



BYLAW NO. 199

A BYLAW TO AMEND BYLAW NO. 1404, BEING 'CAMPBELL RIVER AREA ZONING BYLAW, 1991'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area 'D' pursuant to Part 26 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1404 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 1404 being 'Campbell River Area Zoning Bylaw, 1991' is hereby amended as set out in Schedule 'A' attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 199, being 'Campbell River Area Zoning Bylaw, 1991, Amendment No. 53'.

READ A FIRST TIME ON THE 24th DAY OF JULY, 2014

READ A SECOND TIME ON THE 24th DAY OF JULY, 2014

PUBLIC HEARING HELD ON THE 13TH DAY OF AUGUST, 2014

READ A THIRD TIME ON THE 28TH DAY OF AUGUST, 2014

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 28TH DAY OF AUGUST, 2014

Chair

Corporate Officer

SCHEDULE 'A'**SECTION ONE TEXT AMENDMENT**

- 1) Part 4 'LAND USE REGULATIONS', Section 4.1 'Zone Designations' is amended by inserting the following new zone after Country Residential Four:

CR-4A

Country Residential Four A

2ha

4.6.7A**COUNTRY RESIDENTIAL FOUR A (CR-4A)****I) PERMITTED PRINCIPAL USES****a) On any lot:**

- 1) Residential use;
- 2) Public utility use;
- 3) Park use.

b) On any lot over 4000 m² (0.99 acres):

- 1) Agricultural use.

II) PERMITTED ACCESSORY USES**a) On any lot:**

- 1) Home occupations;
- 2) Accessory buildings; and
- 3) Bed and Breakfast.

III) CONDITIONS OF USE

- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

b) Residential use is limited to:

On any lot size:

One single family dwelling.

IV) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2,152.85 square feet), whichever is greater.

v) SITING OF BUILDINGS AND STRUCTURES

a) **Except where otherwise specified in this bylaw no building or structure shall be located within:**

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line or rear lot line;
- 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet);
- 3) 3.5 metres (11.48 feet) of an accessory building;

b) **Minimum setback requirements for accessory buildings shall be as follows:**

	ACCESSORY BUILDING HEIGHT	
	4.5m (14.8 ft) or less	4.5 – 6.0m (14.89 - 19.7 ft)
REQUIRED SETBACK		
Front Lot Line	7.5m (24.6 feet)	7.5m (24.6 feet)
Side Lot Line	1.0m (3.3 feet)	1.0m (3.3 feet)
Rear Lot Line	1.0m (3.3 feet)	2.0m (6.6 feet)

c) **Other specifications include:**

- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e) and (f).
- 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 4) For any exceptions to siting, refer to Section 4.5.6(a).
- 5) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

vi) LOT COVERAGE

- a) On any lot less than or equal to 2,500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 20% of the lot area.
- b) On any lot greater than 2,500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 15% of the lot area.

VII) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 2 hectares (4.94 acres).

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

- b) **Minimum lot frontage:** 10% of the perimeter of the lot.

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

VIII) BONUS DENSITY

Despite Section 4.6.7A (vii)(a) above, a minimum lot area of 1 hectare (2.47 acres) is permitted, for property described as Lot D, Section 3, Township 1 and Section 34, Township 4, Comox District, Plan VIP61244, subject to the conditions set out in Section 4.6.7A (ix) below.

