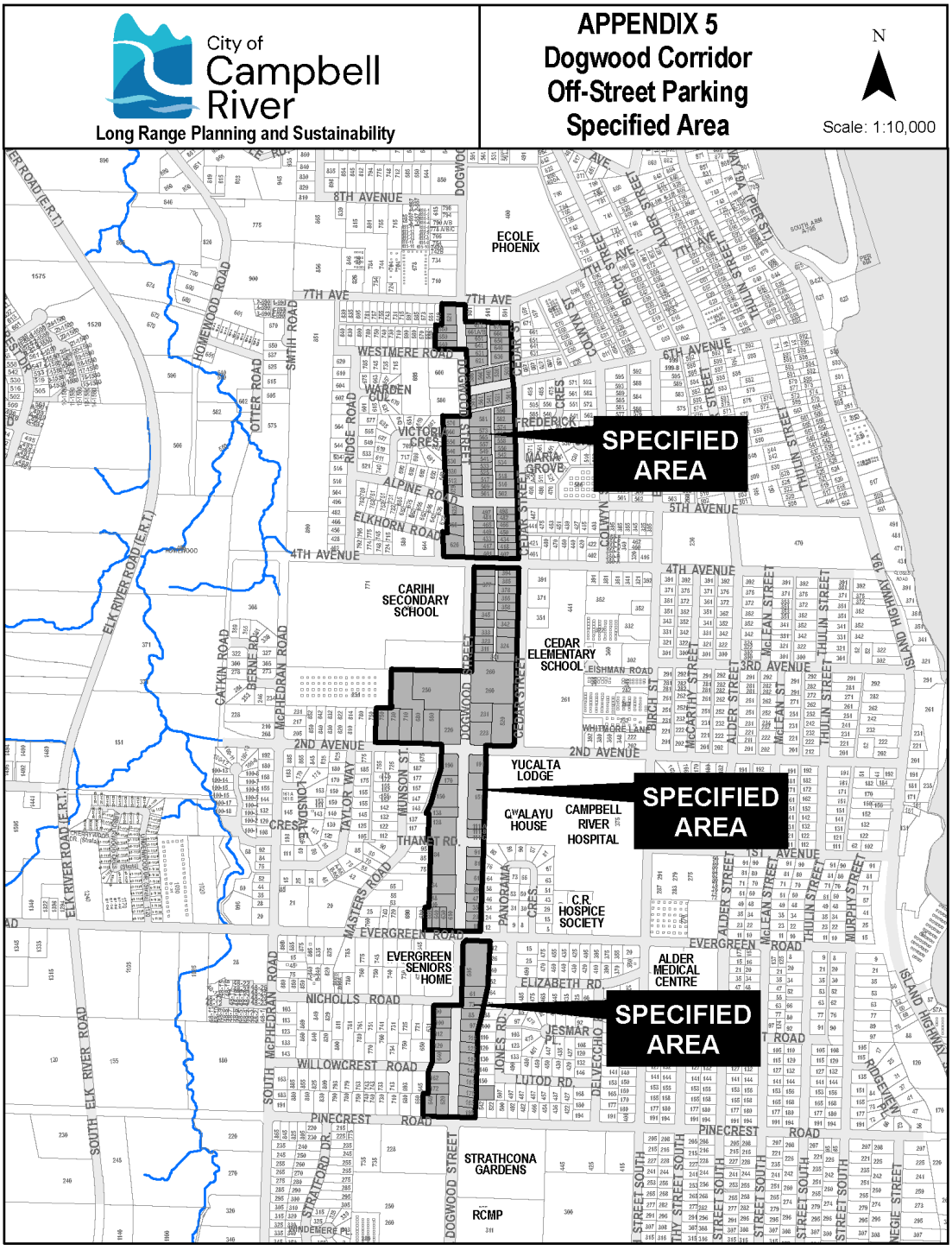
APPENDIX 4: CENTRAL BUSINESS AREA

Bylaw 3494, 2012 –Adds Appendix 4 – May 28, 2013



APPENDIX 5: DOGWOOD CORRIDOR OFF-STREET PARKING SPECIFIED AREA

Bylaw 3966, 2024 –Adds Appendix 5 – September 05, 2024



Bylaw 3695, 2018– Revises Uses and Provisions September 17, 2018

5.0 USES AND PROVISIONS FOR SPECIFIC ZONES

5.1 AIRPORT ONE (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.

5.1.1 Permitted Uses:

On any lot, the following uses are permitted:

(a) airport, or landing strip, or both
(b) airport passenger terminal and service facilities
(c) office
(d) aircraft fuel depot
(e) aircraft hangar
(f) aircraft sales, or service, or both
(g) vehicle rental and ancillary servicing
(h) retail store not exceeding 125 square metres per lease area
(i) restaurant

Bylaw 3346, 2008 Changes to 5.1.1 j) – June 24/08

(j) self storage

Bylaw 3346, 2008 Addition of 5.1.1 k) & renumbering – June 24/08

(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
(s) parking lot

Bylaw 3639, 2016 Addition of 5.1.1 t) marijuana operation – October 24, 2016

(t) cannabis operation

5.1.2 Lot Area:

The minimum lot area for "lease lots" shall be 550 square metres.

5.1.3 Lot Coverage:

The maximum lot coverage for buildings on "lease lots" is 65%.

5.1.4 Minimum Dimensions Required for Yards:

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]

5.1.5 Building Height:

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

5.1.6 Conditions of Use:

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

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.

5.2.1 Permitted Uses:

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

Bylaw 3346, 2008 Addition of 5.2.1 k) & renumbering – June 24/08

(k) self storage

(l) ancillary storage yard

(m) freight transfer depot

(n) restaurant

(o) commercial parking lot

(p) gas bar / convenience store

(q) ancillary dwelling unit

Bylaw 3639, 2016 - Addition of 5.2.1 r) marijuana operation – October 24, 2016

(r) cannabis operation

5.2.2 Lot Area:

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.

5.2.4 Lot Coverage:

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%.

5.2.6 Minimum Dimensions Required for Yards:

Yards in this zone must have the following minimum dimensions:

Front yard:	Minimum 5.0 metres
Rear and side yard:	Minimum 3.0 metres
Adjacent to highway:	Minimum 30.0 metres

5.2.7 Notwithstanding 5.2.6 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.

5.2.8 Building Height:

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

5.2.9 Conditions of Use:

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

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

Bylaw 3978, 2024 – Amends wordings, adds mm) and nn) – November 21, 2024

5.3.1 Permitted Uses:

On any lot, the following uses are permitted:

(a) hotel, motel located west of Dogwood Street
(b) restaurant with or without ancillary drive-through west of Dogwood Street and north of Robert's Reach
(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 located west of Dogwood Street
(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 located west of Dogwood Street
(r) veterinary clinic
(s) funeral parlor
(t) small-tool rental establishment
(u) vehicle rental located west of Dogwood Street
(v) printing and publishing
(w) gas bar / convenience store located west of Dogwood Street

Bylaw 3346, 2008 Addition of 5.3.1 k) & renumbering – June 24/08

(x) minor repair shop located west of Dogwood Street
(y) self storage units within an enclosed building

Bylaw 3327, 2007 – Delete and Replace y) Dec 11/07

(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.)

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(aa) apartment

Bylaw 3399, 2009 – Deletes text "bb) up to three dwellings….." & renumbers - Mar 16/10

(bb) residential uses existing continuously since November 24, 1998

Bylaw 3978, 2024 – Removes cc) Community Care and/or social care facility – November 21, 2024

Bylaw 3348, 2008 Addition of 5.3.1 ee) & renumbering – July 24/08

(cc) ancillary storage yard for Lot 1, District Lot 1416, Sayward District, Plan VIP81099 (904 Ironwood St.).

Bylaw 3394, 2009 – Addition of 5.3.1 ff) & renumbering – Nov 17/09

(dd) church, temple or other house of worship or religious institution.

Bylaw 3399, 2009 – Adds (ff) - Mar 16/10

(ee) mixed use commercial/residential buildings.

Bylaw 3462, 2011 Addition of 5.3.1gg) – Oct 25/11

(ff) 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.)

Bylaw 3471, 2011 Addition of 5.3.1(hh) – Feb 7/12

(gg) car wash for Lots 10, 11 and 12, Block 2, district Lot 69, Sayward District Plan 1076 (1153/1185 Ironwood Street).

Bylaw 3537, 2014 - Adds Permitted Use – Feb 18/14

(hh) adoption and education centre west of Dogwood Street.

Bylaw 3602, 2015 – Feb 9/16 –adds (jj) craft brewing

(ii) craft brewing

Bylaw 3703, 2018 October 1, 2018 —adds (kk) Cannabis Retail Store & (ll) Cannabis Retail Store north of Roberts Reach & east of Highway 19A

(jj) cannabis retail store west of Dogwood Street

(kk) cannabis retails store north of Roberts Reach and east of Highway 19A

Bylaw 3848, 2022, May 09, 2022 – adds (mm) Cannabis Retail Store 1111 Shoppers Row

(ll) Notwithstanding Section 5.3.1, the following use: cannabis retail store is permitted for Lot A DISTRICT LOT 1558 SAYWARD DISTRICT PLAN 13752 EXCEPT THOSE PARTS IN PLANS 18780 and 23790 (1111 Shoppers Row)"

(mm) social service centre west of Dogwood Street

(nn) Overdose prevention and supervised consumption site west of Dogwood Street

Bylaw 3978, 2024 –Adds oo) to ss) – November 21, 2024

(oo) Acquired Injury Facility
(pp) Child Care Facility
(qq) Community Living Facility
(rr) Extended Care Residences
(ss) Hospice

5.3.2 Lot Area:

The minimum lot area for a "fee-simple lot" is 200 square metres.

5.3.3 Density:

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.

5.3.4 Lot Coverage:

The maximum lot coverage of all buildings and structures is 100%.

Bylaw 3346, 2008 Amd 5.3.5– June 24/08

5.3.5 Minimum Dimensions Required for Yards:

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.

5.3.7 Building Height:

The maximum height of a principal building is 15.0 metres.

