



## STAFF REPORT

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**DATE:** May 14, 2021

**FILE:** 0550-04 Board

**TO:** Chair and Directors,  
Regional Board

**FROM:** David Leitch  
Chief Administrative Officer

**RE:** OCP/REZONING CONSULTATION (CP 1D 21/RZ 1D 21 - OYSTER BAY LANDS)

### **PURPOSE/PROBLEM**

To consider the consultation process for an official community plan and zoning amendment application for eight separate rural properties covering approximately 165 hectares of land situated near the Island Highway in Electoral Area D.

### **EXECUTIVE SUMMARY**

The attached report concerning the proposed First Nations and agency consultation process for applications CP 1D 21/RZ 1D 21 (Oyster Bay Lands) was reviewed at the last meeting of the Electoral Areas Services Committee at which time the Committee passed the following resolutions:

Leigh/Anderson: EASC 88/21

THAT the Committee recommend the First Nations' consultation process as outlined in the staff report dated April 7, 2021, for application of (CP 1D 21/RZ 1D 21 – Oyster Bay Lands, be approved; and

THAT the following agencies be added to the referral list:

- Area D Advisory Planning Commission
  - Agricultural Land Reserve
  - Private Managed Forest Advisory Board
  - Ministry of Forests, Lands and Natural Resources (BC)
  - Oyster River Enhancement Society
  - Black Creek-Oyster Bay Services, CVRD (fire suppression and water)
  - Environment Canada
  - Water Comptroller for BC
  - island Health
  - Archeology Branch BC (culturally modified tree along Mayfly Creek)
- MOTI  
-SD72  
-First Nations.

Leigh/ Anderson: EASC 89/21

THAT the Committee recommend the agency referral list as outlined in the staff report dated March 3, 2021, for application CP 1D 21/RZ 1D 21 – Oyster Bay Lands, be approved with additions.

A number of the agencies that were recommended by the Committee to be added for consultation or referral purposes were already incorporated in the list developed by staff and provided to the Committee. It is therefore unnecessary to replicate those for the purpose of finalizing the list of referral agencies. Also, the proper names of the referral agencies have been substituted where

necessary for reasons of precision. The actions outlined below are now offered for the Board's consideration.

**RECOMMENDATIONS**

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the First Nations consultation process and the agency referral list as outlined in the staff report dated March 3, 2021 for application CP 1D 21/RZ 1D 21 (Oyster Bay Lands) be approved with the following additions:

- Area D Advisory Planning Commission
- Agricultural Land Commission
- Private Managed Forest Advisory Board
- Oyster River Enhancement Society
- Comox Valley regional District
- Environment Canada
- Water Comptroller for BC

Respectfully:



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David Leitch  
Chief Administrative Officer

***Prepared by: E. Watson, Senior Executive Assistant***

Attachments: Copy of April 7, 2021 report to the Electoral Areas Services Committee



## STAFF REPORT

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**DATE:** April 7, 2021

**FILE:** 0540-04 EASC

**TO:** Chair and Directors,  
Electoral Areas Services Committee

**FROM:** Dave Leitch  
Chief Administrative Officer

**RE:** OYSTER BAY LANDS – FIRST NATIONS CONSULTATION (CP 1D 21 / RZ 1D 21)

### **PURPOSE**

To obtain authorization for an official community plan (OCP) amendment consultation process.

### **POLICY ANALYSIS**

During the amendment of an OCP and prior to a public hearing, Section 475 of the *Local Government Act* (LGA) requires the Regional District to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected, and more specifically to consider whether to consult with the following:

- a) the board of any regional district that is adjacent to the area covered by the plan,
- b) the council of any municipality that is adjacent to the area covered by the plan,
- c) first nations,
- d) school district boards, greater boards and improvement district boards, and
- e) the provincial and federal governments and their agencies.

Part 14, Planning and Land Use Management, of the LGA describes local governments' roles regarding OCP and zoning bylaw amendments, namely Section 472 (Official Community Plans), Section 479 (Zoning Bylaws) and Sections 464 - 465 (Public Hearings on Bylaws).

