



STAFF REPORT

DATE: September 28, 2023

FILE: 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAWS NO. 525 AND 526 –OCP AND REZONING APPLICATION TO FACILITATE
SUBDIVISION (CP 2D 23/RZ 2D 23 – HONIG)

PURPOSE/PROBLEM

To consider first and second readings of Bylaws No. 525 and 526 which propose to re-designate and rezone a 2.0-hectare parcel of land located at 3041 Vaughn Road in Electoral Area D to allow the subdivision of the parcel into four residential lots ranging in size from 3250 square metres (0.8 acres) to 6850 square metres (1.7 acres).

EXECUTIVE SUMMARY

The attached report was considered at the September 13, 2023 meeting of the Electoral Areas Services Committee at which time the following resolutions were passed:

Rice/Vonesch: EASC 255/23

THAT the Committee recommend that Bylaws No. 525 and 526 (Honig) be forwarded to the Board for first and second readings.

Rice/Mawhinney: EASC 256/23

THAT the Committee recommend that the Board authorize a public hearing to consider Bylaws No. 525 and 526 (Honig), and

THAT the public hearing be held at a date and time to be determined.

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

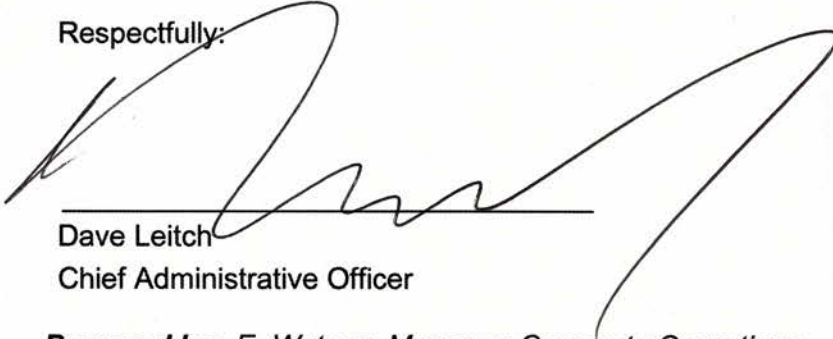
RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 525, being a bylaw to amend the Oyster Bay – Buttle Lake official community plan be now introduced and read a first time.
3. THAT Bylaw No. 525 be given second reading.
4. THAT Bylaw No. 526, being a bylaw to amend the zoning regulations applicable to Electoral Area D (Oyster Bay – Buttle Lake), be now introduced and read a first time.
5. THAT Bylaw No. 526 be given second reading.

6. THAT an in-person public hearing to consider Bylaws No. 525 and 526 be scheduled for 6:30 p.m. on Thursday, November 2, 2023 at the Oyster Bay Resorts, Banquet Hall located at 4357 Island Hwy. S., Campbell River, BC and

THAT the holding of the public hearing be delegated to the Electoral Area D director.

Respectfully:



A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to read 'Dave Leitch'.

Dave Leitch
Chief Administrative Officer

Prepared by: E. Watson, Manager, Corporate Operations

Attachments: Bylaw No. 525
Bylaw No. 526
Copy of September 6, 2023 report to the Electoral Areas Services Committee



BYLAW NO. 525

A BYLAW TO AMEND THE OYSTER BAY – BUTTLE LAKE OFFICIAL COMMUNITY PLAN

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1857, adopted an official community plan for Electoral Area ‘D’ (Oyster Bay – Buttle Lake) pursuant to Part 14 of the *Local Government Act*;

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

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1857 having due regard to the requirements of the *Local Government Act*;

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

Amendments

1. Bylaw No. 1857, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, is hereby amended as set out in Schedule ‘A’, attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 525, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, Amendment No. 24’.

READ A FIRST TIME ON THE ____ DAY OF _____, 2023

READ A SECOND TIME ON THE ____ DAY OF _____, 2023

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2023

READ A THIRD TIME ON THE ____ DAY OF _____, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2023

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE

MAP AMENDMENT

The land use designation for the westerly 3250 square metres of land legally described as Lot 4, Section 34, Township 4, Comox District, Plan 43648 on 'Map 3' of Bylaw No. 1857, being the Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, is hereby amended from Country Residential (CR) to Residential (R) as shown on the attached Appendix '1'.



Appendix '1'

Part of Schedule 'A' to Bylaw No.525, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, Amendment No. 24.

Amends 'Map 3' of Bylaw No. 1857, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996.



BYLAW NO. 526

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA D (OYSTER BAY-BUTTLE LAKE)

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area D pursuant to Part 14 of the *Local Government Act*;

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

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

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

Amendments

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

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 526, being Campbell River Area Zoning Bylaw 1991, Amendment No. 67.

READ A FIRST TIME ON THE ____ DAY OF _____, 2023

READ A SECOND TIME ON THE ____ DAY OF _____, 2023

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2023

READ A THIRD TIME ON THE ____ DAY OF _____, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2023

Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENTS

Land legally described as the westerly 3250 square metres of Lot 4, Section 34, Township 4, Comox District, Plan VIP43648 as shown on 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended from Country Residential Four (CR-4) to Residential Three (R-3), as shown on the attached Appendix '1'.

Land legally described as Lot 4, Section 34, Township 4, Comox District, Plan VIP43648, excluding the westerly 3250 square metres, as shown on 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended from Country Residential Four (CR-4) to Country Residential Two (CR-2), as shown on the attached Appendix '1'.



RZ2D 23 - Honig

Westerly 3250 square metres & remainder of Lot 4, Plan VIP43648, Section 34, Township 4, Comox Land District

1:6,500

Sep 07, 2023

GIS: U:\proj\EA_D\SubjectProperties\EA_D_SubjProp.aprx

Appendix '1'

Part of Schedule 'A' to Bylaw No. 526, being Campbell River Area Zoning Bylaw 1991, Amendment No. 67.

Amends 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991.



STAFF REPORT

DATE: September 6, 2023

FILE: 0540-04 EASC

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: OCP AMENDMENT AND REZONING APPLICATION TO FACILITATE SUBDIVISION

PLANNING FILE NOS.	3350-20/CP 2D 23 and 3360-20/RZ 2D 23	
ROLL No.:	772 205356.415	PID No.: 004-048-717
APPLICANT:	Terry Honig	
LAND DESCRIPTION:	Lot 4, Section 34, Township 4, Comox District, Plan 43648.	
OCP:	Bylaw No. 1857 "Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996"	
EXISTING DESIGNATION:	Country Residential	
PROPOSED DESIGNATION:	Residential / Country Residential	
ZONING BYLAW:	Bylaw No. 1404 "Campbell River Area Zoning Bylaw, 1991"	
EXISTING ZONE	Country Residential Four (CR-4)	
PROPOSED ZONE:	Residential Three (R-3) / Country Residential Two (CR-2)	

PURPOSE

To consider an Official Community Plan and zoning bylaw amendment affecting a 2.0-hectare (4.94 acre) parcel of land situated at 3041 Vaughn Road in Electoral Area D, to allow the subdivision of the parcel into four residential lots ranging in size from 3250 square metres (0.8 acres) to 6850 square metres (1.7 acres).

