



City of  
**Campbell  
River**

**Zoning**  
**Bylaw No. 3250, 2006**  
**Last Amended: May 24, 2016**

# BYLAWS





**CITY OF CAMPBELL RIVER**  
**PROVINCE OF BRITISH COLUMBIA**  
**BYLAW NO. 3250, 2006**

**A BYLAW OF THE CITY OF CAMPBELL RIVER TO ADOPT THE CITY OF CAMPBELL RIVER ZONING BYLAW NO. 3250, 2006.**

**WHEREAS** pursuant to the Part 26, Division 7 of the Local Government Act in relation to Zoning and other Development Regulation, the Council of the City of Campbell River is empowered to make regulations thereto;

**AND WHEREAS** a Public Hearing was held in accordance with the Local Government Act and notice of such Hearing has been given as required by Bylaw;

**NOW THEREFORE** the Council of the City of Campbell River, in open meeting assembled, enacts as follows:

1. That this Bylaw may be cited for all purposes as **"Zoning Bylaw No. 3250, 2006"**.
2. The Zoning Bylaw attached herein as Schedule "A" and incorporated as part of this bylaw is hereby adopted.
3. That Zoning Bylaw No. 2700, 1998 is hereby repealed.
4. That the Mayor and Clerk are hereby empowered to do all things necessary to give effect to this Bylaw.

A series of Open Houses and Public Meetings were held in various locations around the City on June 7, 13, 14 and 20, 2007.

Read a first time on the 24<sup>th</sup> day of July, 2007.

Read a second time on the 24<sup>th</sup> day of July, 2007.



Approved under Section 52(3) of the Transportation Act this 25th day of July, 2007.

Original signed by: Larry Park  
For Minister of Transportation - File Number: 23079

A Public Hearing was advertised in two issues of the Campbell River Mirror  
on the 3rd day of August, 2007.  
and on the 8th day of August, 2007.  
to be held on the 14th day of August, 2007.

Read a third time on the 28<sup>th</sup> day of August, 2007.

Adopted on the 28<sup>th</sup> day of August, 2007.

  
MAYOR  
  
CLERK

# 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.

<b>Project No.</b>	<b>Bylaw #</b>	<b>Effective Date</b>	<b>Type</b>
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
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

<b>Project No.</b>	<b>Bylaw #</b>	<b>Effective Date</b>	<b>Type</b>
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 19 <sup>th</sup> 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
09-009	3376, 2009 – Map Amendment – 1941 19 <sup>th</sup> 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,	Nov 17/09	Commercial zones

Project No.	Bylaw #	Effective Date	Type
	5.4.1, 5.5.1 & 5.6.1		
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
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

<b>Project No.</b>	<b>Bylaw #</b>	<b>Effective Date</b>	<b>Type</b>
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 9 <sup>th</sup> 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
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

Project No.	Bylaw #	Effective Date	Type
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
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

<b>Project No.</b>	<b>Bylaw #</b>	<b>Effective Date</b>	<b>Type</b>
14-027	3560, 2014 – Map Amendment for 1020 South Alder Street	August 26, 2014	Map Amendment
14-023	3563, 2014 – Map Amendment	September 16, 2014	Map Amendment: R-1 to R-1A 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 9 <sup>th</sup> Ave
6700-30 ZBRD	3573, 2014 – Text Amendment	November 18, 2014	Text Amendment: Added subsection (c) to section 4.8 Occupancy During Construction.
14-054	3568, 2015 – Map Amendment for 2284 Galerno Rd.	February 10, 2015	Map Amendment, R-1 to R-1A
13-052	3534, 2014 – Text Amendment	March 9, 2015	Text Amendment: added subsection (II) 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 5 <sup>th</sup> Avenue	November 25, 2015	Map Amendment: R-1 to PA-1

<b>Project No.</b>	<b>Bylaw #</b>	<b>Effective Date</b>	<b>Type</b>
15-046	3596, 2015 for 891 Kalmar Rd.	January 25, 2016	Map Amendment: R-1 to R-1A
15-058	3598, 2015 for 129 Westgate Road	January 25, 2016	Map Amendment: PA-1 to R-2
15-056	3597, 2015 – 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 11, 2016	Text Amendment to s.3.3. and sections 5.23 – 5.39.5
16-006	3612, 2016 Text and Map Amendment 4065 Discovery Road	May 11, 2016	Text Amendment to s. 5.23 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

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

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## **SCHEDULE A**

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

#### **1.0 INTRODUCTION**

##### **1.1 The Purpose**

The purpose of this zoning bylaw is to establish land use regulations for the City of Campbell River consistent with the existing official community plan policies and in accordance with Sections 903 to 906 of the *Local Government Act*.

#### **2.0 GENERAL**

##### **2.1 Basic Provisions**

###### **2.1.1** Within the City of Campbell River Planning Area, no person shall:

- (a) use any land, buildings or structures;
- (b) commence any construction to erect, move, enlarge or structurally alter any building or structure; or
- (c) create a lot by subdivision under the *Land Title Act* or *Strata Property Act*, except as permitted by: these regulations;
  - i) these regulations as varied by order of the Board of Variance pursuant to Sections 901 or 902 of the *Local Government Act*;
  - ii) these regulations as varied by a Development Permit approved by Council pursuant to Section 920 of the *Local Government Act*;
  - iii) these regulations as varied by a Development Variance Permit approved by Council pursuant to Section 922 of the *Local Government Act*;
  - iv) Section 911 of the Municipal Act respecting non-conforming uses;
  - v) with respect to subdivision, Section 943 [Bylaws Adopted After Application], or, Section 946 [Residence for a Relative] of the *Local Government Act*.

###### **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 *Forest Land Reserve Act*, the *Health Act*, the *Waste 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 section 52 of the *Transportation Act* and section 924 of the *Local Government Act* for applications to rezone property and certain other

development approvals for land within 800 metres of a Controlled Access Highway.

- 2.1.3 Uses existing at the date of adoption of this bylaw have, in some cases, been zoned to recognise existing and long standing uses in transitional areas or areas planned for long-term redevelopment, or otherwise to recognise existing lot areas for older subdivisions.
- 2.1.4 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.
- 2.1.5 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 Administration and Enforcement**

- 2.2.1 A Building Inspector or Bylaw Enforcement Officer appointed by the City of Campbell River is hereby authorized pursuant to 16 (6) of the *Community Charter* to enter, at all reasonable times, on any property including land and improvements, that is subject to this bylaw to inspect and determine whether the requirements of this bylaw are being met or the regulations and prohibitions under this bylaw are being observed. The Building Inspector or Bylaw Enforcement Officer shall undertake such entry and inspection in accordance with the procedures outlined in City of Campbell River Ticketing for Bylaw Offences bylaw, and in accordance with section 16 (6) of the *Community Charter*.
- 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 owner or occupier of land who contravenes, or who suffers or permits any contravention of any provision of these regulations is guilty of an offence, and is liable on conviction to the maximum penalties imposed under the *Offence Act*. Where an offence under this bylaw continues for more than one day, a separate offence is committed for each day the offence continues, and separate fines, each not exceeding the maximum for that offence, may be imposed for each day during which the offence continues.
- 2.2.4 No person shall obstruct the entry of a Bylaw Enforcement Officer or other authorized official of the City on property in the administration of this Bylaw.

### **3.0 INTERPRETATION AND DEFINITIONS**

- 3.1** All words and phrases in these regulations have their normal or common meaning, or are as defined by Provincial Statute, except that the definitions specified in Section 3.3 shall apply. Reference to a "zone" or "zone symbol" are as established in Section 5.
- 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, unless the context requires otherwise, 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.

**"ACCESSORY DWELLING UNIT"** means a dwelling unit which is ancillary to a permitted non-residential use and is occupied by either the owner, or by a person (and family) employed on the lot where such dwelling unit is located, and may be situated above, behind, below, or beside as an attached unit, or in a detached building from the permitted non-residential use.

<i>Bylaw 3399, 2009 – Replaces Adult Learning Centre" – Mar 16/10</i>
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**"ADULT LEARNING CENTRE"** means the use of a premises for adult educational upgrading and training, including but not limited to business skills, secretarial, teller, bookkeeping, key punching, computer programming, business machine operating, general sales skills, barbering, hairdressing, broadcasting or modeling.

**"AFFORDABLE and/or SPECIAL NEEDS HOUSING"** means housing that is affordable to low or moderate income households, for either purchase or rental, including dwelling units which are price subsidized or price controlled units.

**"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 the sales and/or related service of aircraft.

**"AIRCRAFT SERVICE and REPAIR FACILITIES"** means an establishment which specializes in the repair, service, assembly and disassembly of aircraft.

**"AMBULANCE DISPATCH"** means a facility for the dispatch of ambulance services.

**"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, which are otherwise regarded as principal uses.

**"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 principle use.

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*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.

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*Bylaw 3399, 2009 – Amds "Apartment" – Mar16/10*

**"APARTMENT"** means a multifamily residential building containing four or more residential dwelling units.

**"AQUACULTURE INDUSTRY"** means the growing and cultivation of aquatic plants, as defined under Section 12 of 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 are wholly enclosed within a building.

**"ASPHALT MANUFACTURING"** means the production of road paving materials from raw materials and petroleum products.

**"ASSESSMENT METHODS"** means the methods set out in the schedule for the Riparian Area Regulations.

**"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.

**"AUTO BODY REPAIR SHOP"** means a building or part thereof used for the painting and/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.

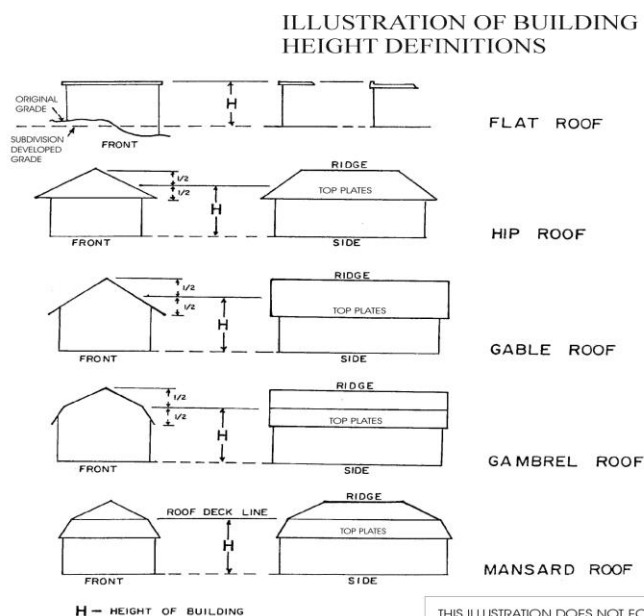
**"BMX TRACK"** means a facility for training, recreational use, and/or competitive racing for bmx bicycles.