IX) CONDITIONS FOR BONUS DENSITY

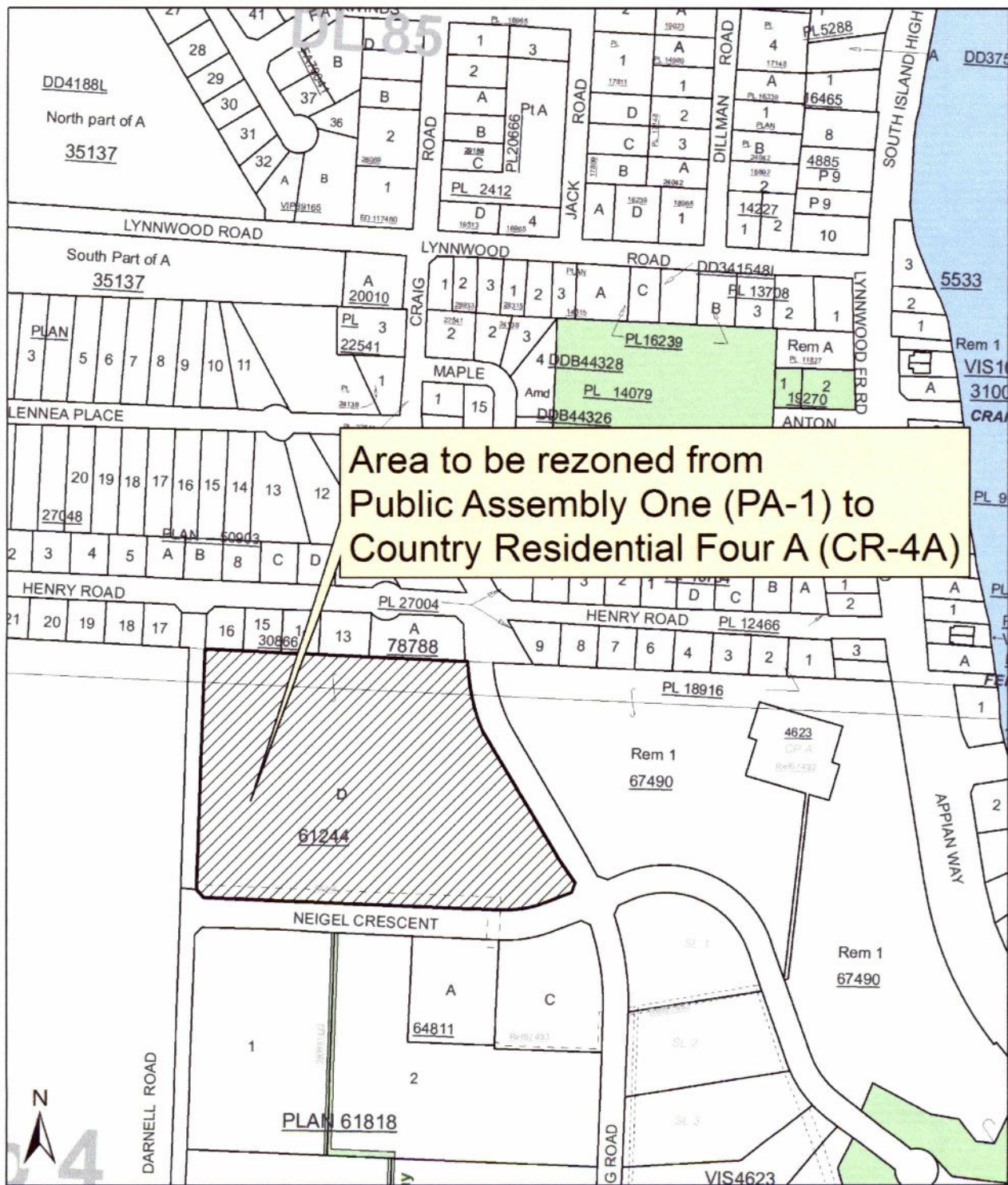
Bonus density, as described in Section 4.6.7A (viii) above, is permitted at the expense of the land owner in return for the Land Title Office registration of the following community amenities:

- a) A statutory right-of-way agreement with Strathcona Regional District, on the title of Lot D, Section 3, Township 1 and Section 34, Township 4, Comox District, Plan VIP61244 and associated right-of-way plan (covering approximately 900m²) that would allow the right-of-way to be used as a public trail: starting 5 metres wide at the northern point of the Hagel Greenway, continuing parallel to and alongside the southern boundary of the subject land and Neigel Crescent and 3 metres wide along the whole west boundary parallel to the undeveloped Darnell Road, to connect the Hagel Greenway with Henry Road.
- b) A lot in the name of Strathcona Regional District, for public 'Utility Use' (approximately but no larger than 500 m²), bounded by Craig Road, located to the middle and further south of the eastern boundary of Lot D, Section 3, Township 1 and Section 34, Township 4, Comox District, Plan VIP61244.

End • CR-4A

SECTION ONE MAP AMENDMENT

- 1) Bylaw No. 1404, being "Campbell River Area Zoning Bylaw, 1991" is hereby amended by rezoning property legally described as "Lot D, Section 3, Township 1, and Section 34, Township 4, Comox District, Plan VIP61244" as shown on Schedule "A-1" of Bylaw No. 1404 "Campbell River Area Zoning Bylaw, 1991" from 'Public Assembly One' (PA-1) to 'Country Residential Four A' (CR-4A) and as identified on Appendix "1" attached to and forming part of this bylaw.



Appendix “1”

Part of Schedule "A" to Bylaw No. 199 being "Campbell River Area Zoning Bylaw, 1991, Amendment No. 53".
Amends "Map 1" of Bylaw No. 1404 being the "Campbell River Area Zoning Bylaw, 1991".