



STAFF REPORT

DATE: May 9, 2025 **FILE:** 0550-04 Board

TO: Chair and Directors
Regional Board

FROM: David Leitch
Chief Administrative Officer

RE: **BYLAW NO. 599 – REZONING APPLICATION (ELECTORAL AREA D)**

PURPOSE/PROBLEM

To consider Bylaw No. 599 which would amend the zoning regulations for two properties located at 3030 Jody Lynne Way and 4059 Severn Road in Electoral Area D to facilitate a subdivision of the properties to create three one-hectare lots.

EXECUTIVE SUMMARY

At its May 7, 2025 regular meeting the Electoral Areas Services Committee considered the attached report and passed the following resolution:

Rice/Mawhinney: EASC 110/25

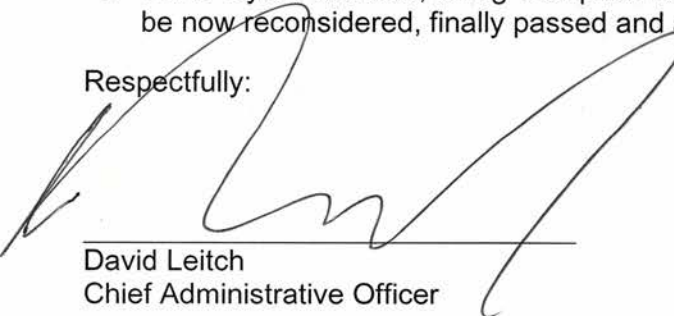
THAT subject to meeting the subdivision design and public notice requirements identified in the May 2, 2025 staff report, the Committee recommend that Bylaw No. 599 be forwarded to the Board for three readings and adoption.

The following actions are offered in support of the Committee's recommendations.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 599, being a bylaw to amend the zoning regulations applicable to Electoral Area D, be now introduced and read a first time.
3. THAT the rules be suspended and Bylaw No. 599 be given second and third readings.
4. THAT Bylaw No. 599, being Campbell River Area Zoning Bylaw 1991, Amendment No. 80, be now reconsidered, finally passed and adopted.

Respectfully:



David Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: Bylaw No. 599
Copy of May 2, 2025 report to the Electoral Areas Services Committee



BYLAW NO. 599

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA D

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area 'D' pursuant to Part 14 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or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;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. 599, being Campbell River Area Zoning Bylaw 1991, Amendment No. 80.

READ A FIRST TIME ON THE ____ DAY OF _____, 2025

READ A SECOND TIME ON THE ____ DAY OF _____, 2025

**NOTICE THAT NO PUBLIC HEARING PERMITTED PUBLISHED ON THE ____ AND ____ DAYS
OF _____, 2025**

READ A THIRD TIME ON THE ____ DAY OF _____, 2025

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____ ,
2025**

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

1. Land legally described as Lot A, Section 34, Township 4, Comox District, Plan VIP59128 Except Part in Strata Plan VIS3306 Phase 1, and located at 4059 Severn Road as shown on the attached Appendix '1', is rezoned from Country Residential Four (CR-4) to Country Residential Three (CR-3).
2. Land legally described as Lot A, Section 34, Township 4, Comox District, Plan VIP66751, and located at 3030 Jody Lynne Way as shown on the attached Appendix '1', is rezoned from Country Residential Four (CR-4) to Country Residential Three (CR-3).



Appendix '1'

Part of Schedule 'A' to Bylaw No. 599, being Campbell River Area Zoning Bylaw 1991, Amendment No. 80.

Amends 'Map 2' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991.



STAFF REPORT

DATE: May 2, 2025 **FILE:** 0550-04 EASC
TO: Chair and Directors
Electoral Areas Services Committee
FROM: Dave Leitch
Chief Administrative Officer
RE: **BYLAW NO. 599 – REZONING APPLICATION (RZ 8D 24)**