**"BREEZEWAY"** means an unenclosed covered passage to connect two separate buildings.

**"BUILDING"** means as defined under the BC Building Code intended to support the shelter of people, animals, or property.

**"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 (subdivision developed 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 height between the top plates of the exterior wall and the ridge, as shown on the following illustrations. For low density residential developments, original average grade is measured at the four corners for the proposed dwelling. For all other developments, original average grade shall be based on the statistical average around the building using 3 metre increments between measurements along each side. In cases where a building consists of multiple roofs of varying heights, the measurement shall be taken for the highest calculated roof height as determined from the mid-point between the top plates of the wall and the ridge or peak of the roof.



THIS ILLUSTRATION DOES NOT FORM A PART OF THE BYLAW BUT IS INCLUDED FOR ILLUSTRATION AND CONVENIENCE ONLY.

**"BULK LOADING FACILITY"** means a facility for the storage, shipment, transshipment, loading and unloading of bulk materials, products and containers.

**"BUS TERMINAL"** means a facility for the parking and storage of passenger buses, and the loading and unloading of passengers and 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.

**"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.

**"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 accessory 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.

**"COMMUNITY CARE and/or SOCIAL CARE FACILITY"** means a facility licensed by the Provincial Government under the Community Care Facilities Act as a community care facility or social care facility, or like establishments not licensed provincially.

**"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.

**"CONCESSION STAND"** means a business or non-profit establishment 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.

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*Bylaw 3602, 2015 – Feb 9/16 -adds:*

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**"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.

**"DENSITY"** means the number of units permitted on a lot expressed as a calculation of the lot area divided by the number of units permitted for that lot based on zoning in effect, and 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 the local government regulation or approval of:

- (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 and area, including the establishment of minimum and maximum sizes, of all parcels of land that may be created by subdivision.

**"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.

**"DWELLING UNIT"** means one or more rooms with self-contained sleeping, living, and sanitary facilities containing not more than one set of 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:

- (a) **"ACCESSORY DWELLING UNIT"** means a dwelling unit which is ancillary to a permitted non-residential use and is occupied by either the owner, or by a person (and family) employed on the lot where such dwelling unit is located, and may be 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 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.
- (e) **"TWO-FAMILY RESIDENTIAL DWELLING" or "DUPLEX"** means a building on a single lot containing two dwelling units, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common party wall extending from ground to roof, including detached dwelling units which are linked by a carport or garage but share a continuous permanent foundation and common roof area.

*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:

- cats and kittens;
- small animals commonly kept as domestic pets such as rabbits, hamsters and guinea pigs;
- small birds;
- 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:

1. Eagle nesting trees
2. Rare woodlands and mature old growth forests
3. Watersheds, watercourses and their associated aquatic habitats
4. Ocean foreshore
5. Unique or special landforms such as cliffs, points or coastal bluffs
6. Hazard lands including steep slopes, ravines, fans and floodplains

**"ESCORT SERVICE or MASSAGE PARLOR"** means the business of providing persons to act as escorts for other persons, or the provision of massage services.

**"EXHIBITION and FAIR GROUNDS"** means areas and facilities for events, exhibitions, fairs, rodeos, and activities for active participation and/or public viewing.

**"EXPERIMENTAL FORESTRY"** means an area for the growing and experimentation of trees.

**"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.

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

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**"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, 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:

- i) 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
- ii) 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.

<i>Bylaw 3531, 2013 – New Definition – December 17, 2013</i>
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**"HEN"** means a female chicken.

**"HIGH WATER MARK"** means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the area within the active floodplain.

**"HIGHWAY"** means a road under the jurisdiction of the provincial Ministry of Transportation, and intended to provide for inter-regional travel and linkages to other regions and major facilities, carrying the largest volume of traffic at higher speeds, where traffic movement is primary with minimal interruption from traffic controls, and with restrictions on direct access.

**"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.

**"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 and/or sleeping units, 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.

**"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 secondary right-of-way which may provide rear or side yard access to a lot. It may also mean a private access to a private building complex or strata complex.

**"LEED PRINCIPLES"** 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 and/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 AND LOADING"** means an area and/or facility for the sorting, storage, collecting, connecting and loading or unloading of logs.

**"LOT"** means an area designated as a separate and distinct entity on a legally recorded subdivision plan or description filed under the Land Title Act or Strata Property Act in the Land Title Office or surveyed under the Land Act. 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 and/or structures for the storage, display, and retail sales of lumber and building construction products and materials.

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

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**"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, and/or packing and crating of products and goods for shipment and transport.

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*Bylaw 3623 –Adds "Marihuana Operation"–May 24/16*

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**"MARIHUANA OPERATION"** means cultivating, growing, producing, packaging, storing, distributing, dispensing, destroying, trading or selling of cannabis (Marihuana) or its derivatives;

**"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 interest or value, relating to maritime heritage and the marine industry.

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

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**"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.

**"MINI-STORAGE"** means (the same as self 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.

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*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.

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*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.

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*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, and/or competitive racing for cross country motorcycles or bmx bicycles.

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*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 interest or value.

**"NATURAL AREAS"** means an area of land in a natural or undeveloped condition and where human activities are limited, and the lands are protected from future development by statute or by covenant under section 219 of the *Land Title Act*.

**"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.

**"OFFSHORE ANCHORAGE and MOORAGE"** means the temporary storage of boats, ships, barges and log booms on the water while awaiting shipment and transport.

**"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 principle use.

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

<i>Bylaw 3497, 2012 – Added "Pet Services" – Feb 19/13</i>
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**"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:

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

**"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 stream 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, and/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.

**"PUBLIC UTILITY"** means public utilities maintained and operated by the City of Campbell River as well as those defined in the Utilities Commission Act, and related ancillary buildings and structures.

**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, acting alone or together with another qualified environmental professional if:

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;

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

the individual is acting within that individual's area of expertise.

Applicable professionals include Professional Biologists, Geoscientists, Foresters, Engineers and Agrologists.

**"RAVINE"** means a narrow, steep sided valley that is commonly eroded by running water and with slope grades greater than 3:1 (run/rise).

**"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, arena's 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 vehicular-type 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.

**"RESORT"** means a tourist establishment providing lodging and sleeping accommodations for the general public, and providing 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.

<i>Bylaw 3494, 2012 – New Definition – May 28/13</i>
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**"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 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 public road and/or road right-of-way created under Section 107 of the Land Title Act or similar statutes from preceding Acts, Section 42 of the Transportation Act, or dedication under the Land Act, and excludes private rights-of-ways, easements and lanes, as well as common access areas in a strata plan. Arterial roads, collector roads, highways and local roads are as defined in the transportation policies of the official community plan.

**"ROOF-TOP GARDENS"** means a landscaped area on the roof deck of a building or structure and containing walkways, sitting areas, vegetation, plantings and/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 3346, 2008 – Replaces "Secondary Residence" – June 24/08**

**"SECONDARY RESIDENCE"** means a second detached single family residential dwelling on the same lot, but secondary to the principle dwelling and:

- (a) having a maximum floor area, exclusive of garages or carports, of 90 square metres;
- (b) having not more than two bedrooms;
- (c) having a minimum separation between the principal dwelling and the secondary residence of at least 3 metres or the distance prescribed for spatial separation under the building code, whichever is the greater distance;
- (d) the driveway access to the secondary residence must be shared with access to the principal residence, unless access to the secondary residence can be provided from a rear lane or from a joint access easement with an adjacent property;
- (e) the maximum height of a secondary residence shall be 7 metres.

**Bylaw 3346, 2008 – Replaces "Secondary Suite" – June 24/08**

**"SECONDARY SUITE"** means an additional dwelling unit attached to the principle dwelling unit and:

- (a) having a total floor area of not more than 90 square metres in area;
- (b) having a floor area less than 40% of the habitable floor space of the building;
- (c) having not more than two bedrooms;
- (d) located within a building of residential occupancy containing only one other dwelling unit; and
- (e) located in and part of a building which is a single real estate entity.

**"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 matters and items specifically excluded from a setback or yard requirement permitted as exemptions elsewhere in this bylaw.

**Bylaw 3530, 2013 Replaces 5.30.1 – 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 commercial establishments planned, constructed and managed as a distinct or total entity, with off-street customer and employee parking as well as provision for separate delivery and loading areas.

**"SILVICULTURE"** means the growing, development and/or maintenance and harvesting of forested areas or wooded preserves.

**"SLEEPING UNIT"** means hotel or motel 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.

**"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 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.

**"STREAM"** includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

**"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 public road or road right-of-way under the jurisdiction of the City of Campbell River, intended as a local road, to carry lesser volumes of traffic and serving only the immediate area, exclusive of private rights-of-way, easements or lanes.

**"STREET-FRONT COMMERCIAL"** means pedestrian accessible commercial floor space within a mixed commercial/residential complex immediately adjacent to a public road right of way.

**"TAXIDERM"** means the occupation of preparing, stuffing and mounting skins of animals.

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

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**"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.

**"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.

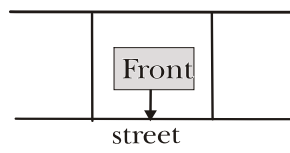
**"WETLAND"** means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and 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 matters and items specifically excluded from a yard requirement or permitted as exemptions elsewhere in 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).

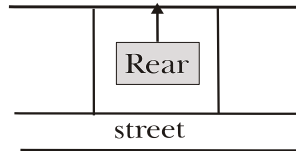


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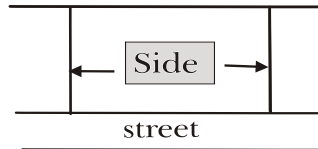
**Bylaw 3346, 2008 –Amended "Rear Yard"–June 24/08**

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- (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.