### **EXECUTIVE SUMMARY**

An application has been received for eight separate rural properties covering approximately 165 hectares of land situated near the Island Highway at Oyster Bay, Electoral Area D. The proposal consists of amending the Oyster Bay–Buttle Lake Official Community Plan and Campbell River Area Zoning Bylaw from Rural and Upland Resource to a new Rural Residential Community mixed use designation to allow for the development of a 34-lot rural residential subdivision with an emphasis on equestrianism and small-scale sustainable agriculture and viticulture, and associated equestrian commercial services and farm-gate sales. The proposed development will include an indoor equestrian arena and veterinary facility, a full-service tac shop, a viticulture operation and small-scale agriculture with farm-gate sales and riding and biking trails for connectivity.

Based on the proposed re-designation of land and in accordance with the requirements of the LGA, the Regional District must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. A proposed First Nations' consultation process and agency referral list have been prepared for the Committee's consideration. Following approval of the consultation process provided, a formal referral of the application will be provided to the identified agencies and First Nations for review and comment. Upon completion of the consultation process, a full staff report regarding the proposal and associated land use considerations, including consultation outcomes, will be prepared for the Committee's consideration.

**RECOMMENDATIONS**

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend the First Nations' consultation process as outlined in the staff report dated April 7, 2021, for application CP 1D 21 / RZ 1D 21 – Oyster Bay Lands, be approved.
3. THAT the Committee recommend the agency referral list as outlined in the staff report dated March 3, 2021, for application CP 1D 21 / RZ 1D 21 – Oyster Bay Lands, be approved.

Respectfully:



Dave Leitch  
Chief Administrative Officer

**BACKGROUND**

The eight subject properties as indicated on the location plan are bounded by the Island Highway and Oyster Bay to the North, Country Residential properties to the East and the West and a large Rural property to the South.

**PROPOSED FIRST NATIONS CONSULTATION AND AGENCY REFERRAL**

The SRD is committed to early and on-going First Nations consultation, as required under Section 475 of the LGA and guided by the Ministry of Municipal Affairs and Housing's *Guide to First Nations Engagement on Local Government Statutory Approvals*. As part of the consultation process, the SRD will initiate contact with First Nations to provide application details and to seek First Nations input related to the proposed bylaw amendment considerations. Should comments, or concerns, be received from any First Nation regarding the proposed bylaw amendments, such comments will be forwarded to the Board for further consideration and direction. The following First Nations consultation list as sourced from the Province of BC's Consultative Areas Database is provided for Committee's consideration:

**Proposed First Nation Referral List**

√	Xwémalhkwu (Homalco) First Nation	√	Nanwakolas Council
	Hul'qumi'num Treaty Group		Cowichan Tribes
	Klahoose First Nation		Stz'uminus First Nation
√	K'ómoks First Nation		Halalt First Nation
	Lake Cowichan First Nation	√	We Wai Kai (Cape Mudge Band)
	Laich-Kwil-Tach Treaty Society	√	We Wai Kum (Campbell River Band)
	Lyackson First Nation		Penelakut Tribe

**Proposed Agency Referral List**

	Agricultural Land Commission	√	Ministry of Agriculture
	Advisory Planning Commission (APC)		Ministry of Municipal Affairs and Housing
√	BC Assessment Authority		Ministry of Energy & Mines
	BC Ferries Corporation	√	Ministry of Environment
	BC Parks	√	Ministry of Forests, Lands & Natural Resource Operations (Archaeology)
	Comox Valley Regional District (CVRD)		Ministry of Forests, Lands & Natural Resource Operations (Land Tenures/Natural Resources)
	Powell River Regional District (PRRD)	√	Ministry of Transportation and Infrastructure
	Environment Canada	√	School District No. 72 (Campbell River)
√	Oyster River Fire Dept.		Transport Canada Navigable Waters
	Ministry of Aboriginal Relations & Reconciliation	√	Island Health

**OPTIONS FOR THE COMMITTEE TO CONSIDER**

- a) To provide support for the proposed First Nations consultation and agency referral list as identified above.
- b) To provide support for an amended First Nations consultation and agency referral list.
- c) To not proceed with consultation at this time.

Staff is recommending support for the above-mentioned Option (a). Should support be provided, staff will forward details of the application to identified parties for review and comment. Following the consultation process, a staff report which summarizes the specifics of the application and consultation outcomes will then be prepared for Committee's consideration.