PLANNING FILE NO.	3090-20/ RZ 8D 24
FOLIO NO.:	772 05356.775 & PID No.: 024-052-183 & 772 05356.625 018-828-922
APPLICANT:	Maddalena & Scott Dunn
LEGAL DESCRIPTION:	Lot A Section 34 Township 4 Comox District Plan VIP66751 & Lot A, Section 34, Township 4, Comox District, Plan VIP59128 Except Part in Strata Plan VIS3306 Phase 1
CIVIC ADDRESS:	3030 Jody Lynne Way & 4059 Severn Road, Campbell River BC
ZONING BYLAW:	Bylaw 1404, "Campbell River Area Zoning Bylaw, 1991"
ZONE:	Country Residential Four (CR-4)
PROPOSED ZONE:	Country Residential Three (CR-3)
OCP BYLAW:	Bylaw 276, Oyster Bay–Buttle Lake Official Community Plan Bylaw, 2023
EXISTING OCP DESIGNATION:	Country Residential

PURPOSE

To consider a zoning bylaw amendment which proposes to rezone two properties located at 3030 Jody Lynne Way and 4059 Severn Road from Country Residential Four (CR-4) to Country Residential Three (CR-3) to facilitate a boundary adjustment and subdivision to create three one-hectare lots.

POLICY ANALYSIS

The proposed zoning bylaw amendment is consistent with the Official Community Plan (OCP) Area D (Oyster Bay – Buttle Lake) Country Residential land use designation and policies.

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding zoning bylaws, namely Section 479 (Zoning Bylaws) and Section 464 - 467 (Requirement for Public Hearings). With the passing of Bill 44, Section 464 has been updated to reflect Provincial changes, namely Section 464(3) A local government must not hold a public hearing on a proposed zoning bylaw if (a) an OCP is in effect for the area that is the

subject of the zoning bylaw, (b) the bylaw is consistent with the official community plan, (c) the sole purpose of the bylaw is a development that is, in whole or in part, a residential development, and (d) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

EXECUTIVE SUMMARY

An application has been received to consider the rezoning of two parcels located at 3030 Jody Lynne Way and 4059 Severn Road from Country Residential Four (CR-4) to Country Residential Three (CR-3) to create three one-hectare lots through subdivision. The proposal is consistent with the Area D OCP which encourages lot sizes of 0.4 hectare to 2.0 hectares and that are reflective of suburban neighbourhoods. The proposal will also be compliant with the proposed CR-3 zoning requirements and with densities in the neighbouring area. This application received support to proceed from the Electoral Area D Advisory Planning Commission (APC) and comments received from government agencies and First Nations have indicated no concerns with the proposal.

The applicant has applied to the Ministry of Transportation and Transit (MoTT) for subdivision in advance of the zoning amendment. Consultation has occurred between the SRD and MoTT regarding the future proposed subdivision and several conditions as part of the proposal have been identified. MoTT has confirmed that all proposed lots will require access from provincial highways and as Severn Road is a strata road, the subdivision will require the extension of Jody Lynne Way to provide access to all parcels. Further, additional road dedication will be required for York Road over the southern portion of the eastern lot to Ministry standard.

In consideration of the additional density, a trail connection between Severn Road and Jody Lynne Way and the SRD's Hagel Park is to be provided in the form of a statutory right-of-way in the name of the SRD. Lastly, this subdivision will require cash-in-lieu for park dedication as per the s510 of *Local Government Act*.

As per s.464(3), a public hearing for this proposal is prohibited and notice is to be provided in accordance with s. 467(1) of the LGA. Bylaw No. 599 has been prepared for the Committee's consideration with a recommendation to proceed with first, second, and third readings and final adoption.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT subject to meeting the subdivision design and public notice requirements identified in the May 2, 2025 staff report, the Committee recommend that Bylaw No. 599 be forwarded to the Board for three readings and adoption.

Respectfully:



Dave Leitch
Chief Administrative Officer

AGENCY REFERRALS

Comments received from government agencies and from First Nations have indicated no concerns with the rezoning proposal.