## **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. A permitted use may only be carried on if all provisions of this bylaw are complied with.
- (b) 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
  - iii) a public utility, public utility buildings and structures (excluding a garage or storage yard under jurisdiction of the City of Campbell River, the Province of British Columbia, or Crown Corporations) including utilities maintained and operated by the City of Campbell River as well as those defined in the Utilities Commission Act.

*Bylaw 3399, 200 – Adds 4.1(c) – Mar 16/10*

- (c) Commercial fruit, vegetable and plant production are permitted uses in the following zones: RE-1, R-1, R-1A, R-1B, R-1C, R-2, R-2A, R-3, RM-1, RM-2, RM-3 and RM-4.

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

- (d) Marihuana operations are prohibited unless expressly permitted by this bylaw.

### **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 to it.

### **4.3 Riparian Area Setback Provisions**

- (a) For Development adjacent to watercourses and streams:
  - i) No development will be permitted within any riparian assessment area except as outlined in (b) to (f) below.
- (b) For Development adjacent to the ocean or within the foreshore area:
  - i) No development will be permitted within 30 metres of the high water mark for the ocean, except as authorized by approval for development permit as outlined below and in accordance with approvals from Fisheries and Oceans Canada.
- (c) Development within the riparian assessment area for a watercourse or stream, or within 30 metres of the high water mark of the ocean and foreshore areas, will only be permitted in conjunction with an approved development permit as required under the City's Official Community Plan, in accordance with the

provisions of the BC Riparian Area Regulations and schedule for assessment methods for freshwater areas, and in accordance with accepted methodology for developments in proximity to the ocean and foreshore area.

- (d) Requests for development within the riparian assessment area for a stream shall require submission of the requisite assessment report to the provincial registry prior to submission to the City.
- (e) Requests for development within 30 metres of the high water mark of the ocean and foreshore areas shall require submission of an assessment report to the City for new development, or submission of proposals for improving or enhancing the riparian area for additions or expansions to existing developments.
- (f) All lawfully established buildings and structures which conform for use and density but no longer meet the siting requirements of this section may, in accordance with Section 911 of the *Local Government Act* be maintained, altered or extended only to the extent that the repair, extension or alteration would when completed, involve no further contravention of this bylaw than that existing at the time the repair, extension or alteration was started. Such buildings or structures may only be constructed or enlarged when a development permit has been issued by the City to include a variance to the setback distance.

#### **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 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**

- (a) Where any land, building or structure is used for more than one purpose, the applicable provisions of this bylaw which serve to regulate each use shall be complied with.
- (b) Where a lot is divided into more than one zone under the provisions of this bylaw, each such portion of the said lot shall be used in accordance with the uses permitted and other regulations of this bylaw applying to that portion of the lot.

#### **4.6 Existing Lot of Record**

In each zone, all lots that have a lesser lot area and/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 and/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 and/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.

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

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- (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<sup>2</sup> or greater. In all other cases, the parcel must have an area of 2,000m<sup>2</sup> 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 written agreement with the City to the effect that the owner removes the existing dwelling following the granting of the certificate of occupancy for the new principal dwelling. This agreement 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 – Amds (a) – Mar16/10*

- (a) with the exception of the commercial production and sale of fruits, vegetables or plants that the activity shall be confined to the interior of the principal dwelling;
- (b) the activity 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) 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 on 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 lot less than one hectare and must not exceed 100 square metres on a lot over 1 hectare.

- (k) Community Care Facilities, including day care centres, not exceeding ten (10) children up to the age of 13 years at any one time, and not exceeding eight (8) adults, with one non-resident employee are 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 principle 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 principle 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) the dwelling unit shall be occupied by the owner of the dwelling unit; 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 principle 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.

**(b) 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 reduction 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.

<i>Bylaw 3346, 2008 –Amended 4.13(d)–June 24/08</i>
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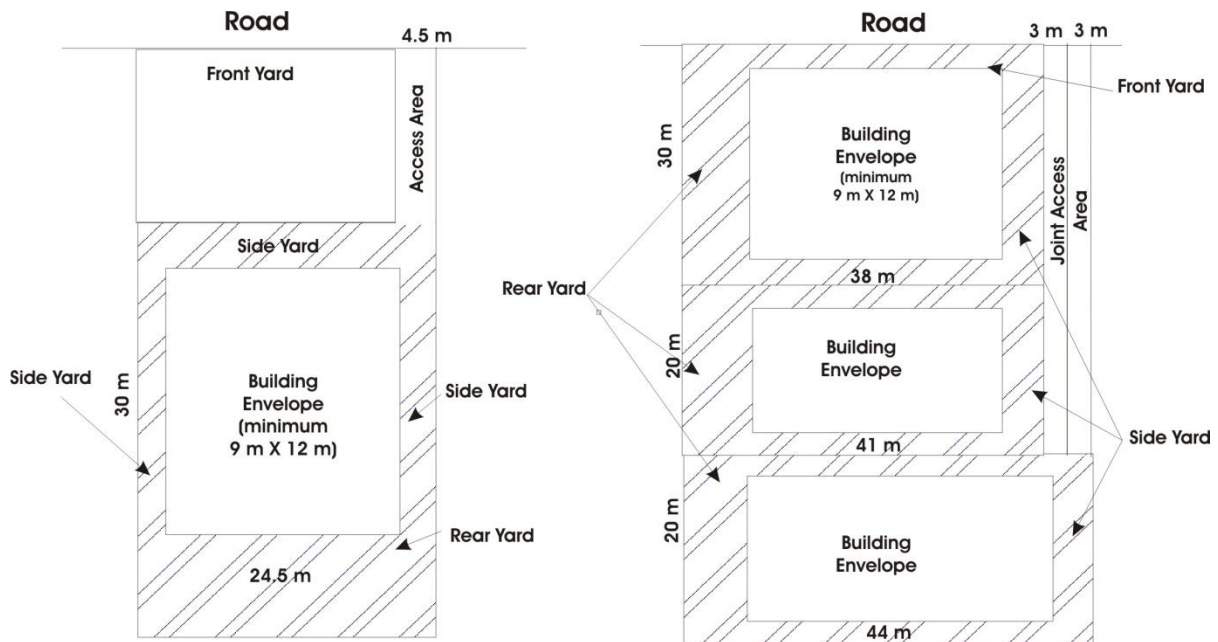
- (d) Where steps, where unsupported canopies or balconies, or where open decks and unenclosed porches, project beyond the face of a building:
  - i) the minimum required front yard, side yard or side yard adjacent to a road requirements may be reduced by not more than 2 metres; and
  - ii) the minimum 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 required road width, 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 Lot Line Setbacks on Pan-Handle "Fee-Simple" 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".

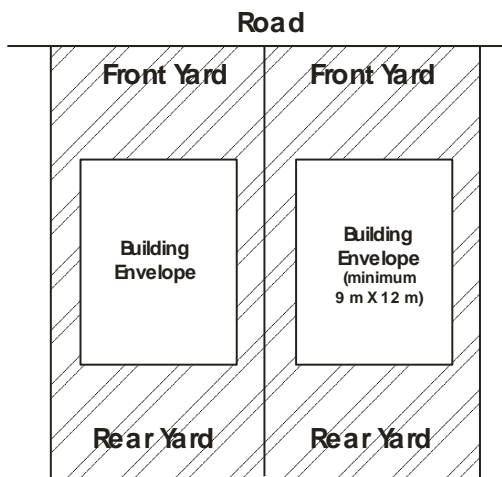


Figure 1

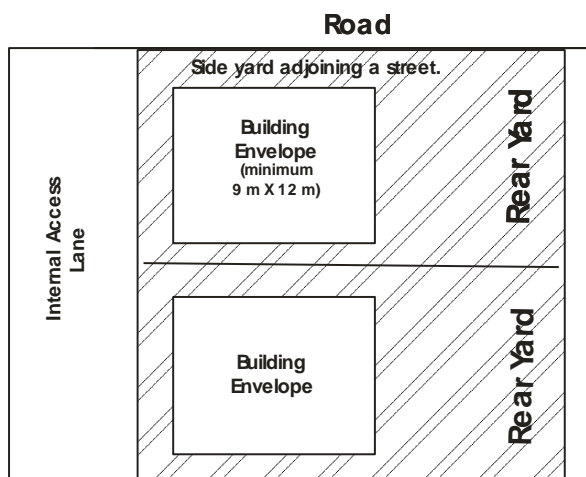


Figure 2

**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 1.5 m 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).

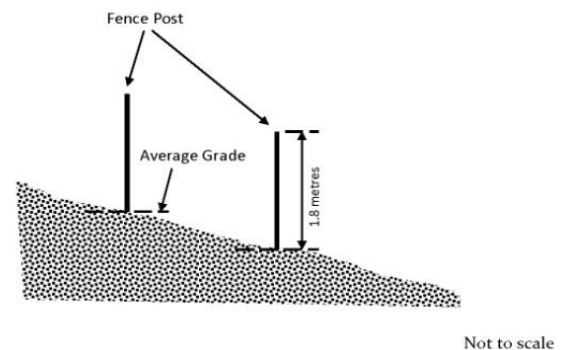
- (c) In residential zones, and for residential uses in rural zones, the maximum height of a fence is 1.8 m, but within 5.0 m of the front lot line the maximum height is 1.2 m.

- (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).

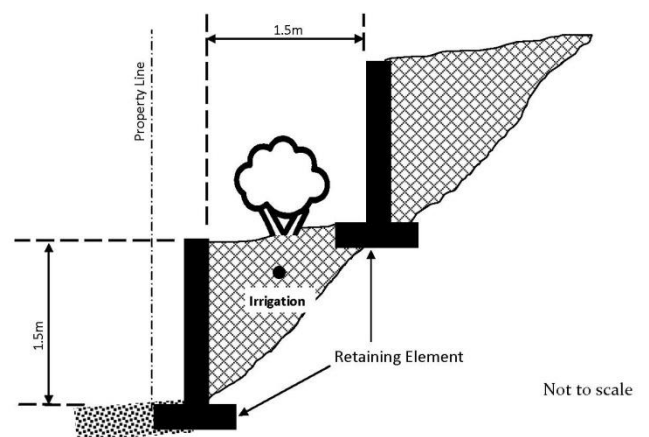
- (e) 75% of the surface area of any chain link fence in a commercial or industrial use must be screened from any abutting parcel containing a residential land use. Massed planting is the preferred screening technique.