5.4 COMMERCIAL ONE A (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.

Bylaw 3978, 20204 – Removes multiple and renumbers – November 21, 2024

5.4.1 Permitted Uses:

On any lot, the following uses are permitted:

(a) hotel
(b) licensed facility, licensee retail store
(c) retail store
(d) office, adult learning centre
(e) bank or other financial institution
(f) entertainment centre
(g) theatre, cinema
(h) personal service establishment
(i) merchandise service establishment
(j) health services or fitness centre
(k) medical clinic, dental clinic
(l) restaurant without a drive through
(m) library
(n) community hall or centre
(o) parking lot, parking structure
(p) veterinary clinic
(q) funeral parlor
(r) small-tool rental establishment
(s) printing and publishing
(t) self storage units within an enclosed building

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(t) apartment

Bylaw 3978, 2024 – Removes z) Community Care and/or social care facility – November 21, 2024

Bylaw 3394, 2009 – Addition of 5.4.1 aa) & renumbering – Nov 17/09

(u) church, temple or other house of worship or religious institution.

Bylaw 3399, 2009 – Adds (bb) - Mar 16/10

(v) mixed use commercial/residential buildings.

Bylaw 3602, 2015 – Feb 9/16 –adds (cc) craft brewing

(w) craft brewing

Bylaw 3978, 2024 – Adds x) to bb) – November 21, 2024

(x) Acquired Injury Facility
(y) Child Care Facility
(z) Community Living Facility
(aa) Extended Care Residences
(bb) Hospice

5.4.2 Lot Area:

The minimum lot area for a "fee-simple lot" is 200 square metres.

5.4.3 Density:

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.

5.4.4 Lot Coverage:

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.

Bylaw 3346, 2008 Amd 5.4.5– June 24/08

5.4.5 Minimum Dimensions Required for Yards:

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.

5.4.7 Building Height:

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

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.

Bylaw 3978, 2024 – Removes multiple and renumbers – November 21, 2024

5.5.1 Permitted Uses:

On any lot, the following uses are permitted:

(a) hotel
(b) licensed facility, licensee retail store
(c) retail store
(d) office, adult learning centre
(e) bank or other financial institution
(f) entertainment centre
(g) theatre, cinema
(h) personal service establishment
(i) merchandise service establishment
(j) health services or fitness centre
(k) medical clinic, dental clinic
(l) library
(m) restaurant without a drive through
(n) community hall or centre
(o) parking lot, parking structure
(p) veterinary clinic
(q) funeral parlor
(r) small-tool rental establishment
(s) printing and publishing
(t) self storage units within an enclosed building
(t) fire station

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(u) apartment

Bylaw 3978, 2024 – Removes cc) Community Care and/or social care facility – November 21, 2024

Bylaw 3394, 2009 – Addition of 5.5.1 ff) & renumbering – Nov 17/09

(v) church, temple or other house of worship or religious institution.

Bylaw 3399, 2009 – Adds (ee) - Mar 16/10

(w) mixed use commercial/residential buildings.

Bylaw 3602, 2015 – Feb 9/16 –adds (ff) craft brewing

(x) craft brewing

Bylaw 3978, 2024 – Adds y) to cc) – November 21, 2024

(y) Acquired Injury Facility
(z) Child Care Facility
(aa) Community Living Facility
(bb) Extended Care Residences
(cc) Hospice

5.5.2 Lot Area:

The minimum lot area for a "fee-simple lot" is 200 square metres.

5.5.3 Density:

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.

5.5.4 Lot Coverage

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.

Bylaw 3346, 2008 Amd 5.5.5– June 24/08

5.5.5 Minimum Dimensions Required for Yards:

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 set backs are not required.

5.5.7 Building Height:

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.

Bylaw 4011, 2026 – Adds section 5.5.9 – April 24, 2026

5.5.9 Conditions of Use

Notwithstanding the provisions of subsection 5.5.3 (b) above, a 3.58 maximum combined floor area ratio for commercial and residential uses is permitted at 1302, 1342, 1352 Shoppers Row and 1362 16th Avenue (Legal Description: LOT 4, DISTRICT LOT 69, SAYWARD DISTRICT, PLAN 5804, LOT A, DISTRICT LOT 69, SAYWARD DISTRICT, PLAN VIP54685, LOT A, DISTRICT LOT 69, SAYWARD DISTRICT, PLAN EPP3035, and LOT 11, DISTRICT LOT 69, SAYWARD DISTRICT, PLAN VIP5804) on 7,034.19 square metres lot area.

5.6 COMMERCIAL ONE C (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.

Bylaw 3978, 2024 – Removes multiple and renumbers – November 21, 2024

5.6.1 Permitted Uses:

On any lot, the following uses are permitted:

(a) hotel
(b) licensed facility, licensee retail store
(c) retail store
(d) office, adult learning centre
(e) bank or other financial institution
(f) entertainment centre
(g) theatre, cinema
(h) personal service establishment
(i) merchandise service establishment
(j) restaurant without a drive through
(k) health services or fitness centre
(l) medical clinic, dental clinic
(m) library
(n) community hall or centre
(o) parking lot, parking structure
(p) veterinary clinic
(q) funeral parlor
(r) small-tool rental establishment
(s) printing and publishing

Bylaw 3346, 2008 Addition of 5.6.1 x) – June 24/08

(s) minor repair shop
(t) self storage units within an enclosed building

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(u) apartment

Bylaw 3399, 2009 – Deletes text "bb) up to three dwellings….." & renumbers - Mar 16/10

Bylaw 3978, 2024 – Removes aa) Community Care and/or social care facility – November 21, 2024

Bylaw 3394, 2009 – Addition of 5.6.1 cc) & renumbering – Nov 17/09

(v) church, temple or other house of worship or religious institution.

Bylaw 3399, 2009 – Adds (dd) - Mar 16/10

(w) mixed use commercial/residential buildings.

Bylaw 3602, 2015 – Feb 9/16 –adds (dd) craft brewing

(x) craft brewing

Bylaw 3978, 2024 –Adds y) to dd) – November 21, 2024

(y) restaurant, drive-through north of Roberts Reach
(z) Acquired Injury Facility
(aa) Child Care Facility
(bb) Community Living Facility
(cc) Extended Care Residences
(dd) Hospice

5.6.2 Lot Area:

The minimum lot area for "fee-simple lots" is 200 square metres.

5.6.3 Density:

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.

5.6.4 Lot Coverage:

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.

Bylaw 3346, 2008 Amd 5.6.5– June 24/08

5.6.5 Minimum Dimensions Required for Yards:

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.

5.6.7 Building Height:

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

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.

5.7.1 Permitted Uses:

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

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(x) apartment

Bylaw 3399, 2009 – Deletes text "y) up to three dwellings….." & renumbers - Mar 16/10

Bylaw 3978, 2024 – Removes y) Community care and/or social care facility – November 21, 2024

Bylaw 3346, 2008 Addition of 5.7.1 aa) – June 24/08

(y) adult learning centre

Bylaw 3399, 2009 – Adds (aa) - Mar 16/10

(z) mixed use commercial/residential buildings.

Bylaw 3497, 2012 – Adds (bb) - Feb 19/13

(aa) pet services wholly within an enclosed building.

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

(bb) cannabis retail store

Bylaw 3978, 2024 –Adds cc) to gg) - November 21, 2024

(cc) Acquired Injury Facility
(dd) Child Care Facility
(ee) Community Living Facility
(ff) Extended Care Residences
(gg) Hospice

5.7.2 Lot Area:

The minimum lot area for a "fee-simple lot" is 200 square metres.

5.7.3 Density:

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.

5.7.5 Lot Coverage:

The maximum lot coverage of all buildings is 65%.

Bylaw 3346, 2008 Amd 5.7.6– June 24/08

5.7.6 Minimum Dimensions Required for Yards:

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.

5.7.7 Building Height:

The maximum height of a principal building is 15.0 metres.

5.8 COMMERCIAL THREE (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.

Bylaw 3967, 2024 – Removes Motel – October 10, 2024

5.8.1 Permitted Uses:

On any lot, the following uses are permitted:

(a) restaurant with or without ancillary drive-through
(b) licensed facility, licensee retail store
(c) retail store
(d) office
(e) bank or other financial institution
(f) personal service establishment
(g) merchandise service establishment
(h) health services or fitness centre
(i) medical clinic, dental clinic
(j) community hall or centre
(k) veterinary clinic
(l) funeral parlor
(m) printing and publishing
(n) gas bar / convenience store

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(o) apartment

Bylaw 3978, 2024 – Removes q) Community care and/or social care facility – November 21, 2024

Bylaw 3399, 2009 – Adds (r) - Mar 16/10

(p) mixed use commercial/residential buildings.

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

(q) cannabis retail store

Bylaw 3978, 2024 –Adds r) to v) - November 21, 2024

(r) Acquired Injury Facility
(s) Child Care Facility
(t) Community Living Facility
(u) Extended Care Residences
(v) Hospice

5.8.2 Lot Area:

The minimum lot area for a "fee-simple lot" is 200 square metres.

5.8.3 Density:

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

Bylaw 3967, 2024 – Removes max floor area and sleeping units– October 10, 2024

5.8.4 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.

5.8.5 Lot Coverage:

The maximum lot coverage of all buildings is 65%.

Bylaw 3346, 2008 Amd 5.8.7– June 24/08

5.8.6 Minimum Dimensions Required for Yards:

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.

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

5.8.8 Building Height:

The maximum height of a principal building is 13.0 metres.

5.9 COMMERCIAL FOUR (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.

5.9.1 Permitted Uses:

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

Bylaw 3346, 2008 Addition of 5.9.1 (s) – June 24/08

(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

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(cc) apartment

Bylaw 3399, 2009 – Deletes text "dd) up to three dwellings…." & renumbers - Mar 16/10

(dd) ancillary dwelling unit

(ee) residential uses existing continuously since November 24, 1998

Bylaw 3978, 2024 – Removes ff) Community care and/or social care facility – November 21, 2024

(ff) bmx track, only on Lot 3, District Lot 1417, Sayward District, Plan 44221 (1299 Homewood Road).