Agency	Comments
Agricultural Land Commission	No comment
BC Assessment Authority	No comment
Fire Department – Oyster River	No comment
Ministry of WLRS – Environment	Support for rezoning with conditions for future land alteration and development including wetland surveyed and delineated to determine sufficient developable area and jurisdictional defensibility, minimizing mature tree removal which may be eagle perch or nesting trees, vegetation removal outside of migratory bird nesting period (March to Sept) overseen by RPBio. I have reviewed this referral request and understand that this rezoning allows for a slight densification of development, allowing more structures overall on this area while maintaining larger lot sizes consistent with the rural area.
Archaeology	If archaeological material is encountered during development, activities must stop immediately, and the Branch contacted.
MoTT	MoTT has a subdivision application for this proposal (2024-06070). The only Ministry requirement related to the rezoning (potentially) would be that all new accesses to proposed lots utilize provincial road, not the private strata road portion of Severn Road.
Island Health	Our office is in support of the rezoning application. The above properties were assessed against Island Health's Subdivision Standards (February 2020) for the proposed subdivision and as the proposed lots appeared to meet the minimum lot sizing, soil depth and soil suitability as outlined in the Subdivision Standards, our office had no objections to the proposed subdivision.
First Nation	Comments
Homalco First Nation	No response.
Danaxdaxw First Nation	No response.
K'ómoks First Nation	No response.
Tlowitsis First Nation	No response.
Mamalilikulla First Nation	No response.
Nanwakolas Council	Only responds to Provincial/Federal referrals.

We Wai Kai Nation	Defers to Nanwakolas Council.
Wei Wai Kum Nation	No response.

PLANNING ANALYSIS

A zoning amendment bylaw application has been received to consider rezoning a 1.33 acre (0.53 ha) parcel and 6.01 acre (2.4 ha) lot located at 3030 Jody Lynne Way and 4059 Severn Road respectively. The applicant proposes to rezone the parcels from Country Residential Four (CR-4) to Country Residential Three (CR-3) to allow the property owner to apply to the Ministry of Transportation and Transit (MoTT) for a three-lot subdivision with each lot equal to 2.47 acres (1.0 ha) in area.

The properties are located between Jody Lynne Way and Severn Road, fronting onto Jody Lynne Way. There is currently a dwelling unit with accessory buildings at 3030 Jody Lynne Way and the adjoining parcel is treed and vacant. There are CR-4B and CR-3 zoned properties within close proximity. Hagel Park is located to the south of the subject property and as part of the proposed subdivision of land, 5% cash-in-lieu will be received by the SRD.

The Area D OCPs objectives include the development and improvement of trails and greenways. A trail connection from Severn Road to Hagel Park on Jody Lynne Way will result in improved public access to the park and community amenity.

The properties have an Official Community Plan land use designation of Country Residential and are within the CR-4 zone of Zoning Bylaw 1404. The CR-4 zone permits a minimum lot size of 4.94 acres (2.0 ha), the proposed CR-3 zone permits a minimum lot size of 2.47 acres (1.0 ha), which would facilitate the future boundary adjustment and subdivision into three lots. The property owners indicate that they wish to keep the agricultural use of the land, which the CR-3 zone permits on lots over 4,000 m² (0.99 acres) as indicated in their letter of rationale.

There is a Bald Eagle Nest Tree and Environmentally Sensitive Area (ESA watercourse) mapped on the property located at 3030 Jody Lynne Way as shown in Figure #1. These are designated Development Permit Areas, and the landowner will have to successfully obtain development permits prior to any land alteration / development of the property (including subdivision). The Title includes Restrictive Covenants to restrict building locations, set building elevation, and protection of vegetation, which the property owners are in favour of and familiar with. Development will be in accordance with the Covenants.