POLICY ANALYSIS

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding Official Community Plans and zoning bylaws, namely s.474 (Official Community Plans), s.479 (Zoning Bylaws) and ss. 464 - 465 (Public Hearings on Bylaws).

EXECUTIVE SUMMARY

An official community plan and rezoning application has been received to consider re-designating and rezoning a 2.0 ha. (4.94 ac.) parcel located at 3041 Vaughn Road in Electoral Area D, from 'Country Residential' / 'Country Residential Four (CR-4)' to part 'Residential' designation and a split Residential Three (R-3) / Country Residential Two (CR-2) Zoning, in order to facilitate a 4-lot subdivision of the property. The proposed residential Lot 1 would be 3250 square metres (0.8 ac.) in size, with the remaining Country Residential Lots 2 to 4 ranging in size from 4850 square metres (1.2 ac.) to 6850 square metres (1.7 ac.). Proposed Lots 1 and 2 are already developed with a single-family dwelling. Currently both dwellings share a septic field, located on the west side of proposed Lot 1. A separate septic field would be installed on each of the proposed Lots 2 to 4.

There are a number of other country residential lots along Vaughn and Enquist Roads that are of similar size and density and therefore this proposal can be characterized as infill, providing for additional density within an already developed country residential neighbourhood. The proposal is close to amenities and services within Electoral Area D and accessible via BC Transit.

Further, this proposal supports the Electoral Area D Housing Accelerator Fund (HAF) application and its accompanying Housing Action Plan, by responsibly increasing density, promoting missing middle housing and accessory dwelling units (ADUs), encouraging infill development to realize a sustainable increase in housing units and streamlining development applications. This development has the potential to assist Electoral Area D in reaching its target housing growth of approximately 1.3 percent over three years and increase the likelihood of it receiving the full incentive funding from the HAF should the application be successful.

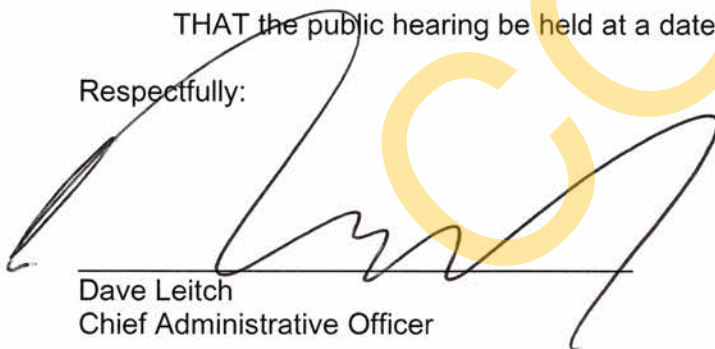
Given the aforementioned information, Bylaws 525 and 526 have been prepared for the Committee's consideration with a recommendation of first and second reading and public hearing in support of increasing density, promoting missing middle housing and ADUs, encouraging infill development and streamlining development applications as per the HAF and associated Electoral Area D Housing Action Plan initiatives.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend that Bylaw Nos. 525 and 526 (Honig) be forwarded to the Board for first and second readings.
3. THAT the Committee recommend that the Board authorize a public hearing to consider Bylaw Nos. 525 and 526 (Honig), and

THAT the public hearing be held at a date and time to be determined.

Respectfully:



Dave Leitch
Chief Administrative Officer

BACKGROUND

The subject property as indicated on the location plan is bounded by Country Residential properties to the north and west, a Rural property to the south and an Upland Resource property to the east. An application has been received to consider amending the Oyster Bay–Buttle Lake Official Community Plan and to rezone a 2.0-hectare (4.94 ac.) parcel of land located at 3041 Vaughn Road in Electoral Area D. The proposal would change the existing designation from Country Residential, to part Residential and the existing zoning from Country Residential Four (CR-4) to Residential Three (R-3) and Country Residential Two (CR-2) allow the development of a 4-lot residential/country residential subdivision.

AGENCY REFERRALS

The application was referred to a number of First Nations and agencies for their consideration. Comments received to date are summarized in the table below:

Agency	Comments
Agricultural Land Commission:	No objection.
BC Assessment Authority:	No response.
Oyster River Fire Department	No objection.
Ministry of Agriculture:	No response.
Ministry of Environment:	No response.
FLNRO (Archaeology):	No response
Ministry of Transportation and Infrastructure (MoTI):	No response.
School District 72:	No response.
Island Health:	No response.
FIRST NATION	COMMENTS
Homalco First Nation:	No response.
K'omoks First Nation:	No response.
Tlowitsis First Nation:	No response.
Nanwakolas Council:	No response.
We Wai Kai Nation:	No response.
Wei Wai Kum Nation:	No response.

PLANNING ANALYSIS

The subject property is located within a mixed upland resource/rural/country residential area of the Oyster Bay-Buttle Lake Electoral Area (Area 'D') as indicated on the location plan and bounded by the Agricultural Land Reserve to the South and East, Country Residential land to the North and West, Rural land to the South and Upland Resource lands to the East. The property as indicated on the location plan has a long frontage along Vaughn Road, which will provide access for the proposed new lots.. The 2.0-hectare property is currently designated Country Residential and zoned Country Residential Four (CR-4) which precludes any further subdivision.

In order to subdivide the property into lots more approximating the size of those immediately to the west and northwest, the applicant has applied to amend the Oyster Bay–Buttle Lake Official Community Plan to re-designate the westerly 3250 square metres to Residential and rezone it to Residential Three (R-3). The balance of the property will be rezoned Country Residential Two (CR-2) to allow a four-lot subdivision, each lot having frontage on Vaughn Road as shown on the site plan below. The proposed lots would vary in size from 3250 square metres (0.8 ac.) to 6850 square metres (1.7 ac.) in size, with all lots fronting onto Vaughn Road. All four proposed lots are impacted by the Riparian Areas Protection Regulation and will require an Environmentally Sensitive Areas Development permit prior to subdivision approval.

The proposal is consistent with the overall vision of the OCP and meets several of the objectives including retaining the country residential characteristic of the area, while providing additional country residential lots in an already established area. The proposal is close to amenities and services within Electoral Area D and accessible via BC Transit. Further, this proposal supports the Electoral Area D Housing Accelerator Fund (HAF) application and its accompanying Housing Action Plan, by responsibly increasing density, promoting missing middle housing and accessory dwelling units (ADUs), encouraging infill development to realize a sustainable increase in housing units and streamlining development applications. This development has the potential to assist Electoral Area D in reaching its target housing growth of approximately 1.3 percent over three years and increase the likelihood of it receiving the full incentive funding from the HAF should the application be successful.