Bylaw 3399, 2009 – Adds (hh) - Mar 16/10

(gg) mixed use commercial/residential buildings.

Bylaw 3399, 2009 –Adds ii) "vocational training centre - Mar 16/10

(hh) vocational training centre.

Bylaw 3497, 2012 – Adds (jj) - Feb 19/13

(ii) pet services wholly within an enclosed building.

(jj) seasonal sale and storage of landscape supplies in the C-4A zone.

Bylaw 3534, 2014 Adds (ll) – March 9, 2015

(kk) equipment sales, rental, storage, only on Lot B, (DD ED109262), District Lot 67, Sayward District, Plan 6004 Except Plan VIP65222 (2460 Island Highway)

Bylaw 3703, 2018 Adds (mm) Oct 1/18

(mm) cannabis retail store on lots south of the Campbell River

Bylaw 3813, 2021 (nn replaces oo to correct order) March 8, 2021

(nn) medical clinic, dental clinic

Bylaw 3776, 2021 Adds (oo) November 15, 2021

(oo) lumber yard, only on PID: 000-293-270, LOT B, DISTRICT LOT 66, SAYWARD DISTRICT, PLAN 34524, EXCEPT PART IN PLAN VIP67238 (civically known as 2175 Campbell River Road).

Bylaw 3978, 2024 –Adds pp) to tt) - November 21, 2024

(pp) Acquired Injury Facility
(qq) Child Care Facility
(rr) Community Living Facility
(ss) Extended Care Residences
(tt) Hospice

5.9.2 Lot Area:

The minimum lot area for "fee-simple lots" is 750 square metres.

5.9.3 Density:

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.

5.9.5 Lot Coverage:

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%.

Bylaw 3346, 2008 Amd 5.9.6– June 24/08

5.9.6 Minimum Dimensions Required for Yards:

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.

5.9.8 Building Height:

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.

Bylaw 3399, 2009 –Replaced Sec. 5.9.9 - Mar 16/10

5.9.9 Conditions of Use:

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.

Bylaw 3505, 2013 –Replaced Sec.5.9.10

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).

Bylaw 3320, 2007 – Addition of 5.9.11 – 5.10 May 27/08

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

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(p) apartment

Bylaw 3399, 2009 – Deletes text "r) up to three dwellings….." & renumbers - Mar 16/10

(q) ancillary dwelling unit

Bylaw 3978, 2024 – Removes r) Community care and/or social care facility – November 21, 2024

Bylaw 3399, 2009 – Adds (s) - Mar 16/10

(r) mixed use commercial/residential buildings.

Bylaw 3978, 2024 –Adds s) to w) - November 21, 2024

(s) Acquired Injury Facility
(t) Child Care Facility
(u) Community Living Facility
(v) Extended Care Residences
(w) Hospice

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

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

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(p) apartment

Bylaw 3399, 2009 – Deletes text "q) up to three dwellings….." & renumbers - Mar 16/10

(q) ancillary dwelling unit

Bylaw 3978, 2024 – Removes r) Community care and/or social care facility – November 21, 2024

Bylaw 3399, 2009 – Adds (t) - Mar 16/10

(r) mixed use commercial/residential buildings.

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

Bylaw 3978, 2024 –Adds s) to w) - November 21, 2024

(s) Acquired Injury Facility
(t) Child Care Facility
(u) Community Living Facility
(v) Extended Care Residences
(w) Hospice

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

Purpose:

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

5.10.1 Permitted Uses:

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) ancillary dwelling unit

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(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.

Bylaw 3320, 2007 – Addition of 5.10.1 v) – 5.10 May 27/08

(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.

Bylaw 3969, 2024 – Addition of 5.10.1 w) – May 22, 2025

w) auto repair shop and storage yard, excluding motor vehicle service , located only on: 2525 Island Highway (Lot 23, District Lot 67, Sayward District Plan 6004, Except Part in Plan VIP67500)

5.10.2 The minimum lot area is 1000 square metres.

5.10.3 Lot Coverage/Density:

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

5.10.5 Minimum Dimensions Required for Yards:

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.

5.10.6 Building Height:

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.

5.10.7 Parking and Outdoor Storage:

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

5.10.8 Conditions of Use:

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.

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

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

Purpose:

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

5.11.1 Permitted Uses:

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) ancillary 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.

5.11.3 Lot Area/Density:

The minimum lot area 1000 square metres.

5.11.4 The maximum floor area ratio for commercial uses is 1.5.

5.11.5 Lot Coverage:

The maximum lot coverage of all buildings is 60%.

5.11.6 Minimum Dimensions Required for Yards:

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.

5.11.7 Building Height:

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.

5.11.8 Parking and Outdoor Storage:

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

Purpose:

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

5.12.1 Permitted Uses:

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).

5.12.2 Lot Area:

The minimum lot area is 1000 square metres.

5.12.3 Lot Coverage:

The maximum lot coverage of all buildings is 30%.

5.12.4 Minimum Dimensions Required for Yards:

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.

5.12.5 Building Height:

The maximum height of a principal building is 4.5 metres.

5.12.6 Parking and Outdoor Storage:

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

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.

5.13.1 Permitted Uses:

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 ancillary dwelling unit or, for a) to d) above, up to two dwelling units physically attached to the building containing the principal use.

Bylaw 3820, 2021 – Adds (i) & (j) – June 14, 2021

(i) coffee shop
(j) restaurant

Bylaw 3825, 2021 – Adds (k) August 23, 2021

(k) medical clinic

Bylaw 3540, 2014 – Adds 5.13.1.1 – Mar 18/14

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.

5.13.2 Lot Area and Frontage:

The minimum lot area is 650 square metres.

5.13.3 The minimum lot frontage is 15 metres.

5.13.4 Lot Coverage and Density:

The maximum lot coverage of all buildings is 40%.

5.13.5 The maximum floor area for each permitted use is 300 square metres.

5.13.6 Minimum Dimensions Required for Yards:

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

5.13.7 Building Height:

The maximum height of a principal building is 8.0 metres.

5.13.8 Conditions of Use:

(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

Purpose:

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

5.14.1 Permitted Uses:

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) ancillary dwelling unit

Bylaw 3399, 2009 –Adds y) "vocational training centre - Mar 16/10

(y) vocational training centre.

Bylaw 3497, 2012 – Adds z) - Feb 19/13

(z) pet services wholly within an enclosed building.

5.14.2 Lot Area:

The minimum lot area 500 square metres.

5.14.3 Lot Coverage:

The maximum lot coverage of all buildings is 65%.

Bylaw 3346, 2008 Amd 5.14.4 – June 24/08

5.14.4 Minimum Dimensions Required for Yards:

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.

5.14.5 Building Height:

The maximum height of a principal building is 10.0 metres.

5.14.6 Parking and Outdoor Storage

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

5.14.7 Conditions of Use:

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

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.

5.15.1 Permitted Uses:

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) ancillary dwelling unit
(k) lumber mill

Bylaw 3399, 2009 –Adds ii) "vocational training centre - Mar 16/10

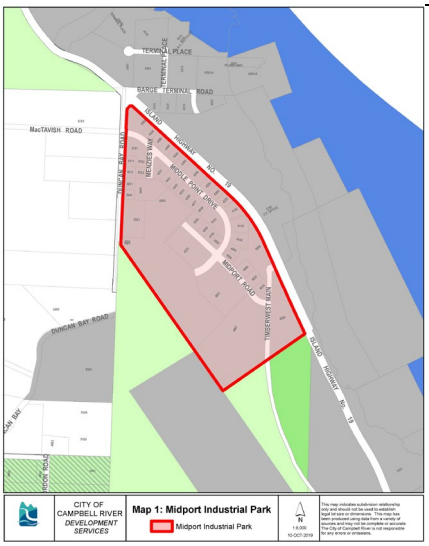
(l) vocational training centre

Bylaw 3639, 2016 - Addition of 5.15.1 m) marijuana operation – October 24, 2016

(m) cannabis operation

Bylaw 3754, 2019 – Adds (i) heavy equipment storage and repairs Midport Industrial Park – December 16, 2019

(n) heavy equipment storage and repairs within land outlined on Map 1
(o) marine research laboratories and related facilities



Map 1

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
(g) seafood processing

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

Bylaw 3957, 2024 – Adds new section 5.15.4, renumbered – November 07, 2024

5.15.4 On District Lot 109, Sayward District, Except Parcel A (DD 285472-1) and those Parts in Plans 1373-R, 16956, 19371, 50636, VIP54479, VIP64521 AND EPP7297; Lot 1, District Lot 109, Sayward District, Plan 16956; Block B, of Lot 1504, Sayward District; Block C, of Lot 1504, Sayward District; Lot 1, District Lot 68, Sayward District, Plan 16712; Lot 1599, Sayward District Except that Part in Plan VIP64521; District Lot 2, Sayward District, Except those Parts in Plans 19371, 42540, 50636, VIP64521,VIP64522 AND VIP76652, the following uses are permitted:

(a) uses permitted in 5.14.1 (Industrial One Zone, Permitted Uses), 5.15.2 and 5.15.3

(b) Indoor Agriculture, Plants

(c) Renewable Energy and Fuel Facility

(d) Data Centre

5.15.5 Lot Area:

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.

5.15.6 Lot Coverage:

The maximum lot coverage of all buildings is 65%.

5.15.7 Minimum Dimensions Required for Yards:

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

5.18.8 Building Height:

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.

5.15.9 Parking and Outdoor Storage

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

5.15.10 Conditions of Use:

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

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

5.16.1 Permitted Uses:

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) ancillary dwelling unit

Bylaw 3399, 2009 –Adds l) "vocational training centre - Mar 16/10

(l) vocational training centre.

5.16.2 Lot Area and Frontage:

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.

5.16.4 Lot Coverage:

(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.

5.16.5 Minimum Dimensions Required for Yards:

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.

5.16.6 Building Height:

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.

5.16.7 Parking and Outdoor Storage:

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.

5.16.8 Conditions of Use:

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

Purpose:

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

5.17.1 Permitted Uses:

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) ancillary dwelling unit

Bylaw 3399, 2009 –Adds g) "vocational training centre - Mar 16/10

(g) vocational training centre.