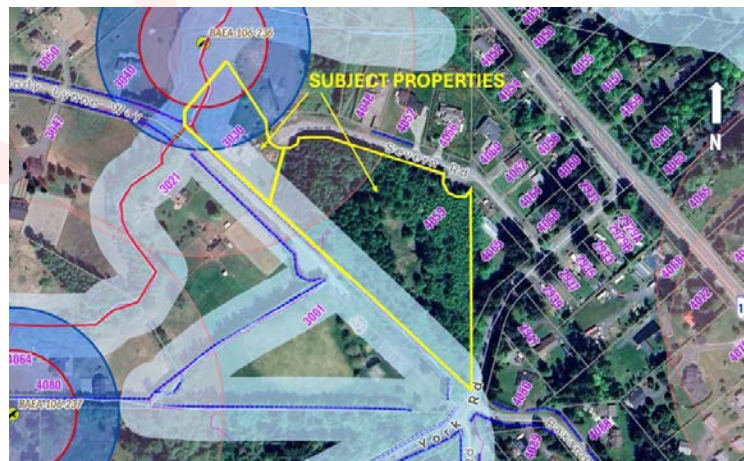


FIGURE #1 DEVELOPMENT PERMIT AREAS

MoTT is the approving authority for subdivision; however, the SRD will receive an application for assessment of the proposal. The existing and new lots would be serviced by septic systems which are required to adhere to Provincial legislation. In addition, York Road will be revised through the subdivision application to meet MoTT standards. The Ministry has indicated that access to the proposed lots will be from provincial highways only and not from Severn Road to the north. Each lot will be required to meet the frontage requirement of 10% of the perimeter of the lot that fronts on the highway.

This application received support to proceed from the Electoral Area D Advisory Planning Commission (APC) and comments received from government agencies and from First Nations have indicated no concerns with the proposal, provided an environmental assessment is completed and Island Health's *Subdivision Standards (2020)* and the *Drinking Water Protection Act* are followed. The proposal is consistent with the OCP objectives and policies, retains the Country Residential designation and rural characteristics, and will result in additional opportunity for housing on the new lots, if approved.

FINANCIAL IMPLICATIONS

Fees for the rezoning application process have been applied in accordance with the Regional District's Planning Procedures and Fee Bylaw No. 5.

LEGAL IMPLICATIONS

This report and the recommendations contained herein are in compliance with the LGA and Regional District bylaws.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

The Area D APC at its meeting held February 5, 2025, supported the application with the following resolution:

THAT the Zoning Bylaw Amendment application for Lot A Section 34 Township 4 Comox District Plan VIP66751 & Lot A, Section 34, Township 4, Comox District, Plan VIP59128 Except Part in Strata Plan VIS3306 Phase 1 be supported.

With the recent passing of Bill 44, Sections 464(3), 466, and 467 of the LGA have been updated to reflect legislative changes to public hearing procedures. A public hearing for this proposal is prohibited and notice will be given in accordance with the LGA. Should a recommendation of support be made for the application by the Committee and Bylaw No. 599 proceed, public consultation will occur in the form of a notification in accordance with the LGA.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The planning department will be responsible for all aspects of the bylaw amendment process. Additionally, corporate services staff resources will be required during the finalization of the adoption of the bylaw.

Submitted by:

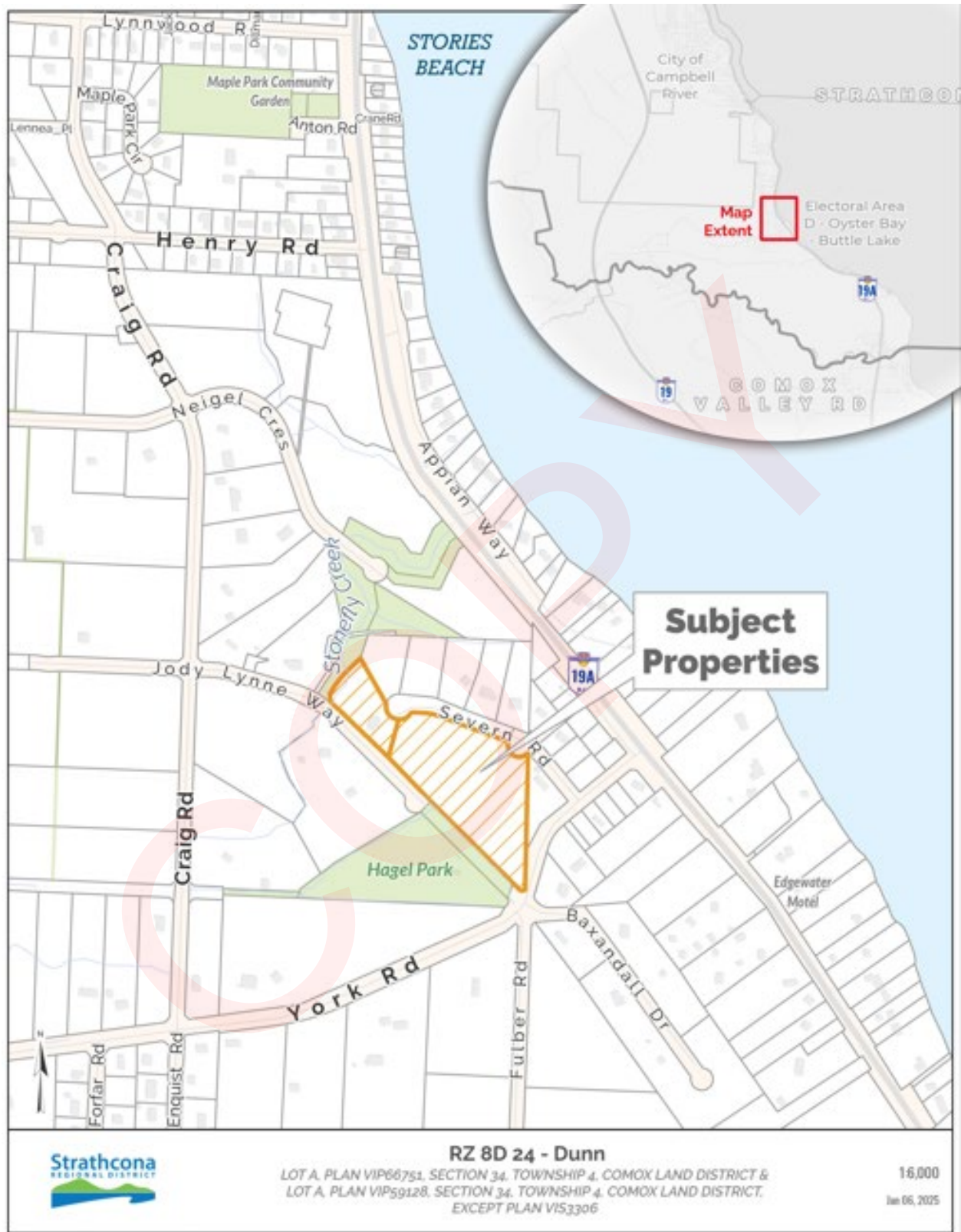


Aniko Nelson
Senior Manager, Community Services

Prepared by: K. Chamberlain, Development Planner II

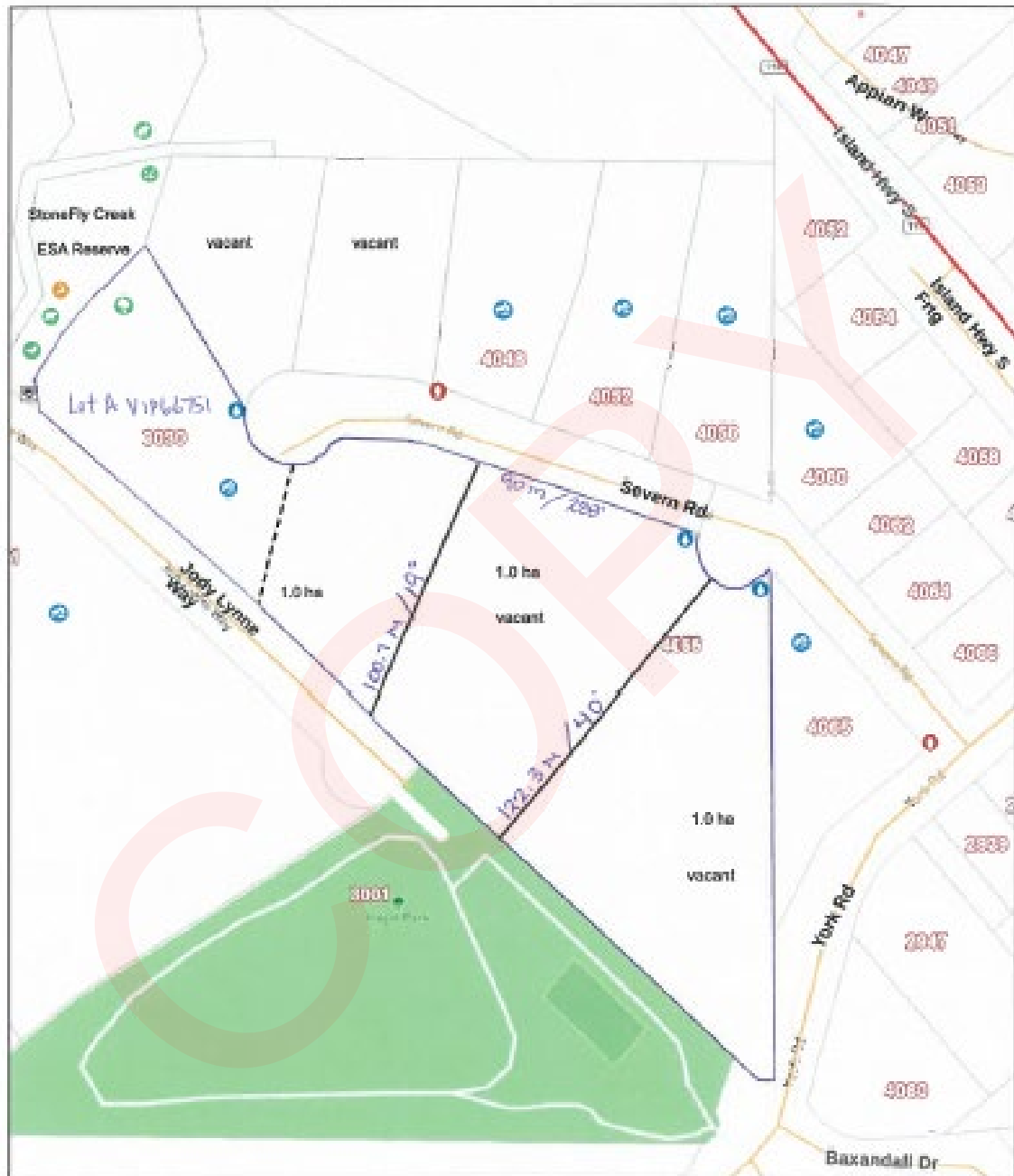
Attachment: Bylaw No. 599

SUBJECT PROPERTY MAP



PROPOSED SITE LAYOUT

2024 Sketch - Severn Road Proposal



11/13/2024, 8:04:39 PM

Section 34 Township 4, Curran Land District
 Lot A VIP 59128 except part in VIS 3306 phasal
 Lot A VIP 66751

© Mapbox | © OpenStreetMap

North

© Huron Regional District

WRITTEN BRIEF / RATIONALE

Date: 2024 November

Proposal for zoning amendment to create three one hectare lots from two adjoining lots in the Strathcona Regional District, Electoral Area D

Comments: The proposal is to split a vacant lot (4059 Severn Road) into two 1.0 hectare parcels and use the remainder to adjust the existing property line shared with adjoining lot 3030 Jody Lynne Way to increase its area to a 1.0 ha parcel. No other changes are proposed.

Legal Description	Section 34, T.P. 4, Comox Land District	Section 34, T.P. 4, Comox Land District
LTO Plan #	Lot A VIP66751	Lot A VIP 59128, except part in Plan V1S3306, Phase 1
BC Assessment Authority	PID 024-052-183	PID 018-828-922
Civic Address	3030 Jody Lynne Way, Campbell River, B.C. V9H 1N3	4059 Severn Road, Campbell River, B.C. V9H 1N3
Parcel Area	0.540 hectares (1.334 acres)	2.46 ha (6.08 acres)