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

This report and the recommendations contained herein follow the *Local Government Act* (LGA) and Regional District bylaws. This includes the zoning of land, which includes the surface of the water, set out in s.479 of the LGA.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

Should a recommendation of support be made for the application and Bylaw Nos. 525 and 526 proceed forward, public consultation will occur in the form of a public hearing, conducted in compliance with the requirements of ss.464 - 465 'Public Hearings', of the LGA, as required prior to final adoption of any proposed bylaw amendments.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

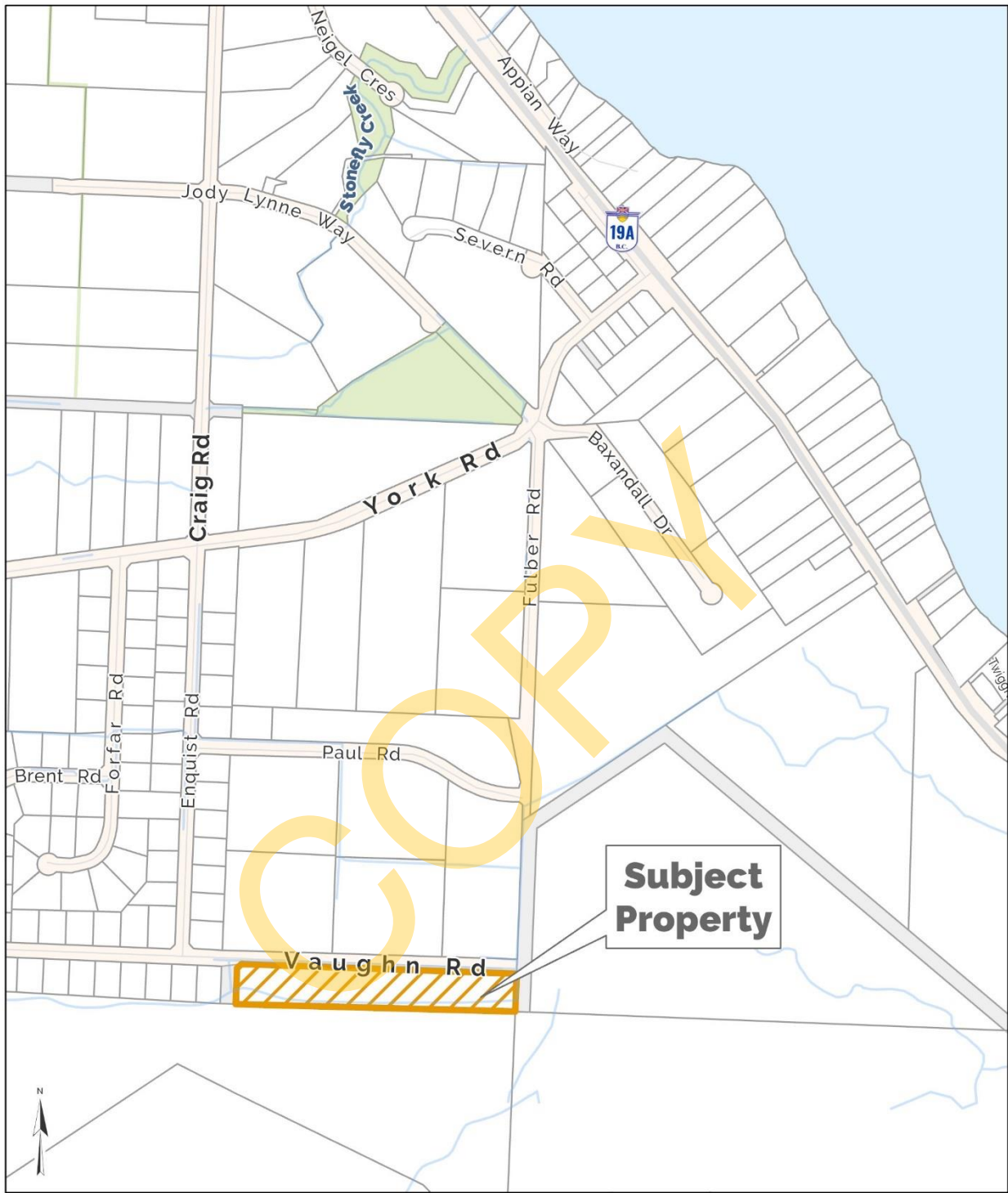
The planning department will be responsible for all aspects of the bylaw amendment process. Additionally, corporate services staff resources will be required during the public hearing process and the finalization of the adoption of the bylaws.


Submitted by:



Aniko Nelson
Senior Manager, Community Services

Prepared by: J. Neill, Planner

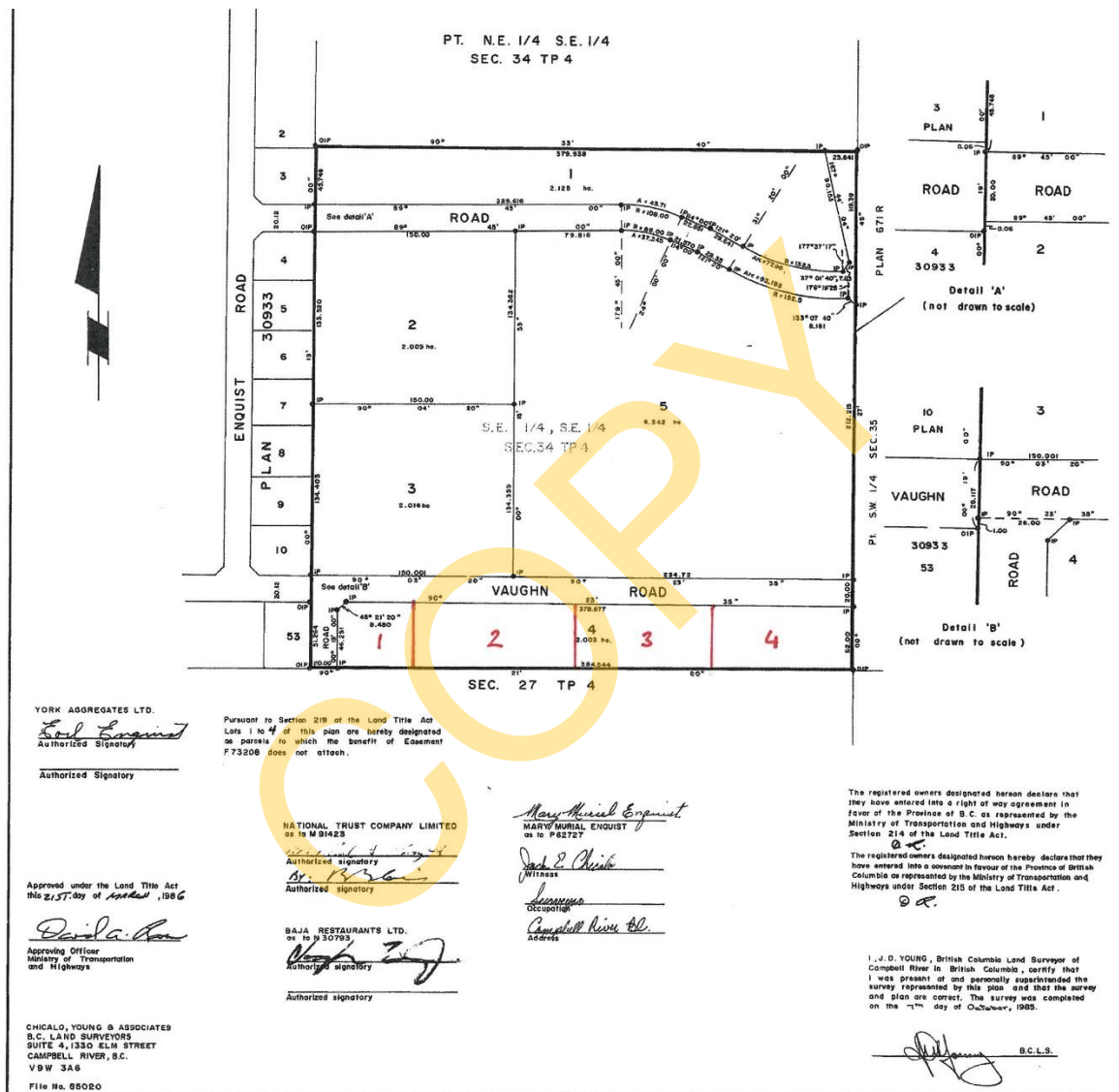


 **CP 2D 23 / RZ 2D 23 - Honig** 1:6,500

Lot 4, Plan VIP43648, Section 34, Township 4, Comox Land District Jul 13, 2023

GIS: U:\proj\EA_D\SubjectProperties\EA_D_SubjProp.aprx

Location Map



Proposed lot layout

Discussion Regarding Proposed Rezoning and OCP Amendment
3041 Vaughn Road, Campbell River, BC, V9H 1B7
May 24, 2023
Vaughn231

The legal description of the subject lands (the Lands) is Lot 4, Plan VIP43648, Section 34, Township 4 Land District 15, PID 004-048-717 as shown on the attached survey plat. A copy of the title on the Lands with the associated charges is attached. The lot is approximately 4.949 acres in size and rectangular in shape with an approximate width of 170 feet and length of 1262 feet. There are currently two homes on the Lands being Residence #1 and Residence #2. Residence #1 is approximately 103 feet east of the west boundary of the Lot and Residence #2 is located about 45 feet east of Residence #1. The property was purchased in 2004 and the two homes were constructed in 2006 and 2007. The topography is best described as flat open lands with glacial sands and loams. The lot is very suitable for residential use. Pictures of the area are attached.

There are no mapped wetlands or eagle/heron nests on the lot but one wetland is shown as existing immediately to the east of the acreage. The Sensitive Habitat Atlas (2006) does show the existing ditching on the acreage as possible stream habitat with unknown fish presence. This ditching exists along the perimeter of the lot. No woodlands are present on the acreage. The Lands are currently encumbered with a covenant in favor of the SRD stating that any future development on the acreage will require the preparation of a geotechnical report from a qualified engineering firm. Sensitive habitat maps are attached for reference.

The Lands are currently serviced with regional district water, hydro, telephone and Shaw cable. Both residences are connected to engineered Type 2 (air injection) septic plants with underground cement septic tanks and share a common septic field.

Offsetting lots in the area on Vaughn Road, Forfar Road and Enquist Road are zoned CR-4 but most lots are non-conforming ranging in size from 0.28 acres to about 0.5 acres in size. These small lots are serviced with individual septic systems. It is believed that they were created around 1977 prior to the OCP for Area D being revised which changed the zoning to CR-4.

Other offsetting existing lots further west on Vaughn Road and Brent Road are also non-conforming as they are zoned CR-3 and CR-3A but are approximately 0.4 acres in size. These small lots are serviced with individual septic systems. It is believed that they were also created around 1977.

Four septic test pits were excavated on the Lands in April of this year with the results being given in an attachment. Sediments were encountered in excess of the required 30 inches in thickness to support on-site septic systems for properties connected to a water supply system.

Letters of support from the offsetting land owners to the north of the subject lands are attached.

Proposal:

The applicant proposes the following on the Lands:

1. To create one 0.8 acre lot (Lot #1) being approximately 200 feet wide and 170 feet deep. This will require rezoning of the subject lands from CR-4 to R-3. This lot will include the existing Residence #1 at 3041 Vaughn Road (see attachment 1)
2. To create an additional 1.7 acre lot (Lot #2) being approximately 435 feet wide and 170 feet deep. This will require rezoning of the subject lands from CR-4 to CR-2. This lot will include the existing Residence #2 at 3033 Vaughn Road (see attachment 1)
3. To create two additional undeveloped 1.2 acre (approximate) lots (Lot #3 and Lot #4), each being approximately 300 feet wide and 170 feet deep (see attachment 1). This will require rezoning of the subject lands from CR-4 to CR-2.
4. All of the above will require an amendment to the current OCP for Area D.
5. Residence #2 would proceed to install a separate stand-alone septic field of the required size as required and approved by Island Health.
6. Lots #3 and #4 would each be required to install a separate septic system and an associated septic field as required and approved by Island Health.

The owner is hoping to rezone and ultimately subdivide the lot to provide separate titles for each existing residence. This would provide the applicant the ability to sell Residence #1 and downsize to a smaller home. Residence #2 could then be sold to a family member as it will have a clear and separate title. Lot #3 and Lot #4 will provide housing opportunities for Area D and preserve the existing neighborhood character. The proposal conforms with the existing OCP objectives of aligning with existing rural properties in the area.

Applicant's Statement

Policies:

Designations and Minimum Lot Sizes

1. Areas for housing development shall be designated as described below and illustrated on Map 3:

Residential

- areas of large suburban lots with septic systems and Regional District water;
- upgrading of water system and the development of alternative sewage treatment and disposal systems to be pursued to permit limited growth;
- new lots shall have an average minimum lot size of 4000m² (1ac).

CSRD
2566

- d) notwithstanding the above, the average minimum lot size may be reduced to 2500 square metres (0.62 acre) where the proposed subdivision of the parent parcel creates not more than one additional lot and the subdivision is for the sole purpose of accommodating the siting of one existing, legally established dwelling on each lot.