Bylaw 3743, 2019 adds h) November 4, 2019

(h) Composting Facility (only on BLOCK J DISTRICT LOT 85 SAYWARD LAND DISTRICT LEASE/PERMIT/LICENCE #103555, SANITARY LANDFILL PURPOSES SEE ALSO BLK C DL 85)

5.17.2 Lot Area:

The minimum lot area is 4 hectares.

5.17.3 Lot Frontage:

The minimum lot frontage is 60 metres.

5.17.4 Lot Coverage:

(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.

5.16.6 Minimum Dimensions Required for Yards:

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.

5.17.6 Building Height:

The maximum height of a principal building is 10.0 metres.

5.17.7 Parking and Outdoor Storage

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.

5.17.8 Conditions of Use:

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

Purpose:

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

Bylaw 3958, 2024 – Revise a) and b) – June 04, 2024

5.18.1 Permitted Uses:

On any lot, the following uses are permitted:

(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
(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.

5.18.2 Lot Area and Frontage:

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.

5.18.4 Lot Coverage:

The maximum lot coverage of all buildings is 2%.

5.18.5 Minimum Dimensions Required for Yards:

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

5.18.6 Building Height:

The maximum height of a principal building is 10.0 metres.

Bylaw 3762,2020 October 19, 2020 adds Section 5.18.7

5.18.7 Conditions of Use:

Notwithstanding Section 5.18.1 (b) and Section 5.18.4, at Strata Lot A, District Lot 85, Sayward District, Strata Plan EPS1112 (7050 Gold River Highway) up to two single-family residential dwellings are permitted, with a maximum parcel coverage of all buildings not exceeding 3%.

5.19 LAKESHORE COMMERCIAL (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.

5.19.1 Permitted Uses:

On any lot, the following uses are permitted:

(a) resort or motel and ancillary uses

(b) ancillary 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

5.19.2 Lot Area and Frontage:

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.

5.19.4 Lot Coverage and Density:

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.

5.19.6 Minimum Dimensions Required for Yards:

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

5.19.7 Building Height:

The maximum height of a principal building is 10.0 metres.

5.19.8 Parking Areas:

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.

5.20.1 Permitted Uses:

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 ancillary dwelling unit.

5.20.2 Lot/Site Areas:

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.

5.20.4 Density:

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

5.20.5 Lot/Site Coverage:

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%.

5.20.7 Minimum Dimensions Required for Yards:

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

5.20.8 Building Height:

The maximum height of a principal building is 6.0 metres.

5.20.9 The maximum height of an ancillary dwelling unit is 8.0 metres.

5.21 PUBLIC AREAS ONE (PA – 1) ZONE

Purpose:

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

5.21.1 Permitted Uses:

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 ancillary 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

Bylaw 3978, 2024 – Removes j) Community care and/or social care facility – November 21, 2024

j) ancillary food and beverage retail sales

k) cemetery / crematorium

l) exhibition and fair grounds

m) fire station, search and rescue facility

n) police facility

o) disaster services centre

p) parking lot

q) helipad ancillary to a permitted use

Bylaw 3369, 2008 Amd 5.21.1 Add s) Dec 9/08

r) ancillary manufacturing and sales of artisan goods at 621 Island Highway (Lot 1, District Lot 73, Sayward District Plan VIP72566).

Bylaw 3399, 2009 –Adds t) "animal shelter" - Mar 16/10
Bylaw 3414, 2010 – replaces t) – May 18/10

s) 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).

Bylaw 3978, 2024 –Adds t) to x) - November 21, 2024

(t) Acquired Injury Facility
(u) Child Care Facility
(v) Community Living Facility
(w) Extended Care Residences
(x) Hospice

Bylaw 3989, 2025 –Adds y) – May 16, 2025

(y) Apartment only at the property legally described as LOT A, DISTRICT LOT 72, SAYWARD LAND DISTRICT, PLAN VIP70741 (375 2nd Avenue)

5.21.2 Lot Area:

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.

5.21.3 Lot Coverage:

(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.

5.21.4 Minimum Dimensions Required for Yards:

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.

5.21.5 Building Height:

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

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.

5.22.1 Permitted Uses:

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

5.22.2 Lot Area and Lot Coverage:

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.

Bylaw 3616, 2016 inserts a new section 5.23

5.23 PUBLIC AREAS THREE (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.

5.23.1 Permitted Uses:

On any lot, the following uses are permitted:

(a) Moorage, Private

(b) Boat Ramp, Private

Bylaw 3346, 2008 Deleted 5.23.1 c) – June 24/08

Bylaw 3958, 2024 Deleted RE-1, R-1, R-1A, R-1B, R-1C, R-SD, R-2, R-2A, R-3 Zones and references contained replaced with "Residential Infill" (R-I), renumbering sections after 5.24 June 04, 2024

Bylaw 3958, 2024 Added "Residential Infill (R-I)" Zone June 04, 2024

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.

Bylaw 3970, 2024 – Rear yard amended – September 05, 2024

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:	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

Bylaw 3970, 2024 – Renumbered, added i) of ii) – September 05, 2024

5.24.6 i) A zero (0.0m) metre side yard is permitted for attached units on "strata lots," or 1.5 meteres 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.

ii) 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

Bylaw 3970, 2024 – Struck and amended – September 05, 2024

5.24.7 Building Height:

If the Dwelling Unit is setback a minimum of 3.0m from the rear property line, the maximum height may be the lesser of 7.0m or 2 storey. If the Dweling unit is setback a minimum of 5.0m from the rear property line, the maximum height may be the lesser of 10.0m 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.

5.25 RESIDENTIAL MULTIPLE ONE (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.

5.25.1 Permitted Uses:

On any lot, the following uses are permitted:

Bylaw 3958, 2024 "dwelling unit" replaced existing June 04, 2024

(a) Dwelling unit;

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(b) apartment;

Bylaw 3978, 2024 – Removes d) Community care and/or social care facility – November 21, 2024

Bylaw 3346, 2008 Adds 5.33.1 e) – June 24/08

(c) bed and breakfast accommodations subject to the provisions of item 5.25.9 below.

Bylaw 3978, 2024 –Adds d) to h) - November 21, 2024

(d) Acquired Injury Facility
(e) Child Care Facility
(f) Community Living Facility
(g) Extended Care Residences
(h) Hospice

5.25.2 Lot Area:

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

Bylaw 3958, 2024 update max density June 04, 2024

5.25.3 Density:

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:

(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.

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

5.25.5 Lot Coverage:

The maximum lot coverage of all buildings is 50%.

5.25.6 Minimum Dimensions Required for Yards:

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

5.25.7 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.

5.25.8 Building Height:

The maximum height of a principal building is 10.0 metres.

Bylaw 3346, 2008 Adds 5.33.9) – June 24/08

5.25.9 Conditions of Use:

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.

Bylaw 3818, 2021 Adds section 5.33.10 – June 28, 2021

5.25.10 The following provisions apply on at 130 Strathcona Way (Legal Description: Lot 25, SECTION 16, TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP85431):

Notwithstanding the provisions of sub-section 5.25.1 above, the following permitted uses are only allowed:

Single family dwelling

Community care, or social care facility

Notwithstanding the provisions of sub-section 5.25.6 above, the following minimum dimensions permitted are:

Front yard: minimum 5.0m

Side yard (for both): minimum 1.50m

5.26 RESIDENTIAL MULTIPLE TWO (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.

5.26.1 Permitted Uses:

The following uses are permitted:

Bylaw 3958, 2024 "dwelling unit" replaced existing June 04, 2024

(a) Dwelling unit

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(b) Apartment

Bylaw 3978, 2024 – Removes c) Community care and/or social care facility – November 21, 2024

Bylaw 3978, 2024 –Adds c) to g) - November 21, 2024

(c) Acquired Injury Facility
(d) Child Care Facility
(e) Community Living Facility
(f) Extended Care Residences
(g) Hospice

5.26.2 Lot Area:

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

5.26.3 Density:

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:

(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.

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

5.26.5 Lot Coverage:

The maximum lot coverage of all buildings is 50%.

5.26.6 Minimum Dimensions Required for Yards:

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

5.26.7 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.

5.26.8 Building Height:

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.

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

Conditions of Use:

5.26.9 Notwithstanding the provisions of sub-section 5.26.3 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.

5.26.10 Notwithstanding the provisions of sub-section 5.26.3 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.

Bylaw 3780, 2020 – Adds Section 5.34.11 Condition of Use – July 20, 2020

5.26.11 Notwithstanding Section 5.26.1, the use of a community care, or social care facility or both is prohibited at 1830 16th Ave (Legal Description: LOT 6, DISTRICT LOT 66, SAYWARD DISTRICT, PLAN 7170);

Bylaw 3819, 2021 adds section 5.34.11 May 31, 2021

5.26.12 Notwithstanding the provisions of sub-sections:

i) 5.26.3 the maximum density shall be 20 units; and

ii) 5.26.8 the maximum height of the principle building(s) shall be 10.0 m; is permitted at 461 Hilchey Road (Legal Description: Lot 12, Section 20, Township 1, Comox District, Plan 11818, PID: 004-882-351) on the 0.40 hectare land area"

Bylaw 3904, 2023 adds section 5.34.13 September 07, 2023

5.26.13 Notwithstanding the provisions of sub-section 5.26.1 above, a duplex with or without a secondary suite as defined by "Secondary Suite" is permitted at 2105 Shetland Road (Legal Description: LOT 3 DISTRICT LOT 1385 SAYWARD DISTRICT PLAN 11342) and all subdivided lots thereafter, which meet the density requirement specified in Section 5.26.3.

5.27 RESIDENTIAL MULTIPLE THREE (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.

5.27.1 Permitted Uses:

The following uses are permitted:

(a) triplex or threeplex;

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(b) apartment

Bylaw 3978, 2024 – Removes c) Community care and/or social care facility – November 21, 2024

Bylaw 3396, 2009 –Amds Sec. 5.35.1 d)

(c) 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.