Land Status and Condition	flat and gentle slopes, one residential dwelling, septic field and restrictive covenants	flat and gentle slopes, vacant, coniferous and deciduous forests and shrubs
SRD EAD Official Community Plan Bylaw No. 276	Country Residential (CR) requires no OCP amendment	Country Residential (CR) requires no OCP amendment
SRD Area D Zoning Bylaw No. 1404 Sec. 4.6.7	Country Residential 4 (CR-4)	Country Residential 4 (CR-4)
Environmentally Sensitive Areas and Covenants	Eagle Nest Tree (VIP61245) Stonefly Creek riparian ESA	none
Natural Hazards and Drainage	Section 125 registered covenant for flood-erosion risk	Section 125 registered covenant for flood-erosion risk
Transportation & Public Access Routes	Public roads: Jody Lynne Way & Severn Road. BC Transit stop nearby on Hwy 19A at York Road	Public roads: York Road, Jody Lynne Way & Severn Road. BC Transit stop nearby on Hwy 19A at York Road
Community Services	Electoral Area D Water Service Campbell River Fire Protection	Electoral Area D Water Service Campbell River Fire Protection
Utilities	BC Hydro, Fortis gas, internet, tel-communications available	BC Hydro, Fortis gas, internet, tel-communications available
On-site wastewater sewerage	BC Public Health Act, Vancouver Island Health Standards	BC Public Health Act, Vancouver Island Health Standards