Country Residential

- rural properties of various sizes with septic systems and either Regional District or well water;
- upgrading of water system to be pursued to expand the local service area and to permit limited growth;
- new lots shall have an average minimum lot size of 2ha (4.9ac).
- The property legally described as Lot 2, District Lot 193, Comox Land District, Plan 18649 is hereby exempted from the average lot requirement of 2 ha (4.9acres) as stated in the Country Residential designation.

CSRD
2322

- e) the property legally described as Lot 3, Section 34, Township 4, Comox District, Plan 42409 except part in Plan VIP54090 is hereby exempted from the average lot requirement of 2 hectares (4.9 acres) as stated in the 'Country Residential' designation.

CSRD
3049

Rural

- areas expected to remain as rural acreage properties catering to the demand for hobby farms, equestrian activities, rural estates and isolated homesteads with well water and septic systems;
- includes parcels inside the local service areas which have one or more development constraints;
- new lots shall have an average minimum lot size of 8ha (19.8ac).

2. The average minimum lot size may be reduced by 50% for any designation where density bonusing in exchange for community amenities occurs.
3. Extensions of the areas designated "Residential" may be considered if the following conditions are met:
 - a) opportunities for development in the existing "Residential" areas have been exhausted or denied;
 - b) the new areas are logical extensions of the existing settlement areas, and will be served by community water service, community sewage treatment and any needed stormwater management systems;

SCHEDULE 'A' of BYLAW NO. 1404
 "CAMPBELL RIVER AREA ZONING BYLAW, 1991"

4.6.7 COUNTRY RESIDENTIAL FOUR (CR-4)

i) **PERMITTED PRINCIPAL USES**

a) **On any lot:**

- 1) Residential use; #2483
- 2) Utility use;
- 3) Park use.

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

- 1) Agricultural use.

ii) **PERMITTED ACCESSORY USES**

a) **On any lot:**

- 1) Home occupations;
- 2) Accessory buildings;
- 3) Bed and Breakfast. #2163

iii) **CONDITIONS OF USE** #1458

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

b) **Residential use is limited to:**

- | | |
|---|------------------------------|
| On any lot size: | One single family dwelling. |
| On any lot over one hectare (2.47 acres): | Two single family dwellings. |

iv) **FLOOR AREA REQUIREMENTS** #2423

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2152.85 square feet), whichever is greater.

v) **SITING OF BUILDINGS AND STRUCTURES**

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

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

**SCHEDULE 'A' of BYLAW NO. 1404
"CAMPBELL RIVER AREA ZONING BYLAW, 1991"**

- 3) 3.5 metres (11.48 feet) of an accessory building.
- 4) Minimum separation between dwellings - 15 metres (49.21 feet) on the same lot.

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

REQUIRED SETBACK	Accessory Building Height	
	4.5 m (14.8 ft) or less	4.5 - 6.0 m (14.8-19.7 ft)
Front Lot Line	7.5 m (24.6 feet)	7.5 m (24.6 feet)
Side Lot Line	1.0 m (3.3 feet)	1.0 m (3.3 feet)
Rear Lot Line	1.0 m (3.3 feet)	2.0 m (6.6 feet)

#2171

c) Other specifications include:

- 1) If a side lot line abuts a public road right-of-way, refer to Section 4.5.4(e).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.4(d) and (e).
- 3) If the lot abuts a river, lake, sea or any other watercourse refer to Bylaw No. 2782 being the "Floodplain Management Bylaw, 2005".
- 4) For any exceptions to siting, refer to Section 4.5.5(a).

#2423

vi) LOT COVERAGE

- a) On any lot less than or equal to 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 20% of the lot area.
- b) On any lot greater than 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 15% of the lot area."

vii) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 2 hectares (4.94 acres).
Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.
- b) **Minimum lot frontage:** 10% of the perimeter of the lot.
Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.
- c) Notwithstanding the provisions of 4.6.7(vii)(a) one parcel can be created from the Remainder of Lot A, Section 34, Township 4, Comox District, Plan VIP61244 in the size of 0.540 hectares (1.3 acres) in return for the dedication of an additional 0.34 hectares (0.8 acres) of land to "Hagel Park".

#1458

End • CR-4

PART 4 • LAND USE REGULATIONS

Existing Country Residential Four (CR-4) Zone

**SCHEDULE 'A' of BYLAW NO. 1404
"CAMPBELL RIVER AREA ZONING BYLAW, 1991"**

4.6.3

RESIDENTIAL THREE (R-3)

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Residential use;
- 2) Utility use;
- 3) Park use.

#2483

ii) PERMITTED ACCESSORY USES

a) On any lot:

- 1) Home occupation use;
- 2) Agricultural use excluding the keeping of livestock;
- 3) Accessory buildings;
- 4) Bed and Breakfast.

#2163

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

- 1) Agricultural use.

#1458

iii) CONDITIONS OF USE

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

b) Residential use is limited to:

- | | |
|---|-----------------------------|
| On any lot size: | One single family dwelling. |
| On any lot over 4000 m ² (0.99 acres): | One duplex. |

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2152.85 square feet), whichever is greater.

v) SITING OF BUILDINGS AND STRUCTURES

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

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line that abuts a public road right-of-way;

**SCHEDULE 'A' of BYLAW NO. 1404
"CAMPBELL RIVER AREA ZONING BYLAW, 1991"**

- 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet);
- 3) 7.5 metres (24.6 feet) of a rear lot line.
- 4) 3.5 metres (11.48 feet) of an accessory building.

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

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

c) Other specifications include:

#2171

- 1) If a side lot line abuts a public road right-of-way, refer to Section 4.5.4(e).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.4(d) and (e).
- 3) If the lot abuts a river, lake, sea or any other watercourse refer to Bylaw No. 2782 being the "Floodplain Management Bylaw, 2005".
- 4) For any exceptions to siting, refer to Section 4.5.5(a).

vi) LOT COVERAGE

The maximum lot coverage of all buildings and structures shall not exceed 25% of the total lot area.

vii) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 2500 square metres (0.62 acres).

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

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

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

End • R-3

4.6.5**COUNTRY RESIDENTIAL TWO
(CR—2)****i) PERMITTED PRINCIPAL USES****a) On any lot:**

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

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

- 1) Agricultural use.

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

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

RDCS
2163**iii) CONDITIONS OF USE**

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

RDCS
1458**b) Residential use is limited to:**

On any lot size: One single family dwelling.

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2152.85 square feet), whichever is greater.

v) **SITING OF STRUCTURES**

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

- 1) 7.5 metres (24.6 feet) of that portion of a **front lot line**;
- 2) 3.5 metres (11.48 feet) of a **side lot line**;
- 3) 7.5 metres (24.6 feet) of a **rear lot line**;
- 4) 3.5 metres (11.48 feet) of an **accessory building**.

b) **No accessory building shall be located in any required front or side yard and shall be:**

- 1) A minimum of 1.00 metres (3.28 feet) from the **side and rear** property lines when the accessory building is located completely within the **rear yard** and is less than 3.0 metres (9.8 feet) in height with a **floor area** no greater than 25 square metres (269.11 square feet).