Bylaw 3883, 2023 –Adds 5.35.1 e) – Jul 20/23

(d) Townhouses or row housing with or without secondary suites as defined by Secondary Suite or an apartment is permitted with a maximum building height of 15.0 metres at 497 Rockland Road (Legal Description: LOT 3, SECTION 29, TOWNSHIP 1, COMOX DISTRICT, PLAN VIP57725)

Bylaw 3978, 2024 –Adds e) to i) - November 21, 2024

(e) Acquired Injury Facility
(f) Child Care Facility
(g) Community Living Facility
(h) Extended Care Residences
(i) Hospice

5.27.2 Lot Area:

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.

5.27.3 Density:

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.

5.27.4 Lot Coverage:

The maximum lot coverage of all buildings is 50%.

5.27.5 Minimum Dimensions Required for Yards:

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

5.27.6 Building Height:

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

Bylaw 3811, 2021 adds section 5.35.7 May 31, 2021

5.27.7 Conditions of Use:

The following provisions apply only at 854 Island Highway South (Legal Description: LOT 3, SECTION 32, TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP48714 EXCEPT PLAN VIP58597)

a) A maximum base density permitted is 1.0 floor area ratio. A density bonus of up to 0.25 floor area ratio 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 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.

Bylaw 3823, 2021 adds section 5.35.8 October 18, 2021

5.27.8 Conditions of Use:

The following provisions apply only at 2221 Dalton Rd. (Legal Description: LOT 15, DISTRICT LOT 218 COMOX LAND DISTRICT PLAN VIP8401)

a) A maximum base density permitted is 0.75 floor area ratio. A density bonus of up to 0.50 floor area ratio 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 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.

5.28 RESIDENTIAL MULTIPLE FOUR (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.

5.28.1 Permitted Uses:

The following uses are permitted:

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

(a) Apartment

Bylaw 3978, 2024 – Removes c) Community care and/or social care facility – November 21, 2024

Bylaw 3978, 2024 –Adds b) to f) - November 21, 2024

(b) Acquired Injury Facility
(c) Child Care Facility
(d) Community Living Facility
(e) Extended Care Residences
(f) Hospice

5.28.2 Lot Area:

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

5.28.3 Density:

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.

5.28.4 Lot Coverage:

The maximum lot coverage of all buildings is 50%.

5.28.5 Minimum Dimensions Required for Yards:

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

5.28.6 Building Height:

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.

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

Conditions of Use:

5.28.7 Notwithstanding the provisions of sub-section 5.28.3 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.

5.28.8 Notwithstanding the provisions of sub-sections 5.28.3 and 5.28.5 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.

5.28.9 Notwithstanding the provisions of sub-section 5.28.3 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.

5.28.10 Notwithstanding the provisions of sub-section 5.28.3 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.

Bylaw 3346, 2008 Amds 5.35.11 – June 24/08

5.28.11 Notwithstanding the provisions of sub-section 5.28.3 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.

Bylaw 3347, 2008 Adds 5.35.12 – Aug 26/08

5.28.12 Notwithstanding the provisions of sub-section 5.28.3 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.

Bylaw 3854, 2022 Adds 5.35.13 – Aug 15/22

5.28.13 The following provisions apply only at 741 Birch Street (Legal Description: LOT 3, DISTRICT LOT 73, SAYWARD DISTRICT, PLAN 6641):

The maximum floor area ratio is 2.0, prior to density bonus for amenity provision, as follows:

(a) A density bonus of up to 0.5 floor area ratio is permitted where 80% or more of the required parking is underground or integrated parking; and/or

(b) A density bonus of up to 0.25 floor area ratio is permitted where a 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 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; and/or

(c) A density bonus of a maximum of 0.25 FAR is permitted for five (5) units of affordable rental housing where the housing that is rented or owned for a cost that is 30 per cent or less of the household's gross income, and the household income is no more than 70% of the Housing Income Limits (by housing unit type) reported by BC Housing.

Bylaw 3949, 2024 Adds 5.36.14 – March 14, 2024

5.28.14 Notwithstanding the provisions of sub-section 5.28.3 above, a 27 unit apartment is permitted at 345 Dogwood Street (Legal Description : LOT 5, 6 AND 7 DISTRICT LOT 72 SAYWARD DISTRICT PLAN 10775), and all subdivided lots thereafter, which meet the density requirement specified in Section 5.28.3.

Bylaw 3999, 2025 – Site specific text amendment– Nov 20, 2025

5.28.15 The following provisions apply only at 1308 Island Highway South (Legal Description: LOT A SECTION 29 TOWNSHIP 1 COMOX DISTRICT PLAN VIP66844 EXCEPT PART IN STRATA PLAN VIS4537):

The maximum floor area ratio is 1.10, prior to density bonus for amenity provision, as follows:

(a) A density bonus of up to 0.13 floor area ratio is permitted where a 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 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision.

Bylaw 4021, 2026 – Site specific text amendment– Sep 24, 2026

5.28.16 The following provisions apply only at 1940 Willis Road (Legal Description: LOT D, DISTRICT LOTS 74 AND 75, SAYWARD DISTRICT, PLAN 11644):

The maximum floor area ratio permitted for a residential development is 0.90.

5.29 RURAL ONE (RU - 1) ZONE

Purpose:

This zone provides for resource and agricultural uses on rural lands in the Provincial Agricultural Land Reserve.

5.29.1 Permitted Uses:

On any lot in the RU – 1 zone, the following uses are permitted:

Bylaw 3958, 2024 update a) and b) June 04, 2024
Bylaw 3970, 2024 – replace "ancillary" – September 05, 2024

(a) one residential dwelling unit with or without a secondary suite is permitted when the lot measures less than one hectare

(b) one single-family residential dwelling with or without an additional dwelling unit per lot is permitted when the lot measures more than a hectare

(c) agriculture

(d) silviculture

(e) greenways trails on public lands

(f) riding academy

(g) commercial kennel

(h) veterinary clinic

(i) bed and breakfast accommodations

(j) home-based business

5.29.2 Lot Area:

The minimum lot area is 32.0 hectares.

5.29.3 Frontage:

The minimum lot frontage is 60 metres.

5.29.4 Lot Coverage:

The maximum lot coverage of all buildings is 20%.

5.29.5 Minimum Dimensions Required for Yards:

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

5.29.6 Building Height:

The maximum height of a principal building is 10.0 metres.

5.30 RURAL TWO (RU - 2) ZONE

Purpose:

This zone provides for limited un-serviced residential uses and rural activities on larger parcels of land.

5.30.1 Permitted Uses:

On any lot, the following uses are permitted:

Bylaw 3958, 2024 update a) and b) June 04, 2024
Bylaw 3970, 2024 – replace "ancillary" – September 05, 2024

(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 additional dwelling unit per lot is permitted when the lot measures more than a hectare

(c) agriculture, with the only sale of products being those grown on the property

(d) silviculture

(e) greenways trails on public lands

(f) commercial nursery

(g) riding academy

(h) commercial kennel

(i) veterinary clinic

(j) taxidermy

(k) dwelling occupants' ancillary heavy equipment storage and repairs, excluding sales and commercial repairs

(l) bed and breakfast accommodations

(m) home-based business

5.30.2 Lot Area:

The minimum lot area is 4.0 hectares.

5.30.3 Frontage:

The minimum lot frontage is 30 metres.

5.30.4 Lot Coverage:

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.

5.30.5 Minimum Dimensions Required for Yards:

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

5.30.6 Building Height:

The maximum height of a principal building is 10.0 metres.

5.31 RURAL THREE (RU - 3) ZONE

Purpose:

This zone provides for residential uses in combination with other activities commonly associated with rural areas.

5.31.1 Permitted Uses:

On any lot, the following uses are permitted:

Bylaw 3958, 2024 update a) and b) June 04, 2024
Bylaw 3970, 2024 – replace "ancillary" – September 05, 2024

(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 additional dwelling unit per lot is permitted when the lot measures more than a hectare." 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

Bylaw 3853, 2022 March 28, 2022 adds section 5.39.1

(k) secondary suite and an ancillary dwelling unit, only on PID: 003-615-782, LOT A, DISTRICT LOT 1476, SAYWARD DISTRICT, PLAN 19754 (civically known as 2955 Quinsam Road)

5.31.2 Lot Area:

The minimum lot area is 1.0 hectare.

5.31.3 Frontage:

The minimum lot frontage is 30 metres.

5.31.4 Lot Coverage:

The maximum lot coverage of all buildings is 20%.

5.31.5 Minimum Dimensions Required for Yards:

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 on the same lot:	minimum 6.0 metres

5.31.6 Building Height:

The maximum height of a principal building is 10.0 metres.

Conditions of Use:

Bylaw 3804, 2020 October 4, 2021 adds section 5.39.7

5.31.7 Notwithstanding provisions 5.31.2 and 5.31.4, on Lot 2, District Lots 15, 29, and 30, Sayward District Plan VIP80466 (6702 Island Highway), the minimum required parcel area is 2.0 hectares and the maximum lot coverage is 5%.

Bylaw 3860, 2022 May 30, 2022 adds section 5.39.8

5.31.8 Notwithstanding the provisions of sub-section 5.31.1 and 5.31.5 on land legally described as Lot 3, District Lot 1476, Sayward District, Plan 26003 (2900 Quinsam Road), a secondary dwelling is a permitted use with a side yard setback of 2.35 metres and a spatial separation between residences of 3.59 metres."

5.32 RURAL RECREATION (RR – 1) ZONE

Purpose:

This zone provides for recreational uses on rural lands requiring limited services and includes compatibility with adjacent lands.

5.32.1 Permitted Uses:

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) ancillary dwelling unit

5.32.2 Lot Area:

The minimum lot area is 4.0 hectares.

5.32.3 Lot Coverage:

The maximum lot coverage of all buildings is 5%.

5.32.4 Minimum Dimensions Required for Yards:

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

5.32.5 Building Height:

The maximum height of all buildings is 10.0 metres.