- (f) In commercial, industrial and airport zones, the maximum height of a fence may be 2.43m.

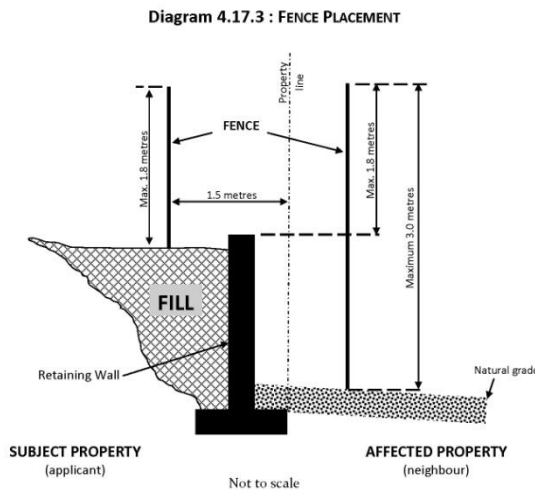
**Diagram 4.17.1 : FENCE HEIGHT**



**Diagram 4.17.2 : TERRACED RETAINING WALL**



- (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.

**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.

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

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- (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.

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

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- (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 or 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.

**Table 4.21.1 – Parking Schedule**

Note: FA = Floor Area

Development Type or Use		Required Parking Spaces
<b>RESIDENTIAL USES</b>		
Single Family Residence, Two Family Residence, Three Family Residence	→	2 per dwelling unit.
Secondary Suite, Residential unit above Commercial, Residential Downtown	→	1 per dwelling unit.
<i>Bylaw 3399, 2009 – Replaces "Multiplex with apartment" – Mar 16/10</i>	→	1.3 per dwelling unit plus 1 visitor parking per 5 dwelling units.
Apartment		
<i>Bylaw 3399, 2009 – Replaces "Multiplex with apartment" – Mar 16/10</i>	→	2 per dwelling unit plus 1 visitor parking per 8 dwelling units.
Apartment (Townhouse or Patio Home style complex)		
<i>Bylaw 3346, 2008 – Replaces Mobile Home Park with Manufactured Home Park – June 24/08</i>	→	2 per dwelling unit plus 1 visitor parking per 8 dwelling units.
Manufactured Home Park		
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),	→	1 space per 3.5 units plus 1 per 3 employees.
Day Care		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.
		<i>Bylaw 3399, 2009 – Replaces "Multiplex with apartment" – Mar 16/10</i>
		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,	→	1 per 40 square metres of FA

Health Services or Fitness Centre		
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
<b>INDUSTRIAL USES</b>		
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
<b>INSTITUTIONAL &amp; CULTURAL USES</b>		
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.

**APPENDIX 1: Downtown Off-Street  
Parking Specified Area****Bylaw 3346, 2008 – Adds Appendix 1 – June 24/08**

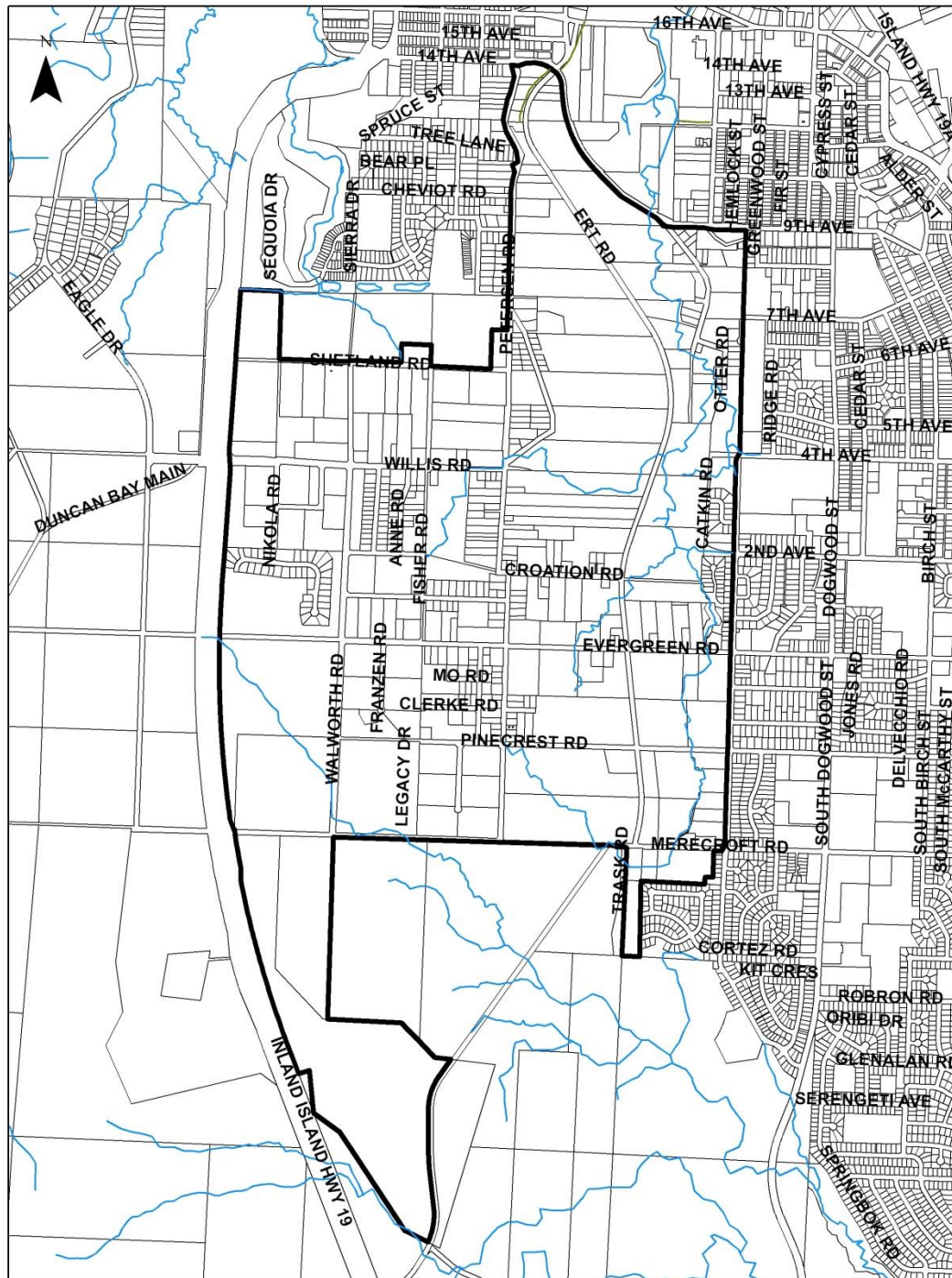
## APPENDIX 2: RM-3 Exceptions

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

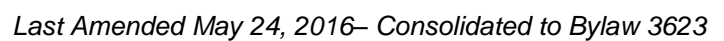


## APPENDIX 3: Quinsam Livestock Boundary

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



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



## **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.

**Permitted Uses:**

**5.1.1** On any lot, the following uses are permitted:

- (a) airport and/or landing strip
- (b) airport passenger terminal and service facilities
- (c) office
- (d) aircraft fuel depot
- (e) aircraft hangar
- (f) aircraft sales and/or service
- (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 and/or light industrial
- (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

**Lot Area:**

**5.1.2** The minimum site area for "lease lots" shall be not less than 550 square metres.

**Lot Coverage:**

**5.1.3** The maximum site coverage for buildings on "lease lots" is 65%.

**Minimum Dimensions Required for Yards:**

**5.1.4** Yards in this zone must have the following minimum dimensions:

- (a) Yard and setback requirements shall be in accordance with Transport Canada Airport Regulations and spatial separation requirements of the BC Building Code.

**Building Height:**

**5.1.5** The maximum height of all buildings and structures shall be in accordance with Transport Canada Airport Zoning Regulations.

**Conditions of Use:**

**5.1.6** 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.

### Permitted Uses:

#### 5.2.1 On any lot, the following uses are permitted:

- (a) aircraft service and repair facilities
- (b) aircraft hanger
- (c) aircraft sales and/or service
- (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

<i>Bylaw 3346, 2008 Addition of 5.2.1 k) &amp; renumbering – June 24/08</i>
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- (k) self storage
- (l) ancillary storage yard
- (m) freight transfer depot
- (n) restaurant
- (o) commercial parking lot
- (p) gas bar / convenience store
- (q) accessory dwelling unit

### Lot Area:

**5.2.2** 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.

**Lot Coverage:**

**5.2.4** 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%.

**Minimum Dimensions Required for Yards:**

**5.2.6** Yards in this zone must have the following minimum dimensions:

(a) Front yard: Minimum 5.0 metres

(b) Rear and side yard: Minimum 3.0 metres

(c) Adjacent to highway: Minimum 30.0 metres

**5.2.7** Notwithstanding 5.3.6 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.

**Building Height:**

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

**Conditions of Use:**

**5.2.9** 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 full range of commercial services and uses as well as high density residential uses in the primary commercial designation for the downtown area.

**Permitted Uses:****5.3.1** On any lot, the following uses are permitted:

- (a) hotel, motel
- (b) restaurant with or without ancillary drive-through
- (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
- (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
- (r) veterinary clinic
- (s) funeral parlor
- (t) small-tool rental establishment
- (u) vehicle rental
- (v) printing and publishing
- (w) gas bar / convenience store

<b><i>Bylaw 3346, 2008 Addition of 5.3.1 k) &amp; renumbering – June 24/08</i></b>
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- (x) minor repair shop located west of Dogwood Street
- (y) self storage units within an enclosed building

<b><i>Bylaw 3327, 2007 – Delete and Replace y) Dec 11/07</i></b>
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- (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 12<sup>th</sup> 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

(cc) community care and/or social care facility

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

(dd) 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**

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

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

(ff) mixed use commercial/residential buildings.

