



Zoning Amendment Bylaw No. 3802, 2020

ADOPTED May 10, 2021

PURPOSE

This bylaw sets out to amend Zoning Bylaw No. 3250, 2006.

**Please note that certain items
may have restrictions under the
Architectural Controls and/or the
Disclosure Statement.**

The Council of the City of Campbell River enacts as follows:

PART 1: Title

- 1.1** This bylaw may be cited for all purposes as **Zoning Amendment Bylaw No. 3802, 2020 (6805 Island Highway)**.

PART 2: Amendments

2.1 Zoning Bylaw 3250, 2006 is hereby amended by:

- a) THAT a portion of PID: 024-937-771, LOT 1, DISTRICT LOT 29 SAYWARD LAND DISTRICT PLAN VIP71671 EXCEPT PLAN VIP74790 & VIP75186, MANAGED FOREST 0022 (a portion of 6805 Island Highway) be rezoned from Rural One (RU-1) Zone to Comprehensive Development Six (CD6) Zone; and that the following be added as Section 5.46 to the Zoning Bylaw No. 3250, 2006:

5.46 RIPPLE ROCK ESTATES NEIGHBOURHOOD COMPREHENSIVE DEVELOPMENT SIX (CD6) ZONE

Purpose:

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

5.46.1 Definitions:

Live/Work. A residential use combined with an accessory commercial use in such a manner that the residential and commercial uses constitute a single occupancy of the premises. Not more than 40% of the gross floor area of the live/work unit shall be used for the commercial use, up to a maximum area of 80 square metres. The commercial use within Live/Work shall be limited to the following uses only:

- a) bed and breakfast limited to two rental rooms
- b) office
- c) artist studio
- d) personal service establishment
- e) medical clinic, dental clinic

5.46.2 AREA I – Low Density Residential

5.46.2.1 Permitted Uses:

- a) single family residential dwelling
- b) two family residential or duplex
- c) secondary suite
- d) bed and breakfast accommodations
- e) live/work
- f) ancillary uses

Please note that certain items may have restrictions under the Architectural Controls and/or the Disclosure Statement.

5.46.2.2 Density of Development:

The maximum density permitted is 20 dwelling units per hectare.

5.46.2.3 Lot Area:

The minimum lot area shall be 900 square metres.

5.46.2.4 Building Height:

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

5.46.2.5 Setbacks:

The following setbacks shall be required for all uses:

- a) A front yard setback of not less than 4.0 metres.
- b) A front yard setback for a garage of not less than 5.5 metres.
- c) A rear yard setback of not less than 5.0 metres.
- d) A side yard setback of not less than 1.5 metres.
- e) A side yard setback of not less than 2.5 metres, adjoining a local road.
- f) A setback of not less 4.5 metres, abutting a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan.

5.46.2.6 Lot Coverage:

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

5.46.3 AREA II – Mixed-Use Neighbourhood Centre

5.46.3.1 Permitted Uses:

- a) hotel
- b) restaurant
- c) licensed facilities
- d) retail store
- e) office
- f) personal service establishment
- g) health services or fitness centre
- h) medical clinic, dental clinic
- i) community care or social care facility, or both
- j) veterinary clinic
- k) mixed-use commercial/residential building
- l) ancillary uses
- m) massage parlor
- n) craft brewing
- o) bank or other financial institution
- p) merchandise service establishment
- q) cannabis retail store
- r) convenience store

5.46.3.2 Density:

- a) Where a lot includes both commercial AND residential uses, the maximum floor area ratio is 2.5.
- b) Where the use of a lot is solely commercial, the maximum floor area ratio is 1.5.

5.46.3.3 Conditions of Use:

- a) Retail occupancies shall be limited to 600 square metres.
- b) The maximum combined floor area for all commercial uses shall not exceed 1,200 square metres. For the purposes of this subsection, hotel/motel uses are excluded from the maximum floor area calculations.
- c) There shall be only one hotel located in Area II. The hotel may include meeting rooms no larger than 140 m² each in size but shall exclude conference facilities.
- d) Ancillary drive-through facilities shall not be permitted for restaurants.

5.46.3.4 Lot Area:

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

5.46.3.5 Building Height:

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

5.46.3.6 Setbacks:

The following setbacks shall be required for all uses:

- a) A front yard setback of not less than 0.0 metres.
- b) A rear yard setback of not less than 2.0 metres.
- c) A side yard setback of not less than 2.0 metres is required.
- d) A setback of not less than 4.5 metres abutting a highway, arterial, or collector road as identified in the City of Campbell River Official Community Plan.

5.46.3.7 Lot Coverage:

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

5.46.4 AREA III – Park

5.46.4.1 Permitted Uses:

- a) parks and natural areas
- b) major utility buildings, structures or facilities
- c) ancillary uses

5.46.4.2 Lot Area:

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

5.46.4.3 Building Height:

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

5.46.4.4 Setbacks:

- a) A front yard setback of not less than 6.0 metres.
- b) A rear yard setback of not less than 8.0 metres.
- c) A side yard setback of not less than 3.0 metres.

5.46.4.5 Lot Coverage:

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

- b) THAT the Zoning Map referred to as Schedule "B" of Zoning Bylaw No. 3250, 2006 shall be amended accordingly, as shown on Map Schedule 'A' attached herein and forming part of this Bylaw.

PART 3: Severability

- 3.1 If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this 14th day of December, 2020

READ THE SECOND TIME this 14th day of December, 2020

A Public Hearing was Advertised in two issues of the

Campbell River Mirror this 13th day of January, 2021

And This 25th day of January, 2021

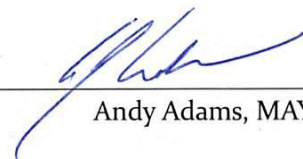
The Public Hearing was held this 25th day of January, 2021

Authorized by the Ministry of Transportation and
Infrastructure 24th February, 2021

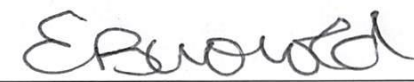
READ THE THIRD TIME this 8th day of March, 2021

ADOPTED this 10th day of May, 2021

Signed by the Mayor and City Clerk this 13th day of May, 2021



Andy Adams, MAYOR



Elle Brovold, CORPORATE OFFICER

SCHEDULE 'A'



CITY OF CAMPBELL RIVER
DEVELOPMENT SERVICES

Subject Property Map
6805 Island Hwy
P20-34 ZON



Scale - 1:15,000

Rezone a portion of the property from
Rural One (RU-1) Zone to Ripple Rock
Estates Comprehensive Development Six
(CD6) Zone