Bylaw 3401, 2009 – Sep 13/11 adds CD1 Zone

5.33 JUBILEE HEIGHTS NEIGHBOURHOOD COMPREHENSIVE DEVELOPMENT (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.

5.33.1 Definitions:

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

5.33.2 AREA I – Mixed-use Neighbourhood Centre

5.33.2.1 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

Bylaw 3736, 2019 October 7, 2019 adds (x)

(x) two family residential or duplex

Bylaw 3958, 2024 add y) June 04, 2024

(y) fourplex

Bylaw 3967, 2024 –Adds Car Wash – October 10, 2024

(z) car wash

5.33.2.2 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.

Bylaw 3967, 2024 - a) and b) square footage amended

5.33.2.3 Conditions of Use:

(a) Only one retail occupancy shall have a floor area of up to 3,200 square metres in Area I, and this occupancy shall only be used as a grocery store. All other retail occupancies shall be limited to 925 square metres

(b) The maximum combined floor area for all commercial uses shall not exceed 6,850 square metres. For the purposes of this subsection, hotel/motel and live/work uses are excluded from the maximum floor area calculations.

(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.

5.33.2.4 Lot Area:

The minimum lot area shall not be less than 200 square metres.

5.33.2.5 Building Height:

The maximum height of a principal building shall not exceed 16.0 metres.

5.33.2.6 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 5.33.2.6 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.

5.33.2.7 Lot Coverage:

The maximum coverage of all buildings on a site shall not exceed 65%

5.33.3 AREA II – Medium Density Residential

5.33.3.1 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

Bylaw 3736, 2019 October 7, 2019 adds (i)

(i) two family residential or duplex

Bylaw 3958, 2024 add j) June 04, 2024

(j) fourplex

Bylaw 3958, 2024 Density Amended June 04, 2024

5.33.3.2 Density:

The maximum density permitted is 65 dwelling units per hectare or four dwelling units per lot (whichever is greater)

5.33.3.3 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.

5.33.3.4 Lot Area:

The minimum lot area shall not be less than 200 square metres.

5.33.3.5 Building Height:

The maximum height of a principal building shall not exceed 15.0 metres.

5.33.3.6 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 5.33.3.6 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.

5.33.3.7 Lot Coverage:

The maximum coverage of all buildings on a site shall not exceed 50%.

5.33.4 AREA III – Low Density Residential

5.33.4.1 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

Bylaw 3736, 2019 October 7, 2019 adds (h)

(h) two family residential or duplex

Bylaw 3958, 2024 add i) June 04, 2024

(i) fourplex

Bylaw 3958, 2024 Density amended June 04, 2024

5.33.4.2 Density of Development:

The maximum density permitted is 30 dwelling units per hectare or four dwelling units per lot (whichever is greater).

5.33.4.3 Lot Area:

The minimum lot area shall not be less than 200 square metres.

5.33.4.4 Building Height:

The maximum height of a principal building shall not exceed 10.0 metres.

5.33.4.5 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 5.33.4.5 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.

5.33.4.6 Lot Coverage:

The maximum coverage of all buildings on a site shall not exceed 50%.

5.33.5 AREA IV – School, Park, and Bog

5.33.5.1 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

5.33.5.2 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.

5.33.5.3 Building Height:

The maximum height of all buildings and structures shall not exceed 15.0 metres.

5.33.5.4 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.

5.33.5.5 Lot Coverage:

The maximum coverage of all buildings on a site shall not exceed 50%.

Bylaw 3727, 2019 – Addition of 302 Birch as CD2 Zone September 17, 2018

5.34 302 BIRCH ST. COMPREHENSIVE DEVELOPMENT TWO (CD2) ZONE

LOT A DISTRICT LOT 72 SAYWARD DISTRICT PLAN EPP85814

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.

5.34.1 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.

5.34.2 Permitted Uses:

(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 300m^2

5.34.3 Density: The maximum floor area ratio is 1.1

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

5.34.4 Lot Area:

3200m² (34,444 ft²)

5.34.5 Building Height:

The maximum height of a principal building is 15.0m.

5.34.6 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")

5.34.7 Lot Coverage:

The maximum lot coverage of all buildings is 50%.

5.34.8 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.

Bylaw 3757, 2019 – Addition of Campbell River Golf Course CD3 Zone – May 11, 2020

5.35 620 & 700 PETERSEN RD. CAMPBELL RIVER GOLF COURSE COMPREHENSIVE DEVELOPMENT THREE (CD3) ZONE

Lot A, District Lot 1389, Sayward District, Plan 10237; Lot A, District Lot 1389, Sayward District, except part in Plan 10237; Lot 2, District Lots 1390 and 1391, Sayward District Plan VIP75359; Lot 9, District Lot 66, Sayward District Plan VIP80166; Lot 1387, Sayward District; Lot 1, District Lot 1388, Sayward District Plan 47133; Lot 1386, Sayward District, except part in plan 3334 RW and plan VIP61505

Purpose:
The purpose of this zone is to implement the policy and objectives of the Golf Community and Resort land use designation.

5.35.1 Definitions:

EXTERIOR DEVELOPMENT BOUNDARY means the outer perimeter lot line of all parcels within the CD3 zone.

EVENT CENTRE means a building or site intended to provide permanent facilities for meetings, seminars, conventions, product and trade fairs and similar exhibitions.

GOLF COURSE means an area operated for the purposes of playing golf and includes fairways, practice areas and other areas and ancillary building typical of a golf course operation.

GOLF COURSE MAINTINENCE FACILITY means a building and exterior storage area used exclusively for the maintenance and operation of a golf course.

5.35.2 AREA A: GOLF COURSE

5.35.2.1 Permitted Uses:

(a) Golf Course
(b) Golf Course Maintenance Facility
(c) Ancillary Buildings

5.35.2.2 Conditions of Use

(a) Ancillary Buildings are limited to a maximum of 100 square metres.
(b) Golf Course Maintenance Facility buildings are limited to a maximum area of 1,500 square metres.
(c) Golf Course Maintenance Facility buildings and outdoor storage areas must be located a minimum of 25 metres from a lot line of a property with residential zoning.
(d) All exterior storage materials and equipment must be screened from view from a public right-of-way.

5.35.2.3 Building Height

(a) The maximum building height is 10 metres.

5.35.3 AREA B: RESORT CENTRE

5.35.3.1 Permitted Uses:

(a) Hotel
(b) Retail Store
(c) Restaurant
(d) Craft Brewing
(e) Licensed Facility
(f) Licensee Retail Store
(g) Office
(h) Recreational Complex
(i) Recreational Facility
(j) Multi-family Residential Dwelling Units
(k) Event Centre
(l) Ancillary Buildings

5.35.3.2 Density:

(a) a maximum of 75 residential dwelling units is permitted.
(b) a maximum of 200 hotel rooms is permitted.

5.35.3.3 Conditions of Use:

(a) Excluding hotel, recreational complex, recreations facility and event centre, all other commercial uses are limited to a maximum combined floor area of 3000 square metres.

5.35.3.4 Parcel Coverage:

(a) The maximum lot coverage of all buildings is 65%.

5.35.3.5 Building Height:

(a) Between 7.5 m and 15 metres from the exterior property lines, the maximum height is 10 metres and a maximum of two storeys.
(b) Between 15 metres and 22.5 m from the exterior property lines, the maximum building height is 15 metres and a maximum of four storeys.
(c) Greater than 22.5 metres from the exterior property lines, the maximum building height is 20 metres and a maximum of five storeys.

5.35.3.6 Setbacks:

(a) A minimum setback of 7.5 metres is required from all exterior development boundaries.

Bylaw 3782, 2020 – Addition of 850 Dogwood St. as CD4 Zone – November 16, 2020

5.36 850 DOGWOOD ST. COMPREHENSIVE DEVELOPMENT FOUR (CD4) ZONE

PID: 0005-545-617, LOT A (DD L13687) OF LOTS 1,2,3 AND 4, DISTRICT LOT 73, SAYWARD DISTRICT, PLAN 6300

Purpose:
This zone provides for the development of a medium density residential multi-family complex, typically for a 3 -5 storey apartment style complex.

5.36.1 Permitted Uses:

(a) Apartment

5.36.2 Lot Area:

The minimum lot area is 4030m^2

5.36.3 Density:

The maximum floor area ratio is 1.5

5.36.4 Lot Coverage:

The maximum lot coverage is 50%

5.36.5 Minimum Dimensions Required for Yards:

Yards in this zone must have the following minimum dimensions:

Front yard:	7.5m
Rear yard adjacent to lane:	3.0m
Side yard:	3.0m
Side yard adjoining a highway, arterial or collector road:	4.5m

5.36.6 Building Height:

The maximum height of a principal building is 22.0 meters

5.36.7 Parking Requirement:

Apartment – minimum parking space is 0.94 parking spaces per unit

Bylaw 3802, 2020 – Addition of Ripple Rock Estates Neighbourhood Zone CD5 Zone – May 10, 2021

5.37 RIPPLE ROCK ESTATES NEIGHBOURHOOD COMPREHENSIVE DEVELOPMENT FIVE (CD5) ZONE

Purpose:

This zone provides for a comprehensive mix of primarily residential land uses for the Ripple Rock Estates Neighbourhood with the intent of providing opportunities for residents to walk to local commercial services and employment and reduce vehicle trips.

5.37.1 Definitions:

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 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) office

(c) artist studio

(d) personal service establishment

(e) medical clinic, dental clinic

5.37.2 AREA I – Low Density Residential

5.37.2.1 Permitted Uses:

(a) single family residential dwelling

(b) two family residential or duplex

(c) secondary suite

(d) bed and breakfast accommodations

(e) live/work

(f) ancillary uses

5.37.2.2 Density of Development:

The maximum density permitted is 20 dwelling units per hectare

5.37.2.3 Lot Area:

The minimum lot area shall be 900 square metres.

5.37.2.4 Building Height:

The maximum height of a principal building shall not exceed 11.0 metres.

5.37.2.5 Setbacks:

The following setbacks shall be required for all uses:

(a) A front yard setback of not less than 4.0 metres.

(b) A front yard setback for a garage of not less than 5.5 metres.

(c) A rear yard setback of not less than 5.0 metres.

(d) A side yard setback of not less than 1.5 metres.