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

(gg) 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 5.3.1hh) – Feb 7/12**

(hh) 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**

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

**Bylaw 3602, 2015 – Feb 9/16 -adds:**

(jj) craft brewing

**Lot Area:****5.3.2** The minimum lot area for a "fee-simple lot" is 200 square metres.**Density:****5.3.3** 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.**Lot Coverage:****5.3.4** The maximum lot coverage of all buildings and structures is 100%.

**Minimum Dimensions Required for Yards:**

<i>Bylaw 3346, 2008 Amd 5.3.5– June 24/08</i>
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- 5.3.5** 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.

**Building Height:**

- 5.3.7** The maximum height of a principal building is 15.0 metres.

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**5.4 Commercial One A (C – 1A) Zone:****Purpose:**

This zone provides for a full 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.

**Permitted Uses:****5.4.1** On any lot, the following uses are permitted:

- (a) hotel, motel
- (b) restaurant with or without ancillary drive-through
- (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
- (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
- (r) veterinary clinic
- (s) funeral parlor
- (t) small-tool rental establishment
- (u) vehicle rental
- (v) printing and publishing
- (w) gas bar / convenience store
- (x) self storage units within an enclosed building

<i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i>
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- (y) apartment

<i>Bylaw 3399, 2009 – Deletes text "z) up to three dwellings....." &amp; renumbers - Mar 16/10</i>
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- (z) community care and/or social care facility

<i>Bylaw 3394, 2009 – Addition of 5.4.1 aa) &amp; renumbering – Nov 17/09</i>
---

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

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

(bb) mixed use commercial/residential buildings.

**Bylaw 3602, 2015 – Feb 9/16 -adds:**

(cc) craft brewing

**Lot Area:**

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

**Density:**

**5.4.3** 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.

**Lot Coverage:**

**5.4.4** 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.

**Minimum Dimensions Required for Yards:****Bylaw 3346, 2008 Amd 5.4.5– June 24/08**

**5.4.5** 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.

**Building Height:**

**5.4.7** 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 incorporating LEED principles; ground-level publicly accessible landscaped open space; affordable and/or special needs housing.

## **5.5 Commercial One B (C – 1B) Zone**

### **Purpose:**

This zone provides for a full 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.

### **Permitted Uses:**

#### **5.5.1** On any lot, the following uses are permitted:

- (a) hotel, motel
- (b) restaurant with or without ancillary drive-through
- (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
- (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
- (r) veterinary clinic
- (s) funeral parlor
- (t) small-tool rental establishment
- (u) printing and publishing
- (v) gas bar / convenience store
- (w) self storage units within an enclosed building
- (x) vehicle sales
- (y) vehicle rental
- (z) car wash
- (aa) fire station

<i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i>
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- (bb) apartment

*Bylaw 3399, 2009 – Deletes text “cc) up to three dwellings.....” & renumbers - Mar 16/10*

(cc) community care and/or social care facility.

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

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

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

(ee) mixed use commercial/residential buildings.

*Bylaw 3602, 2015 – Feb 9/16 -adds:*

(ff) craft brewing

### **Lot Area:**

**5.5.2** The minimum lot area for a “fee-simple lot” is 200 square metres.

### **Density:**

**5.5.3** 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.

### **Lot Coverage:**

**5.5.4** 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.

### **Minimum Dimensions Required for Yards:**

*Bylaw 3346, 2008 Amd 5.5.5– June 24/08*

**5.5.5** 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.

### **Building Height:**

**5.5.7** 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 incorporating LEED principles; ground-level publicly accessible landscaped open space; affordable and/or special needs housing.

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## 5.6 Commercial One C (C – 1C) Zone

### Purpose:

This zone provides for a full 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.

### Permitted Uses:

#### 5.6.1 On any lot, the following uses are permitted:

- (a) hotel, motel
- (b) restaurant with or without ancillary drive-through
- (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
- (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
- (r) veterinary clinic
- (s) funeral parlor
- (t) small-tool rental establishment
- (u) vehicle rental
- (v) printing and publishing
- (w) gas bar / convenience store

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

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- (x) minor repair shop
- (y) self storage units within an enclosed building

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

---

- (z) apartment

---

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

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- (aa) community care and/or social care facility

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

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

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

(cc) mixed use commercial/residential buildings.

**Bylaw 3602, 2015 – Feb 9/16 -adds:**

(dd) craft brewing

**Lot Area:**

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

**Density:**

**5.6.3** 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.

**Lot Coverage:**

**5.6.4** 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.

**Minimum Dimensions Required for Yards:****Bylaw 3346, 2008 Amd 5.6.5– June 24/08**

**5.6.5** 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.

**Building Height:**

- 5.6.7** 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 incorporating LEED principles; ground-level publicly accessible landscaped open space; affordable and/or special needs housing.

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**5.7 Commercial Two (C – 2) Zone****Purpose:**

This zone provides for a full 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 2<sup>nd</sup> Ave. as well as Dogwood Street South and Merecroft Road.

**Permitted Uses:****5.7.1** 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

<i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i>
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- (x) apartment

<i>Bylaw 3399, 2009 – Deletes text "y) up to three dwellings....." &amp; renumbers - Mar 16/10</i>
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- (y) community care and/or social care facility

<i>Bylaw 3346, 2008 Addition of 5.7.1 aa) – June 24/08</i>
--

- (z) adult learning centre

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

(aa) mixed use commercial/residential buildings.

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

(bb) pet services wholly within an enclosed building.

**Lot Area:**

**5.7.2** The minimum lot area for a “fee-simple lot” is 200 square metres.

**Density:**

**5.7.3** 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.

**Lot Coverage:**

**5.7.5** The maximum lot coverage of all buildings is 65%.

**Minimum Dimensions Required for Yards:**

***Bylaw 3346, 2008 Amd 5.7.6– June 24/08***

**5.7.6** 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.

**Building Height:**

**5.7.7** 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.

### Permitted Uses:

#### 5.8.1 On any lot, the following uses are permitted:

- (a) motel (Jubilee Heights commercial area only, located on the north west corner of South Dogwood Street and Jubilee Parkway)
- (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) 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 parlor
- (n) printing and publishing
- (o) gas bar / convenience store

<i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i>
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- (p) apartment
- (q) community care and/or social care facility

<i>Bylaw 3399, 2009 – Adds (r) - Mar 16/10</i>
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- (r) mixed use commercial/residential buildings.

### Lot Area:

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

### Density:

#### 5.8.3 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

#### 5.8.4 For the Jubilee Heights commercial area (to be located at the north-west corner of South Dogwood Street and Jubilee Parkway) the maximum floor area per retail occupancy or tenant is 2,400 square metres, while the maximum combined floor area for all commercial uses in a shopping centre is 5,000 square metres. The

maximum number of sleeping units for a motel is 60. Living units are not permitted.

- 5.8.5** 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.

**Lot Coverage:**

- 5.8.6** The maximum lot coverage of all buildings is 65%.

**Minimum Dimensions Required for Yards:**

<i>Bylaw 3346, 2008 Amd 5.8.7– June 24/08</i>
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- 5.8.7** 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.

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

**Building Height:**

- 5.8.9** 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.

**Permitted Uses:****5.9.1** 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

<b><i>Bylaw 3346, 2008 Addition of 5.9.1 s) – June 24/08</i></b>
--

- (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) accessory dwelling unit

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

(ff) community care and/or social care facility

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

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

(hh) mixed use commercial/residential buildings.

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

(ii) vocational training centre.

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

(jj) pet services wholly within an enclosed building.

**Bylaw 3530, 2013 Replaces 5.30.1 – December 3, 2013**

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

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

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

**Lot Area:****5.9.2** The minimum lot area for "fee-simple lots" is 750 square metres.**Density:****5.9.3** 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.**Lot Coverage:****5.9.5** 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%.**Minimum Dimensions Required for Yards:****Bylaw 3346, 2008 Amd 5.9.6– June 24/08****5.9.6** 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.**Building Height:**

- 5.9.8** The maximum height of a principal building is 13.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> 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.

**Conditions of Use:**

<i>Bylaw 3399, 2009 – Replaced Sec. 5.9.9 - Mar 16/10</i>
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- 5.9.9** 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.

<i>Bylaw 3505, 2013 – Replaced Sec. 5.9.10</i>
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- 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).

<i>Bylaw 3320, 2007 – Addition of 5.9.11 – 5.10 May 27/08</i>
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- 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) accessory dwelling unit
- (r) community care and/or social care facility

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

- (s) mixed use commercial/residential buildings.

### Density:

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

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 principle building for commercial uses only is 13 metres. The maximum height of a principle 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

<b><i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i></b>
--

- (p) apartment

<b><i>Bylaw 3399, 2009 – Deletes text "(q) up to three dwellings....." &amp; renumbers - Mar 16/10</i></b>
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- (q) accessory dwelling unit
- (r) community care and/or social care facility

<b><i>Bylaw 3399, 2009 – Adds (t) - Mar 16/10</i></b>
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- (s) mixed use commercial/residential buildings.

**Density:**

<i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i>
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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 principle 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.

**Permitted Uses:****5.10.1** 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
- (s) accessory dwelling unit

<b><i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i></b>
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- (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.

<b><i>Bylaw 3320, 2007 – Addition of 5.10.1 v) – 5.10 May 27/08</i></b>
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- (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.

**5.10.2** The minimum lot area is 1000 square metres.**Lot Coverage/Density:****5.10.3** 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

**Minimum Dimensions Required for Yards:**

**5.10.5** 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.

**Building Height:**

**5.10.6** The maximum height of a principal building is 14.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> 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.

**Parking and Outdoor Storage:**

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

**Conditions of Use:**

**5.10.8** 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.

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

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**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 5.32.2 to 5.32.6, 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.

### **Permitted Uses:**

#### **5.11.1** 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, ancillary restaurant, ancillary entertainment centre
- (c) licensed facility
- (d) recreational vehicle park
- (e) accessory 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.

### **Lot Area/Density:**

#### **5.11.3** The minimum lot area 1000 square metres.

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

### **Lot Coverage:**

#### **5.11.5** The maximum lot coverage of all buildings is 60%.

### **Minimum Dimensions Required for Yards:**

#### **5.11.6** 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.

**Building Height:**

**5.11.7** The maximum height of a principal building is 14.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> 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.