RDCS
1510

c) **Other specifications include:**

- 1) If a side lot line abuts a public **road** right-of-way, refer to Section 4.5.4(e).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.4(d) and (e).
- 3) If the lot abuts a river, lake, sea or any other watercourse refer to Section 4.5.4(a)(i-iii) and 4.5.4(b).
- 4) For any exceptions to siting, refer to Section 4.5.6.
- 5) Where **siting** is proposed adjacent to a stream refer to Section 4.5.5 "Stream Setbacks".

SRD
84

vi) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures shall not exceed 25% of the lot area.

vii) **SUBDIVISION REQUIREMENTS**

- a) **Minimum lot area:** 4000 square metres (0.99 acres).

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

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

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

End • CR-2

COPY



BYLAW NO. 525

A BYLAW TO AMEND THE OYSTER BAY – BUTTLE LAKE OFFICIAL COMMUNITY PLAN

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1857, adopted an official community plan for Electoral Area 'D' (Oyster Bay – Buttle Lake) pursuant to Part 14 of the *Local Government Act*;

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

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1857 having due regard to the requirements of the *Local Government Act*;

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

Amendments

1. Bylaw No. 1857, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 525, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, Amendment No. 24'.

READ A FIRST TIME ON THE ____ DAY OF _____, 2023

READ A SECOND TIME ON THE ____ DAY OF _____, 2023

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2023

READ A THIRD TIME ON THE ____ DAY OF _____, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2023

Chair

Corporate Officer

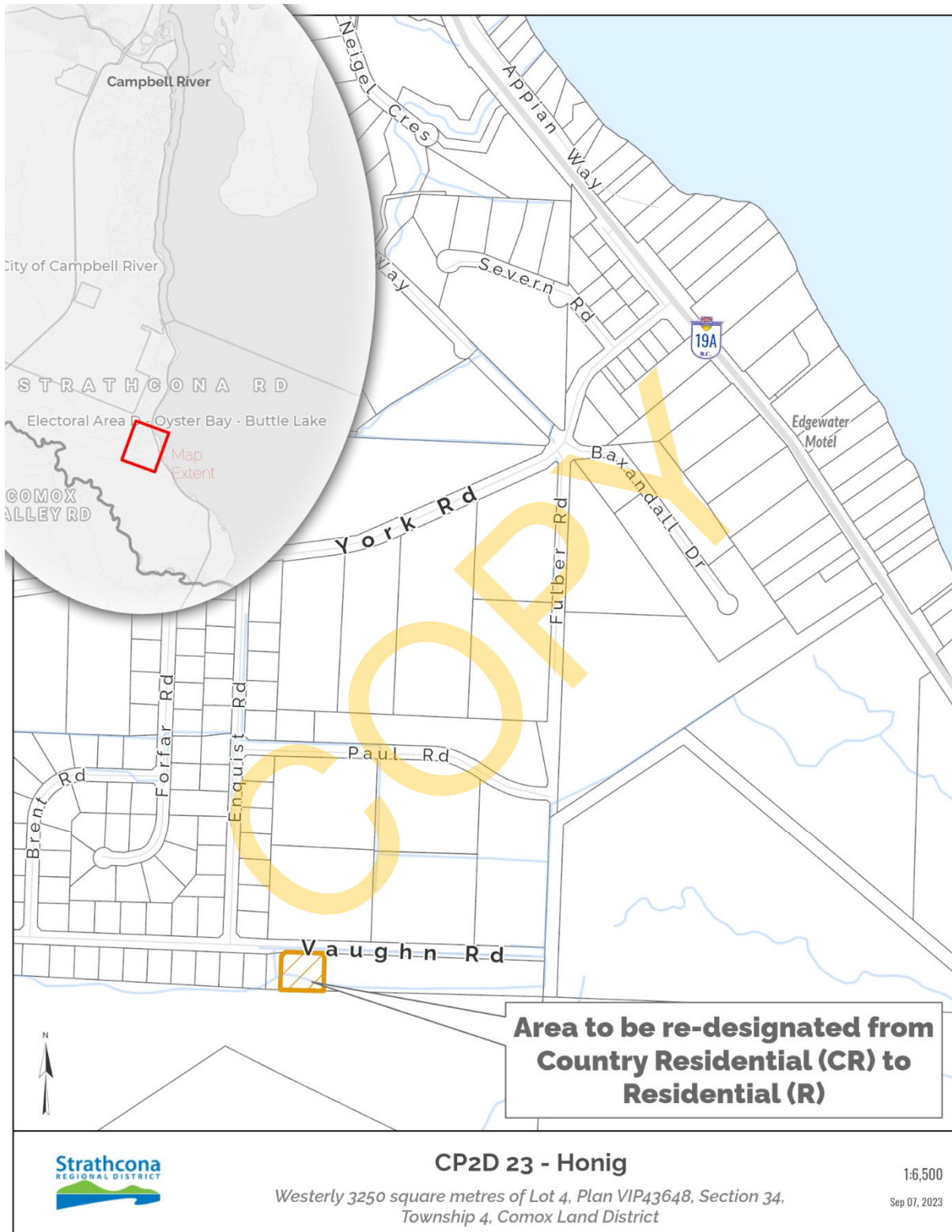
SCHEDULE 'A'

SECTION ONE

MAP AMENDMENT

The land use designation for the westerly 3250 square metres of land legally described as Lot 4, Section 34, Township 4, Comox District, Plan 43648 on 'Map 3' of Bylaw No. 1857, being the Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, is hereby amended from Country Residential (CR) to Residential (R) as shown on the attached Appendix '1'.

COPY



Appendix '1'

Part of Schedule 'A' to Bylaw No.525, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996, Amendment No. 24.

Amends 'Map 3' of Bylaw No. 1857, being Oyster Bay–Buttle Lake Official Community Plan Bylaw 1996.



BYLAW NO. 526

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA D (OYSTER BAY-BUTTLE LAKE)

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area D pursuant to Part 14 of the *Local Government Act*;

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

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

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

Amendments

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

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 526, being Campbell River Area Zoning Bylaw 1991, Amendment No. 67.