(e) A side yard setback of not less than 2.5 metres, adjoining a local road.

(f) A setback of not less 4.5 metres, abutting a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan.

5.37.2.6 Lot Coverage:

The maximum coverage of all buildings on a site is 50%.

5.37.3 AREA II – Mixed-Use Neighbourhood Centre

5.37.3.1 Permitted Uses:

(a) hotel

(b) restaurant

(c) licensed facilities

(d) retail store

(e) office

(f) personal service establishment

(g) health services or fitness centre

(h) medical clinic, dental clinic

(i) community care or social care facility, or both

(j) veterinary clinic

(k) mixed-use commercial/residential building

(l) ancillary uses

(m) massage parlor

(n) craft brewing

(o) bank or other financial institution

(p) merchandise service establishment

(q) cannabis retail store

(r) convenience store

5.37.3.2 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, the maximum floor area ratio is 1.5.

5.37.3.3 Conditions of Use:

(a) Retail occupancies shall be limited to 600 square metres.

(b) The maximum combined floor area for all commercial uses shall not exceed 1,200 square metres. For the purposes of this subsection, hotel/motel uses are excluded from the maximum floor area calculations.

(c) There shall be only one hotel located in Area II. The hotel may include meeting rooms no larger than 140 m2 each in size but shall exclude conference facilities.

(d) Ancillary drive-through facilities shall not be permitted for restaurants.

5.37.3.4 Lot Area:

The minimum lot area shall not be less than 200 square metres.

5.37.3.5 Building Height:

The maximum height of a principal building shall not exceed 20.0 metres.

5.37.3.6 Setbacks:

The following setbacks shall be required for all uses:

(a) A front yard setback of not less than 0.0 metres.

(b) A rear yard setback of not less than 2.0 metres.

(c) A side yard setback of not less than 2.0 metres is required.

(d) A setback of not less than 4.5 metres abutting a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan.

5.37.3.7 Lot Coverage:

The maximum coverage of all buildings on a site shall not exceed 65%

5.37.4 AREA III – Park

5.37.4.1 Permitted Uses:

(a) parks and natural areas

(b) major utility buildings, structures or facilities

(c) ancillary uses

5.37.4.2 Lot Area:

No minimum/maximum lot area is required for all uses in this zone.

5.37.4.3 Building Height:

The maximum height of all buildings and structures shall not exceed 8.0 metres.

5.37.4.4 Setbacks:

(a) A front yard setback of not less than 6.0 metres.

(b) A rear yard setback of not less than 8.0 metres.

(c) A side yard setback of not less than 3.0 metres.

5.37.4.5 Lot Coverage:

The maximum coverage of all buildings on a site shall not exceed 50%.

Bylaw 3808, 2021 – Addition of 1907 & 1913 Nunns Rd. adds CD6 Zone August 23, 2021

5.38 1907 & 1913 NUNNS RD. COMPREHENSIVE DEVELOPMENT SIX (CD6) ZONE

PID: 005-282-993 and 005-211-409, LOT 7 DISTRICT LOT 210, COMOX LAND DISTRICT PLAN VIP10220 AND LOT 1, DISTRICT LOT 210, COMOX LAND DISTRICT PLAN VIP10648

Purpose:

This zone provides for the development of a 6-unit single-family dwelling and townhouse development.

5.38.1 Permitted Uses:
The following uses are permitted:

(a) Townhouse

(b) Single-family dwellings

5.38.2 Lot Area: The lot area shall be:

Fee simple: average of 300 square metres

Bare land strata: average of 200 square metres

5.38.3 Lot Frontage:
The minimum lot frontage shall be:

Fee simple: 15 metres

Bare land strata: 6 metres

5.38.4 Minimum yard dimensions:

Yards in this zone must have the following minimum dimensions:

Front Yard: 3. 5 metres

Rear Yard: 5.0 metres

Side Yard: 1.5 metres/0.0 metres between units

Side Yard: adjoining a local road: 3.5 metres

5.38.5 Building Height:

The maximum height of the principle building is 8.0 metres.

Bylaw 3837, 2021 – Addition of 2337, 2341, 2365 Quinsam Rd. as CD7 Zone November 21, 2022

5.39 2337, 2341, 2365 QUINSAM RD. COMPREHENSIVE DEVELOPMENT SEVEN (CD7) ZONE

"Area A" of PID: 009-647-830, DISTRICT LOT 66, SAYWARD LAND DISTRICT EXCEPT PLAN 11137 12046 14662 16401 28574 30911 3304 RW VIP69094 VIP80166, LYING S OF S BDY PL 2596 AND W OF W BDY PCL B (DD49006I)

Purpose:

This zone provides for the development of a combination of small lot housing, including manufactured housing.

5.39.1 Permitted Uses:

The following uses are permitted:

(a) Single-family dwellings

(b) Manufactured dwellings

5.39.2 Lot Area:

The minimum lot area shall be:

Fee simple: 250 square metres

Bare land strata: 150 square metres

5.39.3 Lot Frontage:

The minimum lot frontage shall be:

Fee simple: 10 metres

Bare land strata: 7.5 metres

5.39.4 Minimum yard dimensions:

Yards in this zone must have the following minimum dimensions:

Front Yard: 2.5 metres to the front of the dwelling, 6.0 metres to the front of the garage

Rear Yard: 5.0 metres

Side Yard: 1.5 metres

Side Yard adjoining a local road: 2.5 metres

Front yard or side yard adjoining a highway: 4.5 metres

5.39.5 Building Height:

The maximum height of the principal building is 8.0 metres.

Bylaw 3925, 2023 – Addition of 2320 Campbell River Road as CD8 Zone March 14, 2024

5.40 2320 CAMPBELL RIVER RD. COMPREHENSIVE DEVELOPMENT EIGHT (CD8) ZONE

COMMON PROPERTY STRATA PLAN VIS5477

PID: 025-874-641, STRATA LOT 1 DISTRICT LOT 66 SAYWARD DISTRICT STRATA PLAN VIS5477 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 025-874-659, STRATA LOT 2 DISTRICT LOT 66 SAYWARD DISTRICT STRATA PLAN VIS5477 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 025-874-667, STRATA LOT 3 DISTRICT LOT 66 SAYWARD DISTRICT STRATA PLAN VIS5477 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 025-874-675, STRATA LOT 4 DISTRICT LOT 66 SAYWARD DISTRICT STRATA PLAN VIS5477 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 025-874-683, STRATA LOT 5 DISTRICT LOT 66 SAYWARD DISTRICT STRATA PLAN VIS5477 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Purpose:

This zone brings the current residential dwelling units on the five strata lots and common property into zoning compliance as well as creates new zoning regulations for future low to medium density residential development.

5.40.1 Permitted Uses:

The following uses are permitted:

(a) One single-detached dwelling with or without a secondary suite

(b) One two family residential dwelling or duplex

5.40.2 Conditions of Use:

(a) Up to two duplexes are allowed on Strata Lot 1 if built prior to April 30, 2023.

(b) Lots over 600 square meters are allowed both a secondary suite and an ancillary dwelling unit, except on common property.

5.40.3 Lot Area:

The minimum lot area shall be 350 square metres.

5.40.4 Lot Frontage:

The minimum lot frontage shall be 15 metres.

5.40.5 Lot Coverage:

The maximum lot coverage shall be 40%.

5.40.6 Minimum Yard Dimensions:

Yards in this zone must have the following minimum dimensions for all new development including additions, extensions and repair to current structures:

Front Yard: 4.5 metres adjoining a highway or 1.5 metres to common property lines.

Rear Yard: 5.0 metres

Rear Yard from the Campbell River: 30 metres from the high-water mark.

Side Yard: 1.5 metres.

5.40.7 Minimum Yard Exceptions for structures built prior to April 20, 2023:

Minimum yard setback exceptions to Section 5.40.6 for existing structures built prior to April 30, 2023 only are listed in the table below. Yard setback exceptions are not applicable to any new development including additions, extensions or repair to current structures.

Strata Lot	Current Yard	Setback Exception
Lot 1	Front Yard	1.27 metres
	Rear Yard	2.35 metres
Lot 2	Rear Yard	2.56 metres
Lot 3	Rear Yard	2.78 metres
Lot 4	Rear Yard	0.9 metres
	Side Yard (North yard)	0.0 metres
Lot 5	Side Yard (South yard)	0.64 metres
Common Property	Front Yard	3.11 metres
	Rear Yard	1.80 metres

5.40.8 Building Height:

The maximum height of the principal building is 8.0 metres.