**Parking and Outdoor Storage:**

**5.11.8** 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.

### **Permitted Uses:**

#### **5.12.1** 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).

### **Lot Area:**

#### **5.12.2** The minimum lot area is 1000 square metres.

### **Lot Coverage:**

#### **5.12.3** The maximum lot coverage of all buildings is 30%.

### **Minimum Dimensions Required for Yards:**

#### **5.12.4** 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.

### **Building Height:**

#### **5.12.5** The maximum height of a principal building is 4.5 metres.

### **Parking and Outdoor Storage:**

#### **5.12.6** No parking areas, loading or outdoor storage areas are permitted within 3.0 metres of any front yard.

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### 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.

**Permitted Uses:**

**5.13.1** 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 accessory dwelling unit or, for a) to d) above, up to two dwelling units physically attached to the building containing the principle use.

*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.

**Lot Area and Frontage:**

**5.13.2** The minimum lot area is 650 square metres.

**5.13.3** The minimum lot frontage is 15 metres.

**Lot Coverage and Density:**

**5.13.4** The maximum lot coverage of all buildings is 40%.

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

**Minimum Dimensions Required for Yards:**

**5.13.6** 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 minimum 4.5 metres

a highway or arterial road:

**Building Height:**

**5.13.7** The maximum height of a principal building is 8.0 metres.

**Conditions of Use:**

**5.13.8** (b) Gas bar / convenience stores are only permitted on the following properties:

- i) Lot C. District Lot 1395, Sayward District, Plan 16477 (1680 Croation Road).
- ii) Lot
- iii) Lot

(c) Auto repair shops are only permitted on the following properties:

- i) 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.

**Permitted Uses:****5.14.1** 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 and/or service
- (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) accessory dwelling unit

<i>Bylaw 3399, 2009 – Adds ii) “vocational training centre - Mar 16/10</i>
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- (y) vocational training centre.

<i>Bylaw 3497, 2012 – Adds (bb) - Feb 19/13</i>
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- (z) pet services wholly within an enclosed building.

**Lot Area:**

**5.14.2** The minimum lot area 500 square metres.

**Lot Coverage:**

**5.14.3** The maximum lot coverage of all buildings is 65%.

**Minimum Dimensions Required for Yards:**

<i>Bylaw 3346, 2008 Amd 5.14.4 – June 24/08</i>
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**5.14.4** 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.

**Building Height:**

**5.14.5** The maximum height of a principal building is 10.0 metres.

**Parking and Outdoor Storage**

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

**Conditions of Use:**

**5.14.7** 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.

### Permitted Uses:

#### 5.15.1 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 and/or scrap metal yard
- (g) warehouse, storage yard, self-storage
- (h) public boat launch
- (i) bulk loading facility
- (j) accessory dwelling unit
- (k) lumber mill

<i>Bylaw 3399, 2009 – Adds ii) “vocational training centre - Mar 16/10</i>
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- (l) vocational training centre.

#### 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

#### 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

**Lot Area:**

**5.15.4** 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.

**Lot Coverage:**

**5.15.5** The maximum lot coverage of all buildings is 65%.

**Minimum Dimensions Required for Yards:**

**5.15.6** 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

**Building Height:**

**5.15.7** 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.

**Parking and Outdoor Storage**

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

**Conditions of Use:**

**5.15.9** 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

### Permitted Uses:

**5.16.1** 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) accessory dwelling unit

<i>Bylaw 3399, 2009 – Adds l) "vocational training centre" - Mar 16/10</i>
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- (l) vocational training centre.

### Lot Area and Frontage:

**5.16.2** 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.

### Lot Coverage:

- 5.16.4**
- (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.

**Minimum Dimensions Required for Yards:**

**5.16.5** 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.

**Building Height:**

**5.16.6** 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.

**Parking and Outdoor Storage**

**5.16.7** 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.

**Conditions of Use:**

**5.16.8** 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

**Permitted Uses:****5.17.1** 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) accessory dwelling unit

<i>Bylaw 3399, 2009 – Adds g) “vocational training centre” - Mar 16/10</i>
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- (g) vocational training centre.

**Lot Area:****5.17.2** The minimum lot area is 4 hectares.**Lot Frontage:****5.17.3** The minimum lot frontage is 60 metres.**Lot Coverage:**

- 5.17.4**
- (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.

**Minimum Dimensions Required for Yards:****5.16.6** 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.

**Building Height:**

**5.17.6** The maximum height of a principal building is 10.0 metres.

**Parking and Outdoor Storage**

**5.17.7** 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.

**Conditions of Use:**

**5.17.8** 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.

**Permitted Uses:**

**5.18.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling
- (b) up to two single-family residential dwellings on lots registered prior to January 1, 1998
- (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.

**Lot Area and Frontage:**

**5.18.2** 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.

**Lot Coverage:**

**5.18.4** The maximum lot coverage of all buildings is 2%.

**Minimum Dimensions Required for Yards:**

**5.18.5** 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

**Building Height:**

**5.18.6** The maximum height of a principal building is 10.0 metres.

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**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.

**Permitted Uses:**

**5.19.1** On any lot, the following uses are permitted:

- (a) resort or motel and ancillary uses
- (b) accessory 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

**Lot Area and Frontage:**

**5.19.2** 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.

**Lot Coverage and Density:**

**5.19.4** 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.

**Minimum Dimensions Required for Yards:**

**5.19.6** 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

**Building Height:**

**5.19.7** The maximum height of a principal building is 10.0 metres.

**Parking Areas:**

**5.19.8** No parking area may be situated within any required yards.

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**5.20 Manufactured Home Park (MHP) Zone****Purpose:**

This zone provides for manufactured home parks, including parks with rental pads as well as strata developments.

**Permitted Uses:**

**5.20.1** 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 and/or recreational facilities; and
- (c) an accessory dwelling unit.

**Lot/Site Areas:**

**5.20.2** 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.

**Density:**

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

**Lot/Site Coverage:**

**5.20.5** 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%.

**Minimum Dimensions Required for Yards:**

**5.20.7** (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

**Building Height:**

**5.20.8** The maximum height of a principal building is 6.0 metres.

**2.50.9** The maximum height of an accessory 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.

### Permitted Uses:

#### 5.21.1 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 accessory 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
- (j) community care and/or social care facility
- (k) ancillary food and beverage retail sales
- (l) cemetery / crematorium
- (m) exhibition and fair grounds
- (n) fire station, search and rescue facility
- (o) police facility
- (p) disaster services centre
- (q) parking lot
- (r) helipad ancillary to a permitted use

<i>Bylaw 3369, 2008 Amd 5.21.1 Add s) Dec 9/08</i>
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- (s) ancillary manufacturing and sales of artisan goods at 621 Island Highway (Lot 1, District Lot 73, Sayward District Plan VIP72566).

<i>Bylaw 3399, 2009 – Adds t) “animal shelter” - Mar 16/10 Bylaw 3414, 2010 – replaces t) – May 18/10</i>
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- (t) 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).

### Lot Area:

**5.21.2** The minimum lot area is 750 square metres for churches, hospitals, medical centres, and community care and/or social care facilities. No minimum lot area is required for other permitted uses in this zone.

**Lot Coverage:**

- 5.21.3** (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.

**Minimum Dimensions Required for Yards:**

**5.21.3** 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.

**Building Height:**

- 5.21.5** 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 principle objective, and passive recreational uses, when appropriate, is the secondary objective.

**Permitted Uses:**

**5.22.1** 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

**Lot Area and Lot Coverage:**

**5.22.2** 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.

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**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.

**Permitted Uses:**

**5.23.1** On any lot, the following uses are permitted:

- (a) Moorage, Private
- (b) Boat Ramp, Private

## **S.24 Residential Estate One (RE - 1) Zone**

### **Purpose:**

This zone provides for large lot (serviced) estate residential uses on lots ranging in size from 0.1 hectares to 0.4 hectares.

### **Permitted Uses:**

**5.24.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling.
- (b) bed and breakfast accommodations

<i>Bylaw 3346, 2008 Deleted 5.23.1 c) – June 24/08</i>
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### **Lot Area and Frontage:**

**5.24.2** The minimum lot area is 1,000 square metres.

**5.24.3** The minimum lot frontage is 22 metres, except for lots fronting on cul-de-sacs or outside corners, where the minimum is reduced to 11 metres.

### **Lot Coverage:**

**5.24.4** The maximum lot coverage of all buildings is 35%.

### **Minimum Dimensions Required for Yards:**

**5.24.5** Yards in this zone must have the following minimum dimensions:

Front yard: minimum 6.0 metres

Rear Yard: minimum 8.0 metres

Side Yard: minimum 3.0 metres

Side yard adjoining an arterial,  
collector or local road: minimum 6.0 metres

Yard adjoining a highway: minimum 10.0 metres

### **Building Height:**

**5.24.6** The maximum height of a principal building is 10.0 metres.

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## 5.25 Residential One (R – 1) Zone

### Purpose:

This zone provides for traditional single-family residences.

### Permitted Uses:

**5.25.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling
- (b) bed and breakfast accommodation

<i>Bylaw 3346, 2008 Deleted 5.24.1 c) – June 24/08</i>
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### Lot Area and Frontage

**5.25.2** The minimum lot area is 450 square metres.

**5.25.3** The minimum lot frontage is 15 metres, except for lots fronting on cul-de-sacs or outside corners where the minimum is reduced to 11 metres.

### Lot Coverage

**5.25.4** The maximum lot coverage of all buildings is 35% for lots with greater than or equal to 600 square metres lot area, and 40% for lots with less than 600 square metres lot area.

### Minimum Dimensions Required for Yards

**5.25.5** Yards in this zone must have the following minimum dimensions:

Front yard: minimum 4.0 metres

Rear yard: minimum 7.0 metres for "fee-simple  
lots; 5.0 metres for "strata lots"

Side yard: minimum 1.5 metres

Side yard adjoining a local road: minimum 3.5 metres

Front or side yard adjoining a  
highway, arterial or collector road: minimum 4.5 metres

<i>Bylaw 3346, 2008 Replaces 5.24.6 – June 24/08</i>
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**5.25.6** In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

### Building Height:

**5.25.7** The maximum height of a principal building is 8.0 metres.

**5.26 Residential One A (R – 1A) Zone****Purpose:**

This zone provides for single-family residences with the option of a secondary suite.