READ A FIRST TIME ON THE ____ DAY OF _____, 2023

READ A SECOND TIME ON THE ____ DAY OF _____, 2023

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2023

READ A THIRD TIME ON THE ____ DAY OF _____, 2023

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2023

Chair

Corporate Officer

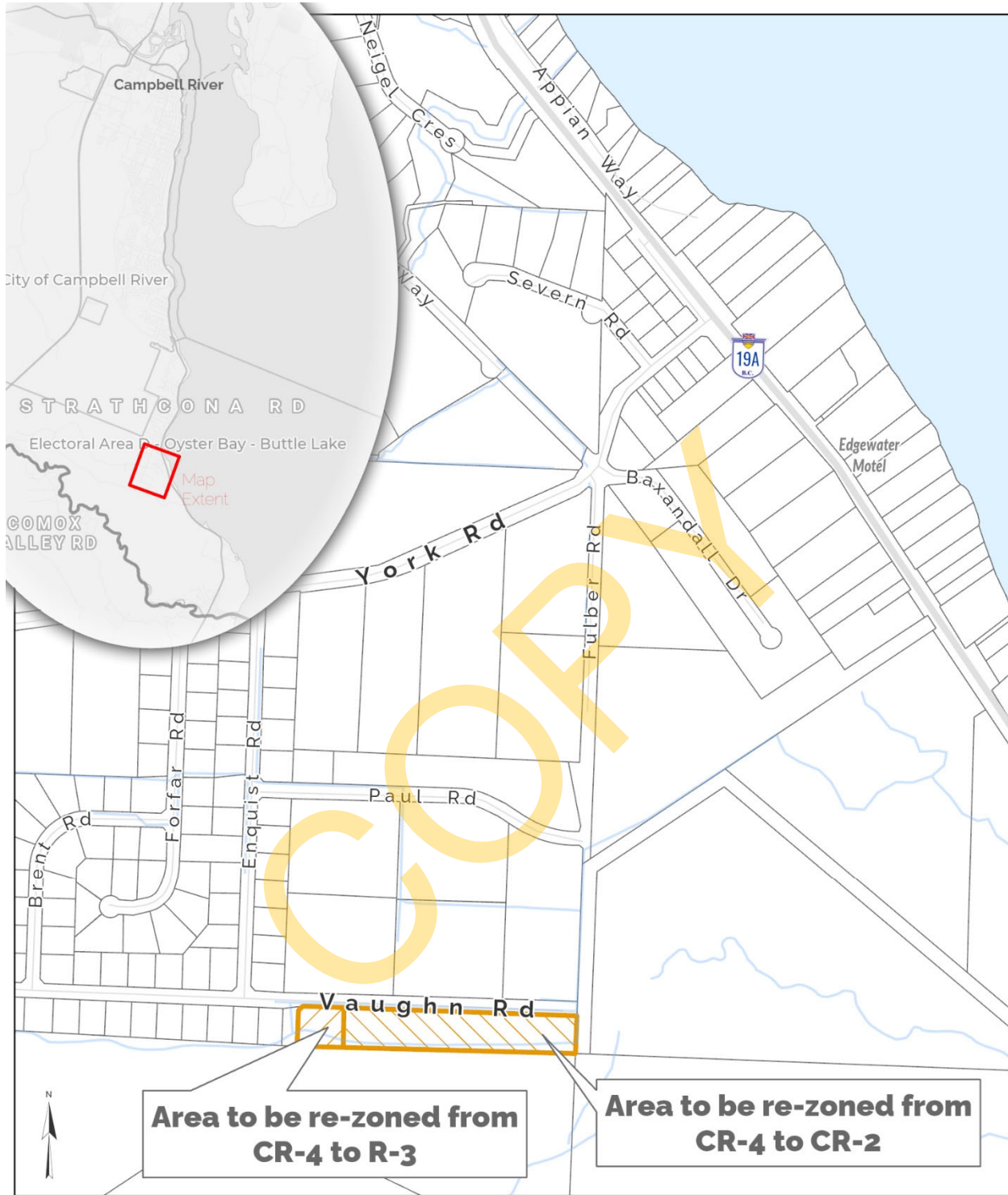
SCHEDULE 'A'

SECTION ONE MAP AMENDMENTS

Land legally described as the westerly 3250 square metres of Lot 4, Section 34, Township 4, Comox District, Plan VIP43648 as shown on 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended from Country Residential Four (CR-4) to Residential Three (R-3), as shown on the attached Appendix '1'.

Land legally described as Lot 4, Section 34, Township 4, Comox District, Plan VIP43648, excluding the westerly 3250 square metres, as shown on 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991, is hereby amended from Country Residential Four (CR-4) to Country Residential Two (CR-2), as shown on the attached Appendix '1'.

COPY



RZ2D 23 - Honig

Westerly 3250 square metres & remainder of Lot 4, Plan VIP43648, Section 34, Township 4, Comox Land District

1:6,500
Sep 07, 2023

GIS: U:\proj\EA_D\SubjectProperties\EA_D_SubjProp.aprx

Appendix '1'

Part of Schedule 'A' to Bylaw No. 526, being Campbell River Area Zoning Bylaw 1991, Amendment No. 67.

Amends 'Map 1' of Bylaw No. 1404, being Campbell River Area Zoning Bylaw 1991.



PARKLAND CONSULTING SERVICES LTD.

3979 Jack Road, Campbell River, B.C. V9H1H1

Dan Jack - Phone/Fax: (250) 923-8081

djack@telus.net

May 15, 2023

RE: TERRY HONIG PROPERTY VAUGHN Rd.

1. EXISTING HOUSE 3041 VAUGHN Rd.
 - SEPTIC SYSTEM STILL IN GOOD WORKING ORDER -
 - GOOD AREA ON EAST SIDE OF HOUSE FOR RESERVE SEPTIC.

2. EXISTING HOUSE 3038 VAUGHN Rd.

SITE INVESTIGATION ON EAST SIDE OF HOUSE HAS GOOD GROUND AND MORE THAN ENOUGH ROOM FOR A NEW SEPTIC FIELD AND A RESERVE SITE.

2 SITES INVESTIGATED ON EAST SIDE OF PROPERTY TO BE REZONED FROM CR-4 TO CR-2 SHOWN ON SITE PLAN AS A AND B, TWO TEST PITS LOGGED ON EACH.

A. TEST PIT I
 DEPTH - 44"
 WATER TABLE - 42"
 HARD PAUL 44"
 TEXTURE - CLAY LOAM, SILTY CLAY LOAM
 STRUCTURE - WEAK GRADE GRANULAR MASSIVE.
 COLOR - DARK BROWN

TEST PIT II
 DEPTH 48"
 WATER TABLE 43"
 HARD PAUL 46"
 TEXTURE CLAY LOAM, SILTY CLAY LOAM
 MASSIVE STRUCTURELESS
 MEDIUM TO DARK BROWN