Applicant-Owners: Maddalena & Scott Dunn, 3030 Jody Lynne Way, Campbell River, B.C. V9H 1N3

EXISTING COUNTRY RESIDENTIAL FOUR (CR-4) ZONE

BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991

PAGE 03

4.6.7**COUNTRY RESIDENTIAL FOUR
(CR—4)****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:**

- RDCS
2183
- 1) Home occupations;
 - 2) Accessory buildings; and
 - 3) Bed and Breakfast.

iii) CONDITIONS OF USE

- RDCS
1458
- 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:

- SRD
558
- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or
 - 2) On any lot over 4000 m² (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
 - 3) On any lot over 1 hectare (2.47 acres):

**BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991**

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- b. Two (2) Single Family Dwellings and one (1) Secondary Suite per 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.

RDCS
2423

v) SITING OF BUILDINGS AND STRUCTURES

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

RDCS
1458

- 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; and
- 4) Minimum separation between dwellings - 15 metres (49.21 feet) on the same lot.

SRD
496

- b) [Repealed]

- 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)(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".

SRD
84

**BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991**

PAGE 05

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.

RDCS
2423

- 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.

- c) Notwithstanding the provisions of 4.6.7(vii)(a), one parcel can be created from the Remainder of Lot A, Plan VIP61244, Section 34, Township 4, Comox District, in the size of 0.540 hectares (1.3 acres) in return for the dedication of an additional 0.34 hectares (0.8 acres) of land to "Hagel Park".

RCS
1772

End • CR-4

PROPOSED COUNTRY RESIDENTIAL THREE (CR-3) ZONE

BYLAW NO. 1404

CAMPBELL RIVER AREA ZONING BYLAW, 1991

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4.6.6**COUNTRY RESIDENTIAL THREE
(CR—3)****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:**RDOS
2163

- 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.

RDOS
1458**b) Residential use is limited to:**SRD
556

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite or one (1) Duplex; or
- 2) On any lot over 4000 m² (0.99 acres) and serviced by a community water system:
 - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):

- b. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit.

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 200 square metres (2152.8 square feet).

v) SITING OF STRUCTURES

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

RDCS
1458

- 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); and
- 3) 3.5 metres (11.48 feet) of an accessory building.

SRD
496

- b) [Repealed].

- 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)(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".

SRD
84

vi) LOT COVERAGE

The maximum lot coverage of all buildings and structures shall not exceed 15% of the lot area.

*BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991*

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vii) SUBDIVISION REQUIREMENTS

- a) Minimum lot area: 1 hectare (2.47 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.

End • CR-3



BYLAW NO. 599

BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA 'D'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area 'D' pursuant to Part 14 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. 599, being Campbell River Area Zoning Bylaw 1991, Amendment No. 80.

READ A FIRST TIME ON THE ____ DAY OF _____, 2025

READ A SECOND TIME ON THE ____ DAY OF _____, 2025

NOTICE THAT NO PUBLIC HEARING PERMITTED PUBLISHED ON THE ____ AND ____ DAYS
OF _____, 2025

READ A THIRD TIME ON THE ____ DAY OF _____, 2025

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____ ,
2025

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

1. Land legally described as Lot A, Section 34, Township 4, Comox District, Plan VIP59128 Except Part in Strata Plan VIS3306 Phase 1, and located at 4059 Severn Road as shown on the attached Appendix '1', is rezoned from Country Residential Four (CR-4) to Country Residential Three (CR-3).
2. Land legally described as Lot A, Section 34, Township 4, Comox District, Plan VIP66751, and located at 3030 Jody Lynne Way as shown on the attached Appendix '1', is rezoned from Country Residential Four (CR-4) to Country Residential Three (CR-3).

Appendix '1'

Part of Schedule 'A' to Bylaw No. 599, being Campbell River Area Zoning Bylaw 1991, Amendment No. 80 amends 'Map 2' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991.