**Permitted Uses:****5.26.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling is permitted, with or without a secondary suite.

**Lot Size and Frontage:****5.26.2** The minimum lot area is 450 square metres.**5.26.3** The minimum lot frontage is 15 metres, except for lots fronting on cul-de-sacs or outside corners where the minimum is reduced to 11 metres.**Lot Coverage:****5.26.4** The maximum lot coverage of all buildings is 35% for lots with greater than or equal to 600 square metres lot area, and 40% for lots with less than 600 square metres lot area.**Minimum Dimensions Required for Yards:****5.26.5** Yards in this zone must have the following minimum dimensions:

Front yard: minimum 4.0 metres

Rear yard: minimum 7.0 metres

Side yard: minimum 1.5 metres

Side yard adjoining a  
local road: minimum 3.5 metres

Front or side yard  
adjoining a highway, minimum 4.5 metres  
arterial or collector road:

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***Bylaw 3346, 2008 Replaces 5.25.6 – June 24/08***

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**5.26.6** In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

**Building Height:**

**5.26.7** The maximum height of a principal building is 8.0 metres.

<i>Bylaw 3364, 2008 Adds 5.25.8 –November 25/08</i>
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**Conditions of Use:**

**5.26.8** Notwithstanding the provisions of sub-section 5.25.5, for 1981 19<sup>th</sup> Ave (Legal Description 14, Block 5, District Lot 66, Sayward District, Plan 2874, Except Parcel A (DD 45802W) Thereof as Said Parcel A is Shown in Red on Plan 737 BL) a front yard setback of 3 meters and a rear yard setback of 6.75 meters is required.

**5.27 Residential One B (R – 1B) Zone****Purpose:**

This zone provides for areas of single-family residences on large lots with the option of a secondary suite and/or a separate secondary residence.

**Permitted Uses:**

**5.27.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling, with or without a secondary suite, and with or without one secondary residence
- (b) bed and breakfast accommodation

<i>Bylaw 3346, 2008 Deleted 5.26.1 c) – June 24/08</i>
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**Lot Area and Frontage:**

**5.27.2** The minimum lot area is:

- (a) 1,000 square metres where the single family residence, secondary suite and secondary residence are all situated on one lot;
- (b) 650 square metres where the single family residence and secondary suite only are all situated on one lot; and
- (c) 450 square metres where a single family residence only is located on a lot.

**5.27.3** The minimum lot frontage is 18 metres, except for lots fronting on cul-de-sacs or outside corners, where the minimum is reduced to 11 metres.

**Lot Coverage:**

**5.27.4** The maximum lot coverage of all buildings is 40%.

**Minimum Dimensions Required for Yards:**

**5.27.5** Yards in this zone must have the following minimum dimensions:

Front yard:	minimum 4.0 metres
Rear yard:	minimum 7.0 metres (or 5.0 metres to secondary residence)
Side yard (one side only):	minimum 3.0 metres
Other Side Yard	minimum 1.5 metres
Side yard adjoining a local road:	minimum 3.5 metres
Side yard adjoining a highway, arterial or collector road:	minimum 4.5 metres

**Bylaw 3346, 2008 Replaces 5.26.6 – June 24/08**

**5.27.6** In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

**Building Height:**

**5.27.7** The maximum height of a principal building is 10.0 metres.

**Secondary Residence:**

**5.27.8** One secondary residence may be permitted per lot in this zone. The following conditions apply to all secondary residences:

- (a) maximum floor area exclusive of garages or carports is 90 square metres;
- (b) not more than two bedrooms;
- (c) the separation between the principal residence and the secondary residence must be at least 3 metres or the distance prescribed for spatial separation under the building code, whichever is the greater distance;
- (d) driveway access to the secondary residence must be shared with access to the principal residence, unless access to the secondary residence can be provided from a rear lane or from a joint access easement with an adjacent property;
- (e) the maximum height of a secondary residence shall be 7 metres.

## **5.28 Residential One C (R – 1C) Zone**

### **Purpose:**

This zone provides for single-family residences on small lots.

### **Permitted Uses:**

**5.28.1** On a lot, one single-family residential dwelling is permitted.

### **Lot Area and Frontage:**

**5.28.2** The minimum lot area is 360 square metres.

**5.28.3** The minimum lot frontage is 10 metres.

### **Lot Coverage:**

**5.28.4** The maximum lot coverage of all buildings is 45%.

### **Minimum Dimensions Required for Yards:**

**5.28.5** Yards in this zone must have the following minimum dimensions:

Front yard: minimum 4.0 metres

Rear yard: minimum 7.0 metres for "fee-simple  
lots; 5.0 metres for strata lots

Side yard: minimum 1.5 metres

Side yard adjoining a local  
road: minimum 2.5 metres

Front or side yard adjoining a  
highway, arterial or collector road: minimum 4.5 metres

*Bylaw 3346, 2008 Replaces 5.27.6 – June 24/08*

**5.28.6** In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

### **Building Height:**

**5.28.7** The maximum height of a principal building is 10.0 metres.

### **Vehicular Access to Buildings:**

**5.28.8** Where located adjacent to an arterial or collector road and access is available from a lane, all accessory buildings and parking areas shall be located in the rear yard.

**Conditions of Use:**

- 5.28.9** Notwithstanding the provisions of 5.27.1 above, a single-family residential dwelling with or without a secondary suite is permitted in the R – 1C zone only on Lots 6 to 22 inclusive, Section 20, Township 1, Plan VIP66189 (520 to 584 Hilchey Road).

## **5.29 Residential Two (R – 2) Zone**

### **Purpose:**

This zone provides for traditional forms of duplex or two-family residential dwellings.

### **Permitted Uses:**

*Bylaw 3521, 2013 Replaces 5.28.1 – November 5, 2013*

**5.29.1** On a "fee-simple lot", the following uses are permitted:

- (a) one single family dwelling, with or without secondary suite, or
- (b) one two-family residential dwelling or duplex.

### **Lot Area and Frontage:**

*Bylaw 3521, 2013 Replaces 5.28.2 – November 5, 2013*

**5.29.2** The minimum lot area is 500 square metres where a single or two family residential dwelling is situated on one "fee simple lot". The minimum lot area shall be 150 square metres per strata lot.

**5.29.3** The minimum lot frontage is 15 metres, except for cul-de-sacs and outside corners where the minimum is reduced to 11 metres.

### **Lot Coverage:**

**5.29.4** The maximum lot coverage of all buildings is 35%.

### **Minimum Dimensions Required for Yards:**

**5.29.5** Yards in this zone must have the following minimum dimensions:

Front yard: minimum 5.0 metres

Rear yard: minimum 7.0 metres

Side yard: minimum 1.5 metres

Side yard adjoining a local road: minimum 3.5 metres

Side yard adjoining a highway,  
arterial or collector road: minimum 4.5 metres

***Bylaw 3346, 2008 Replaces 5.28.6 – June 24/08***

**5.29.6** In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

**Building Height:**

**5.29.7** The maximum height of a principal building is 8.0 metres.

**5.30 Residential Two A (R – 2A) Zone****Purpose:**

This zone provides for manufactured homes on lots created specifically for manufactured homes, and for single or for two-family residences, on lots in the Rama Road and Ebert Road areas in North Campbell River.

**Permitted Uses:**

**5.30.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling or one "single-wide" manufactured home; or
- (b) one two-family residential dwelling, or up to two single-family residential dwellings or "single-wide" manufactured homes (may include one of each) in accordance with sub-section 5.29.2 below.

**Lot Area and Frontage:**

**5.30.2** The minimum lot area is 420 square metres for lots contained one dwelling, or 650 square metres for lots containing two dwellings.

**5.30.3** The minimum lot frontage is 12 metres, except for cul-de-sacs and outside corners where the minimum is reduced to 11 metres.

**Lot Coverage:**

**5.30.4** The maximum lot coverage of all buildings is 40%.

**Minimum Dimensions Required for Yards:**

**5.30.5** Yards in this zone must have the following minimum dimensions:

Front yard: minimum 5.0 metres

Rear yard: minimum 7.0 metres

Side yard: minimum 1.5 metres

Side yard adjoining a local road: minimum 3.5 metres

Side yard adjoining a highway,  
arterial or collector road: minimum 4.5 metres

***Bylaw 3346, 2008 Replaces 5.29.6 – June 24/08***

**5.30.6** In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

**Building Height:**

**5.30.7** The maximum height of a principal building is 8.0 metres.

### 5.31 Residential Three (R – 3) Zone

**Purpose:**

This zone provides for traditional forms of triplex or threeplex in the medium or high density residential designation.

**Permitted Uses:**

*Bylaw 3521, 2013 Replaces 5.30.1 – November 5, 2013*

**5.31.1** On a "fee-simple lot", the following uses are permitted:

- (a) One single family dwelling, with or without secondary suite; or
- (b) One two family residential dwelling or duplex; or
- (c) One triplex or threeplex.

**Lot Area and Frontage:**

*Bylaw 3521, 2013 Replaces 5.30.2 – November 5, 2013*

**5.31.2** The minimum lot area is 650 square metres where a single, two-family, or three-family residential dwelling is situated on one "fee simple lot". The minimum lot area shall be 150 square metres per strata lot.

**5.31.3** The minimum lot frontage is 15.0 metres, except for cul-de-sacs and outside corners where the minimum is reduced to 11 metres.

**Lot Coverage:**

**5.31.4** The maximum lot coverage of all buildings is 45%.

**Minimum Dimensions Required for Yards:**

**5.31.5** Yards in this zone must have the following minimum dimensions:

Front yard: minimum 5.0 metres

Rear yard: minimum 7.0 metres

Side yard: minimum 1.5 metres

Side yard adjoining a local road: minimum 3.5 metres

Side yard adjoining a highway,  
arterial or collector road minimum 4.5 metres

*Bylaw 3346, 2008 Replaces 5.30.6 – June 24/08*

**5.31.6** In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the

outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

**Building Height:**

**5.31.7** The maximum height of a principal building is 10.0 metres.

## 5.32 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.

### Permitted Uses:

#### 5.32.1 The following uses are permitted:

*Bylaw 3399, 2009 – Replaced a) - Mar 16/10*

- (a) any combinations of single family dwelling with or without a secondary suite, two family residential dwelling or duplex, to a maximum of three dwelling units per lot; or
- (b) triplex or threeplex; or

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

- (c) apartment; or
- (d) community care and/or social care facility.