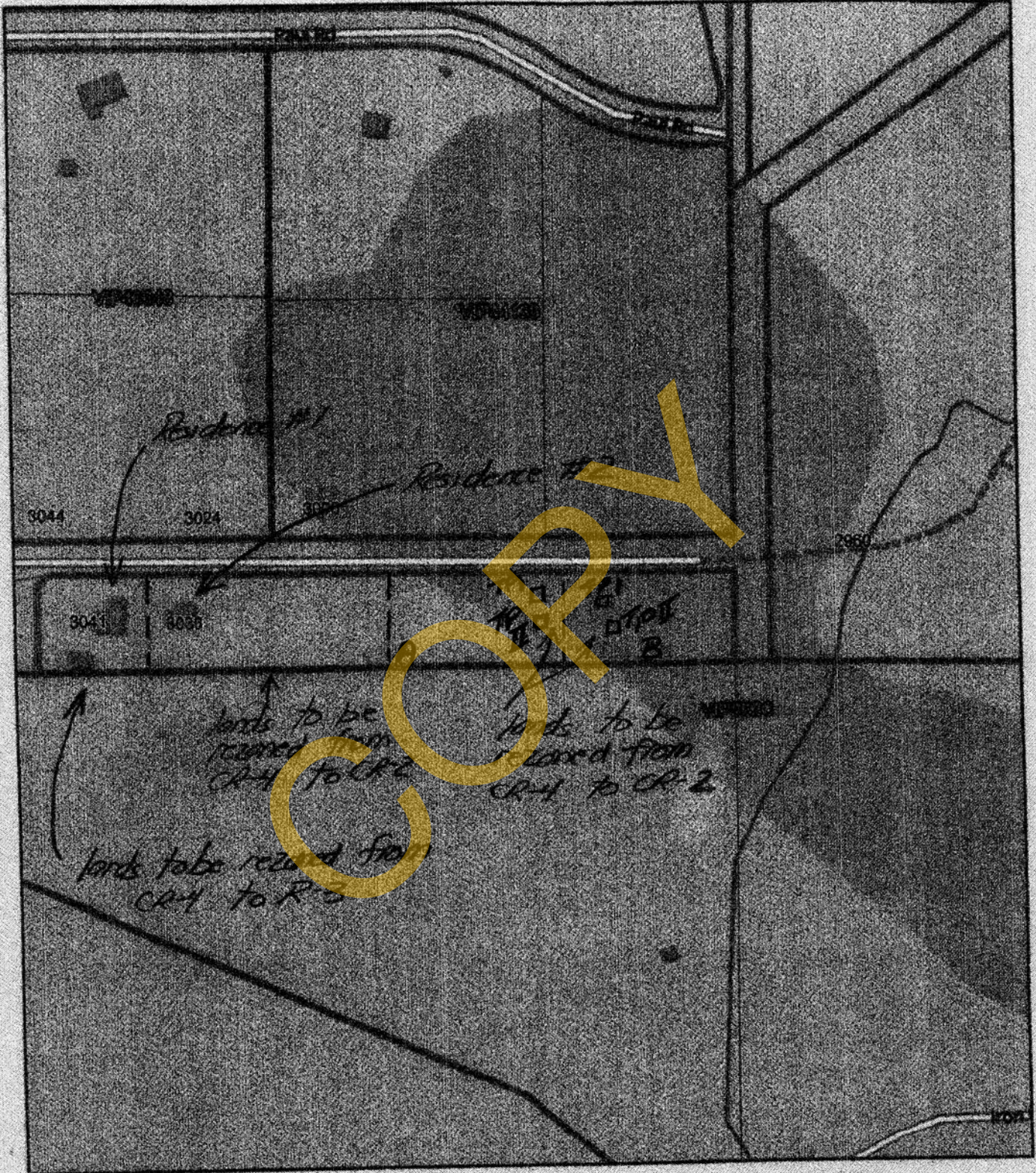
B TEST PIT I
 DEPTH 50"
 HARD PAUL 47"
 TEXTURE CLAY LOAM, SILTY CLAY LOAM
 STRUCTURE - WEAK GRADE GRANULAR
 COLOR - DARK BROWN NONCEMENTED

TEST PIT II
 49" - DEPTH
 47" HARD PAUL
 43" WATER TABLE
 LOAMY, CLAY LOAM, SOME SANDY GRIT
 DARK BROWN TO PINK COLOR
 VERY WEAKLY CEMENTED

TESTS CONDUCTED APRIL 30/23

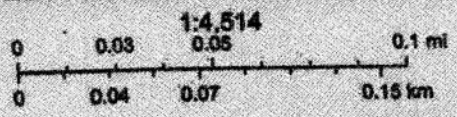
4

Vaughn Road



4/17/2022, 9:04:34 AM

- Property
- Survey Plan



To: Ms. Terry Honig
3041 Vaughn Road,
Campbell River, BC
V9H 1A5

To whom this may concern:

We have recently spoke with our neighbour, Terry Honig and reviewed the planned rezoning and OCP amendment application for the lands located at 3041 Vaughn Road, Lot 4, Section 34, Township 4, Plan # 43648

We have no objections to the proposal to create a total of 4 residential lots on the lands from the existing 4.949 acre parcel (3 new lots)

Sincerely,

Roberts

Name : Loreen Roberts

Address: 3047 Vaughn Rd

Campbell River, B.C
V9H 1A5

Date: May 15, 2023

Parcels 1,2 & 3

To: Ms. Terry Honig
3041 Vaughn Road,
Campbell River, BC
V9H 1A5

To whom this may concern:

We have recently spoke with our neighbour, Terry Honig and reviewed the planned rezoning and OCP amendment application for the lands located at 3041 Vaughn Road, Lot 4, Section 34, Township 4, Plan # 43648

We have no objections to the proposal to create a total of 4 residential lots on the lands from the existing 4.949 acre parcel (3 new lots)

Sincerely,

Allen Linton

Name : Allen Linton

Address: 422^o Inquist Rd

Campbell River BC

Date: May 16, 2023

Parcels 1,2 & 3

To: Ms. Terry Honig
3041 Vaughn Road,
Campbell River, BC
V9H 1A5

To whom this may concern:

We have recently spoke with our neighbour, Terry Honig and reviewed the planned rezoning and OCP amendment application for the lands located at 3041 Vaughn Road, Lot 4, Section 34, Township 4, Plan # 43648

We have no objections to the proposal to create a total of 4 residential lots on the lands from the existing 4.949 acre parcel (3 new lots)

Sincerely,

Name: BEV JOHNSON *Johnson*

Address: 4227 ENGQUIST RD

CAMPBELL RIVER BC

Date: MAY 15 / 2023

Parcels 1,2 & 3

To: Ms. Terry Honig
3041 Vaughn Road,
Campbell River, BC
V9H 1A5

To whom this may concern:

We have recently spoke with our neighbour, Terry Honig and reviewed the planned rezoning and OCP amendment application for the lands located at 3041 Vaughn Road, Lot 4, Section 34, Township 4, Plan # 43648

We have no objections to the proposal to create a total of 4 residential lots on the lands from the existing 4.949 acre parcel (3 new lots)

Sincerely,

Name :

My [Signature]

Address:

*3006 VAUGHN RD
CAMP RIVER, B.C.*

Date:

May 15 2023.

Parcels 1,2 & 3