5.40.9 Plans:

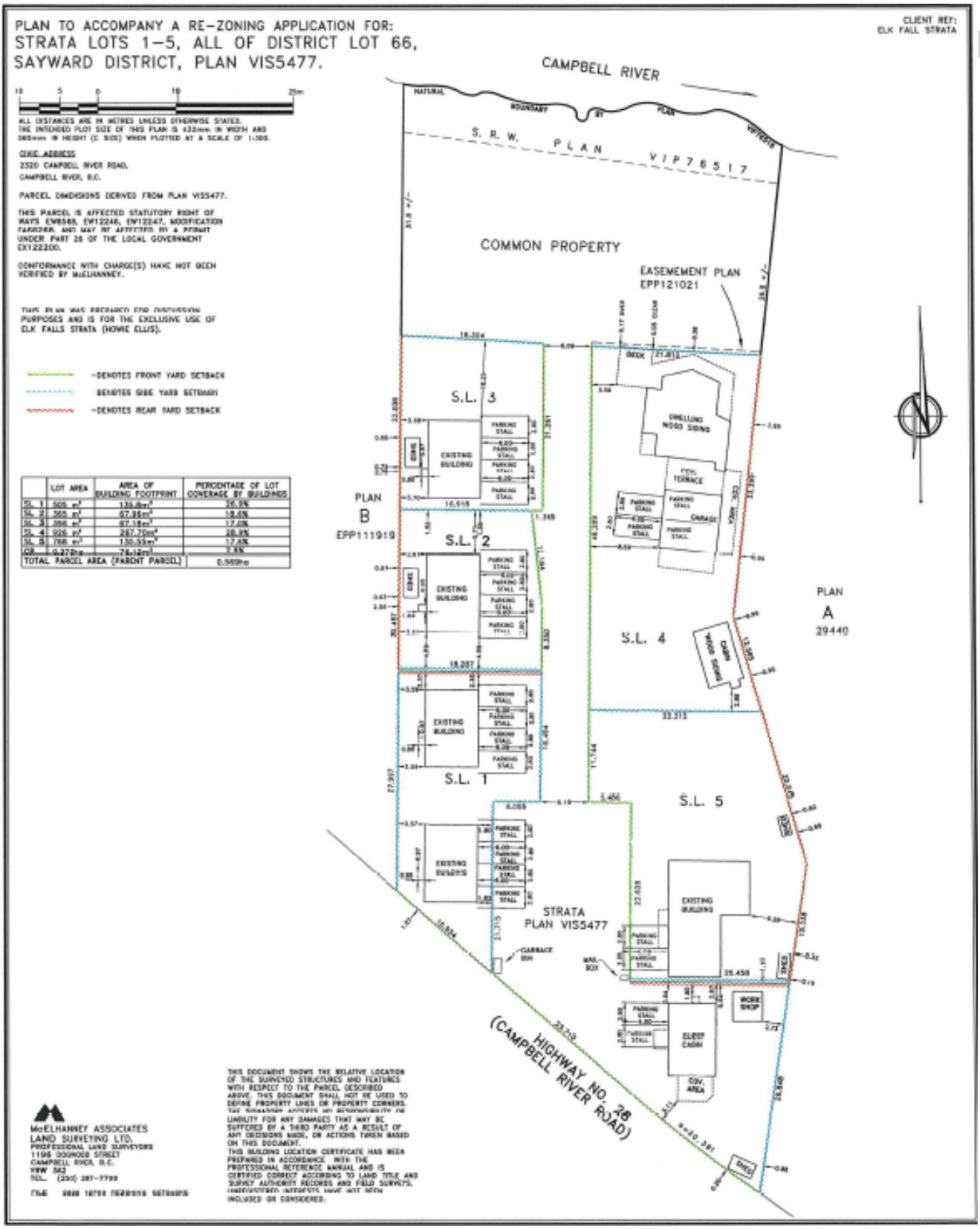
For the CD8 zone, the 2320 Campbell River Road Setback Interpretation Plan, that forms part of this bylaw will be used for determining all minimum yard setbacks.

5.40.10 Administration, Interpretation and Definitions, and Other General Provisions and Regulations:

All general definitions, provisions, and regulations as specified in the Administration, Interpretation and Definitions, and General Provision and Regulations sections of the zoning bylaw that is in affect at time of development, are applicable unless stated otherwise in section 5.40.1 – 5.40.9.

2320 Campbell River Road Setback Interpretation Plan

The 2320 Campbell River Road Setback Interpretation Plan as referred to in section 5.48.9 identifies with colour coding all front, rear and side yard property lines for each strata lot and common property.


PLAN TO ACCOMPANY A RE-ZONING APPLICATION FOR:
STRATA LOTS 1-5, ALL OF DISTRICT LOT 66,
SAYWARD DISTRICT, PLAN VIS5477.
CLIENT REF:
ELK FALL STRATA
CAMPBELL RIVER
S.R.W. PLAN VIP76517
COMMON PROPERTY
EASEMENT PLAN
EPP121021
PLAN B EPP111919
PLAN A 29440
S.L. 1
S.L. 2
S.L. 3
S.L. 4
S.L. 5
STRATA PLAN VIS5477
HIGHWAY NO. 28 (CAMPBELL RIVER ROAD)
-DENOTES FRONT YARD SETBACK
-DENOTES SIDE YARD SETBACK
-DENOTES REAR YARD SETBACK
McELHANNEY ASSOCIATES
LAND SURVEYING LTD.

Bylaw 3975, 2024 – Adds sections 5.41 and Section 5.42 – December 12, 2024

5.41 DOGWOOD CORRIDOR RESIDENTIAL

Purpose: To accommodate medium multiple-family complexes along the transit-oriented Dogwood Corridor

5.41.1 Permitted Uses:

The following uses are permitted:

a) apartment

b) child care facility

c) acquired injury facility

d) community living facility

e) extended care residences

f) hospice

5.41.2 Lot Area:

The minimum lot area for a "fee-simple lot" is 600 square metres

5.41.3 Density:

The maximum density permitted is 1.8 FAR prior to density bonus for amenity provision, as follows:

a) a density bonus of a maximum of 0.6 FAR is permitted where 10 per cent of units are provided for affordable rental housing, where the housing units to be rented for a monthly rate that is a minimum of 10% less than the current median market rent levels published by CMHC from time to time. Affordable rental housing must be secured through a covenant registerable under Section 219 of the Land Title Act is favour of the City. The covenant must be registered on title prior to building permit issuance;

b) a density bonus of a maximum of 0.6 FAR is permitted where a child care facility is included in a proposed residential development, with a minimum floor area of 88.8m2 and a minimum outfood playable area of 150m2 is provided. The child care facility use must be sercured through a covenant registerable under Section 219 of the Land Title Act in favour of the City. The covenant must be registered on title prior to building permit issuance;

c) a density bonus of up to 0.3 FAR is permitted where 80% or more of the required parking is underground or integrated parking;

d) total density must not exceed 2.4 FAR.

5.41.4 Lot Coverage:

The maximum lot coverage of all buildings is 65%

5.41.5 Minimum Dimensions Required for Yards:

Yards in this zone must have the following minimum dimensions:

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

5.41.6 Garages, Parkades and Gates:

A minimum setback of 6.0 metres is required for a garage, parkade door or gate having vehicular entry from the exterior side.

5.41.7 Building Height:

The maximum height of a principal building is 12 metres

5.41.8 The maximum height of a principal building with a density exceeding 1.8 FAR is 18 metres

5.41.9 the maximum height of an indoor amenity space building shall not exceed 6 metres

5.41.10 The maximum height of an ancillary building is 5 metres

5.41.11 Special Regulations:

Amenity space shall be provided on the lot as follows:

a) Outdoor amenity space in the amount of 3.0m2 per dwelling unit;

b) Indoor amenity space in the amount of 3.0m2 per dwelling unit

5.41.12 Where a lot abuts a lane or road other than Dogwood Street/Dogwood Street South, access shall be provided off the lane or the alternate road.

5.42 DOGWOOD CORRIDOR Village Node

Purpose: To accommodate mixed-use development of up to 10 stories along the transit-oriented Dogwood Corridor

5.42.1 Permitted Uses:

On any lot, the following uses are permitted:

a) Mixed use commercial/residential buildings
b) apartment
c) child care facility
d) acquired injury facility
e) community living facility
f) extended care residences
g) hospice
h) restaurant, without ancillary drive-through
i) retail store
j) office
k) bank or other financial institution
l) entertainment centre
m) theatre, cinema
n) personal service establishment
o) merchandise service establishment
p) health services or fitness centre
q) medical clinic, dental clinic
r) community hall or centre
s) veterinary clinic
t) funeral parlor
u) small-tool rental establishment
v) printing and publishing
w) convenience store
x) commercial nursery and garden centre
y) adult learning centre
z) pet services wholly within an enclosed building
aa) cannabis retail store

bb) hotel/motel

cc) artisan shop

dd) licensed facility, licensee retail store

5.42.2 Lot Area:

The minimum lot area for a "fee-simple lot" is 600 square metres

5.42.3 Density:

The maximum density for commercial uses 1.5 FAR

5.42.4 The maximum density for residential or mixed use is 3.2 FAR prior to density bonus for amenity provision as follows:

a) a density bonus of a maximum of 0.4 FAR is permitted where ten percent of units are provided for affordable rental housing, where housing units to be rented for a monthly rate that is a minimum of 10% less than the current median market rent levels published by CMHC from time to time. Affordable rental housing must be secured through a covenant registerable under Section 219 of the *Land Title Act* in favour of the City. The covenant must be registered on title prior to building permit issuance;

b) a density bonus of a maximum of 0.4 FAR is permitted where a child care facility is included in a proposed development, with a minimum floor area of 88.8m^2 and a minimum outdoor playable area of 150m^2 is provided. The child care facility use must be secured through a covenant registerable under Section 219 of *Land Title Act* in favour of the City. The covenant must be registered on title prior to building permit issuance;

c) a density bonus of up to 0.3 FAR is permitted where 80% or more of the required parking is underground or integrated parking;

d) total density must not exceed 3.6 FAR

5.42.5 Lot Coverage:

The maximum lot coverage of all buildings is 75%

5.42.6 Minimum Dimensions Required for Yards:

a) Commercial Use or Mixed Use:

Front yard (a):	minimum 1.0 metres for 1st and 2nd storey
Front yard (b)	minimum 3.0 metres is required for the 3rd storey
Side and rear yard:	minimum 3.0 metres
Side and rear yard adjoining a road:	minimum 3.5 metres

b) Residential Use:

Front yard (a):	Minimum 4.5 metres
Side and rear yard:	minimum 3.0 metres
Side and rear yard adjoining a road:	minimum 3.5 metres

5.42.7 Garages, Parkades and Gates:

A minimum setback of 6.0 metres is required for a garage, parkade door or gate having vehicular entry from the exterior side.

5.42.8 Additional Setback Requirements:

15.0 metres between multi-storey developments on the same site; and 7.5 metres to a property line with an adjacent lot zoned for multi-family or mixed-use development

5.42.9 Building Height

The maximum height of a principal building is 24 metres

5.42.10 The maximum height of a principal building with density exceeding 3.2 FAR is 30 metres

5.42.11 The maximum height of an indoor amenity space building shall not exceed 9 metres

5.42.12 The maximum height of ancillary buildings is 5 metres

5.42.13 Special Regulations:

Amenity space shall be provided on the lot as follows:

a) Outdoor amenity space in the amount of 3.0m2 per dwelling unit;

b) Indoor amenity space in the amount of 3.0m2 per dwelling unit

5.42.14 Where a lot abuts a lane or road other than Dogwood Street/Dogwood Street South, access shall be provided off the lane or the alternate road.