*Bylaw 3346, 2008 Adds 5.31.1 e) – June 24/08*

- (e) bed and breakfast accommodations subject to the provisions of item 5.31.9 below.

### Lot Area:

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

### Density:

#### 5.32.3 The maximum density permitted is 25 dwelling units per hectare, 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.

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

**Lot Coverage:**

**5.32.5** The maximum lot coverage of all buildings is 50%.

**Minimum Dimensions Required for Yards:**

**5.32.6** 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

**5.32.7** 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.

**Building Height:**

**5.32.8** The maximum height of a principal building is 10.0 metres.

<i>Bylaw 3346, 2008 Adds 5.31.9) – June 24/08</i>
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**Conditions of Use:**

**5.32.9** 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."

### 5.33 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.

**Permitted Uses:**

**5.33.1** The following uses are permitted:

<i>Bylaw 3399, 2009 – Replaced a) - Mar 16/10</i>
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- (a) any combinations of single family dwelling with or without a secondary suite, two family residential dwelling or duplex, to a maximum of three dwelling units per lot; or
- (b) triplex or threeplex; or

<i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i>
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- (a) apartment; or
- (b) community care and/or social care facility.

**Lot Area:**

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

**Density:**

**5.33.3** The maximum density permitted is 50 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 65 dwelling units per hectare.

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

**Lot Coverage:**

**5.33.5** The maximum lot coverage of all buildings is 50%.

**Minimum Dimensions Required for Yards:**

**5.33.6** 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

**5.33.7** 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.

**Building Height:**

**5.33.8** The maximum height of a principal building is 15.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> 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.

**Conditions of Use:**

<i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i>
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**5.33.9** Notwithstanding the provisions of sub-section 5.32.3 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.

**5.33.10** Notwithstanding the provisions of sub-section 5.32.3 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.

### 5.34 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.

**Permitted Uses:**

**5.34.1** The following uses are permitted:

- (a) triplex or threeplex;

<i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i>
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- (b) apartment; or

- (c) community care and/or social care facility; or

<i>Bylaw 3396, 2009 – Amds Sec. 5.33.1 d)</i>
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- (d) 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.

**Lot Area:**

**5.34.2** 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.

**Density:**

**5.34.3** 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.

**Lot Coverage:**

**5.34.4** The maximum lot coverage of all buildings is 50%.

**Minimum Dimensions Required for Yards:**

**5.34.5** 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

**Building Height:**

**5.34.6** The maximum height of a principal building is 20.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> 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.

**5.35 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.

**Permitted Uses:**

**5.35.1** The following uses are permitted:

<i>Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10</i>
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- (a) apartment; or
- (b) community care and/or social care facility.

**Lot Area:**

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

**Density:**

**5.35.3** 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.

**Lot Coverage:**

**5.35.4** The maximum lot coverage of all buildings is 50%.

**Minimum Dimensions Required for Yards:**

**5.35.5** 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

**Building Height:**

**5.35.6** The maximum height of a principal building is 26.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> 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.

**Conditions of Use:*****Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10***

- 5.35.7** Notwithstanding the provisions of sub-section 5.34.3 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.
- 5.35.8** Notwithstanding the provisions of sub-sections 5.34.3 and 5.34.5 above, a 15 unit apartment is permitted at 621 7<sup>th</sup> 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.
- 5.35.9** Notwithstanding the provisions of sub-section 5.34.3 above, a 22 unit apartment is permitted at 541 7<sup>th</sup> Ave (Legal Description: Lot 3, District Lot 73, Sayward District, Plan 7730) on 0.167 hectare land area.
- 5.35.10** Notwithstanding the provisions of sub-section 5.34.3 above, a 57 unit apartment is permitted at 795 9<sup>th</sup> Ave (Legal Description: Lot A, District Lot 73, Sayward District, Plan 26571) on 0.4249 hectare land area.

***Bylaw 3346, 2008 Amds 5.34.11 – June 24/08***

- 5.35.11** Notwithstanding the provisions of sub-section 5.34.3 above, a 32 unit apartment is permitted at 451 9<sup>th</sup> 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 5.34.12 – Aug 26/08***

- 5.35.12** Notwithstanding the provisions of sub-section 5.34.3 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.

**5.36 Rural One (RU - 1) Zone****Purpose:**

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

**Permitted Uses:**

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

- (a) one single-family residential dwelling per hectare is permitted up to a maximum of two residential dwellings per lot
- (b) agriculture
- (c) silviculture
- (d) greenways trails on public lands
- (e) riding academy
- (f) commercial kennel
- (g) veterinary clinic
- (h) bed and breakfast accommodations
- (i) home-based business

**Lot Area and Frontage:**

**5.36.2** The minimum lot area is 32.0 hectares.

**5.36.3** The minimum lot frontage is 60 metres.

**Lot Coverage:**

**5.36.4** The maximum lot coverage of all buildings is 20%.

**Minimum Dimensions Required for Yards:**

**5.36.5** 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

**Building Height:**

**5.36.6** The maximum height of a principal building is 10.0 metres.

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**5.37 Rural Two (RU - 2) Zone****Purpose:**

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

**Permitted Uses:****5.37.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling per hectare up to a maximum of two residential dwellings per lot (one of these can be a recreational vehicle used for accommodation)
- (b) agriculture, with the only sale of products being those grown on the property
- (c) silviculture
- (d) greenways trails on public lands
- (e) commercial nursery
- (f) riding academy
- (g) commercial kennel
- (h) veterinary clinic
- (i) taxidermy
- (j) dwelling occupants' ancillary heavy equipment storage and repairs, excluding sales and commercial repairs
- (k) bed and breakfast accommodations
- (l) home-based business

**Lot Area and Frontage:**

**5.37.2** The minimum lot area is 4.0 hectares.

**5.37.3** The minimum lot frontage is 30 metres.

**Lot Coverage:**

**5.37.4** 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.

**Minimum Dimensions Required for Yards:**

**5.37.5** 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

**Building Height:**

**5.37.6** The maximum height of a principal building is 10.0 metres.

**5.38 Rural Three (RU - 3) Zone****Purpose:**

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

**Permitted Uses:****5.38.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling per hectare is permitted up to a maximum of two residential dwellings per lot.
- (b) 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

**Lot Area and Frontage:**

**5.38.2** The minimum lot area is 1.0 hectare.

**5.38.3** The minimum lot frontage is 30 metres.

**Lot Coverage:**

**5.38.4** The maximum lot coverage of all buildings is 20%.

**Minimum Dimensions Required for Yards:**

**5.38.5** 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

**Building Height:**

**5.38.6** The maximum height of a principal building is 10.0 metres.

**5.39 Rural Recreation (RR – 1) Zone****Purpose:**

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

**Permitted Uses:****5.39.1** 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) accessory dwelling unit

**Lot Area:****5.39.2** The minimum lot area is 4.0 hectares.**Lot Coverage:****5.39.3** The maximum lot coverage of all buildings is 5%.**Minimum Dimensions Required for Yards:****5.39.4** 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

**Building Height****5.39.5** The maximum height of all buildings is 10.0 metres.

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## **5.40 Jubilee Heights Neighbourhood**

### **Comprehensive Development (CD1) Zone**

<i>Bylaw 3401, 2009 – Sep 13/11 NEW ZONE</i>
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#### **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.

#### **5.40.1 Definitions:**

**5.40.1 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 principle 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

#### **5.40.2 AREA I – Mixed-use Neighbourhood Centre**

##### **5.40.2.1 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 and/or social care facility
- (u) live / work
- (v) fire station
- (w) ancillary uses

**5.40.2.2 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.

**5.40.2.3 Conditions of Use:**

- (a) Only one retail occupancy shall have a floor area of up to 2,400 square metres in Area I, and this occupancy shall only be used as a grocery store. All other retail occupancies shall be limited to 600 square metres.
- (b) The maximum combined floor area for all commercial uses shall not exceed 5,000 square metres. For the purposes of this subsection, hotel/motel and live/work uses are excluded from the maximum floor area calculation of 5,000 square metres.
- (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 m<sup>2</sup> each in size, but shall exclude conference facilities.

**5.40.2.4 Lot Area:**

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

**5.40.2.5 Building Height:**

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

**5.40.2.6 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 5.39.2.6 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.

**5.40.2.7 Lot Coverage:**

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

**5.40.3 AREA II – Medium Density Residential**

**5.40.3.1 Permitted Uses:**

- (a) single family residential dwelling
- (b) triplex or threeplex
- (c) apartments and townhouses
- (d) secondary suite
- (e) community care and/or social care facility
- (f) hotel, motel
- (g) fire station
- (h) ancillary uses

**5.40.3.2 Density:**

The maximum density permitted is 65 dwelling units per hectare.

**5.40.3.3 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 m<sup>2</sup> each in size, but shall exclude conference facilities.

**5.40.3.4 Lot Area:**

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

**5.40.3.5 Building Height:**

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

**5.40.3.6 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 5.39.3.6 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.

**5.40.3.7 Lot Coverage:**

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

**5.40.4 AREA III – Low Density Residential**

**5.40.4.1 Permitted Uses:**

- (a) single family residential dwelling
- (b) triplex or threeplex
- (c) apartments and townhouses
- (d) secondary suite
- (e) community care and/or social care facility
- (f) bed and breakfast accommodations
- (g) ancillary uses

**5.40.4.2 Density of Development:**

The maximum density permitted is 30 dwelling units per hectare.

**5.40.4.3 Lot Area:**

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

**5.40.4.4 Building Height:**

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

**5.40.4.5 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 5.39.4.5 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.

**5.40.4.6 Lot Coverage:**

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

**5.40.5 AREA IV – School, Park, and Bog**

**5.40.5.1 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 and/or social care facility
- (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

**5.40.5.2 Lot Area:**

A minimum lot area of not less than 750 square metres is required for churches, hospitals, medical centres, and community care and/or social care facilities. No minimum lot area is required for all other permitted uses in this zone.

**5.40.5.3 Building Height:**

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

**5.40.5.4 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.

**5.40.5.5 Lot Coverage:**

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