**FINANCIAL IMPLICATIONS**

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

**LEGAL IMPLICATIONS**

The report content outlining agency referral and First Nations consultation considerations is in accordance with *LGA* requirements.

**INTERGOVERNMENTAL/REGIONAL IMPLICATIONS**

The consultation process will provide opportunity to explore intergovernmental/regional implications.

**CITIZEN/PUBLIC RELATIONS IMPLICATIONS**

Citizen/public relations implications will be considered through the bylaw process as legislated by Sections 464-465 of the *Local Government Act*.

**INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

Community Services staff resources will be required in the preparation of consultation and referral materials.

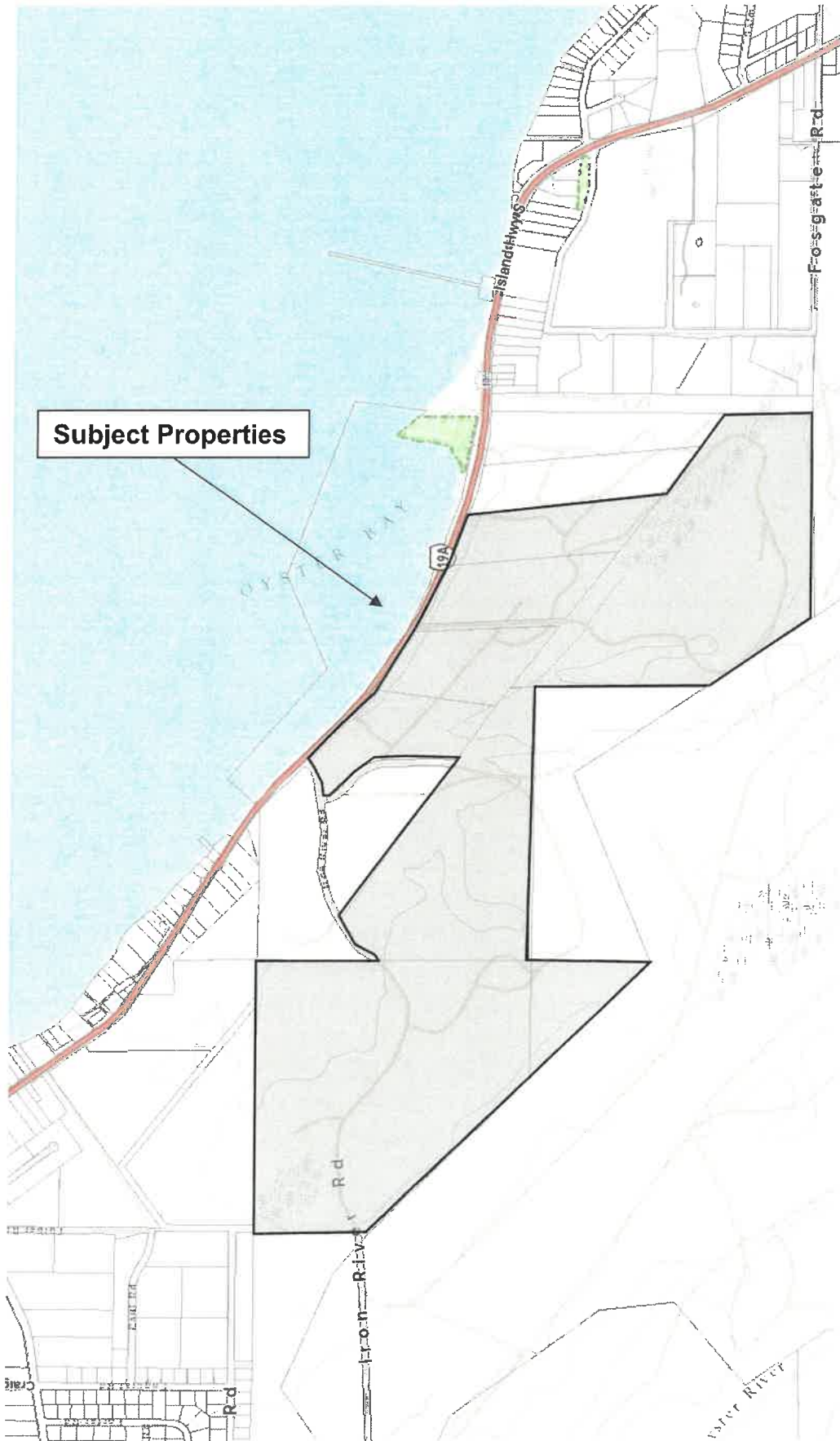
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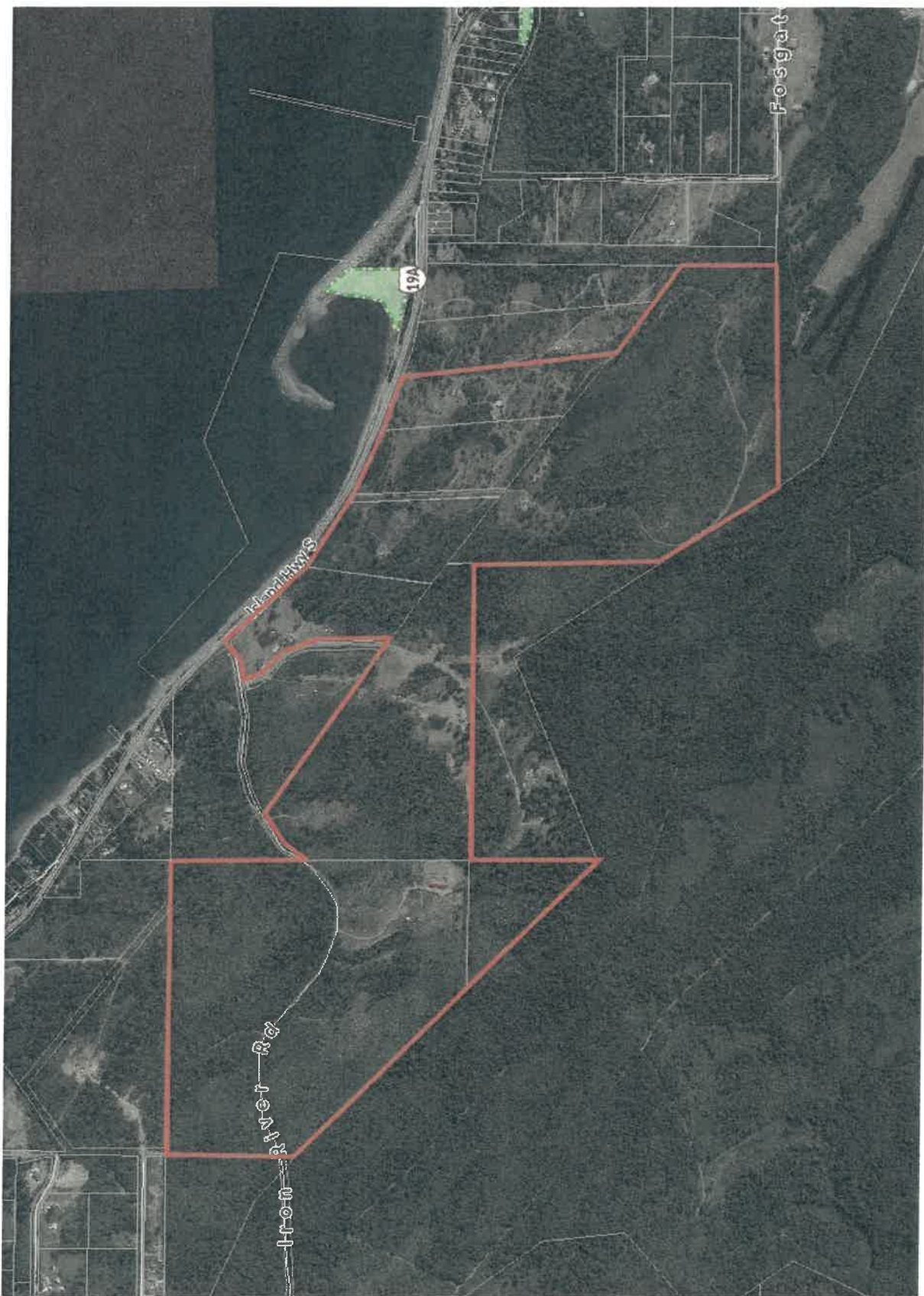
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Aniko Nelson  
Senior Manager, Community Services

***Prepared by: J. Neill, Planner***



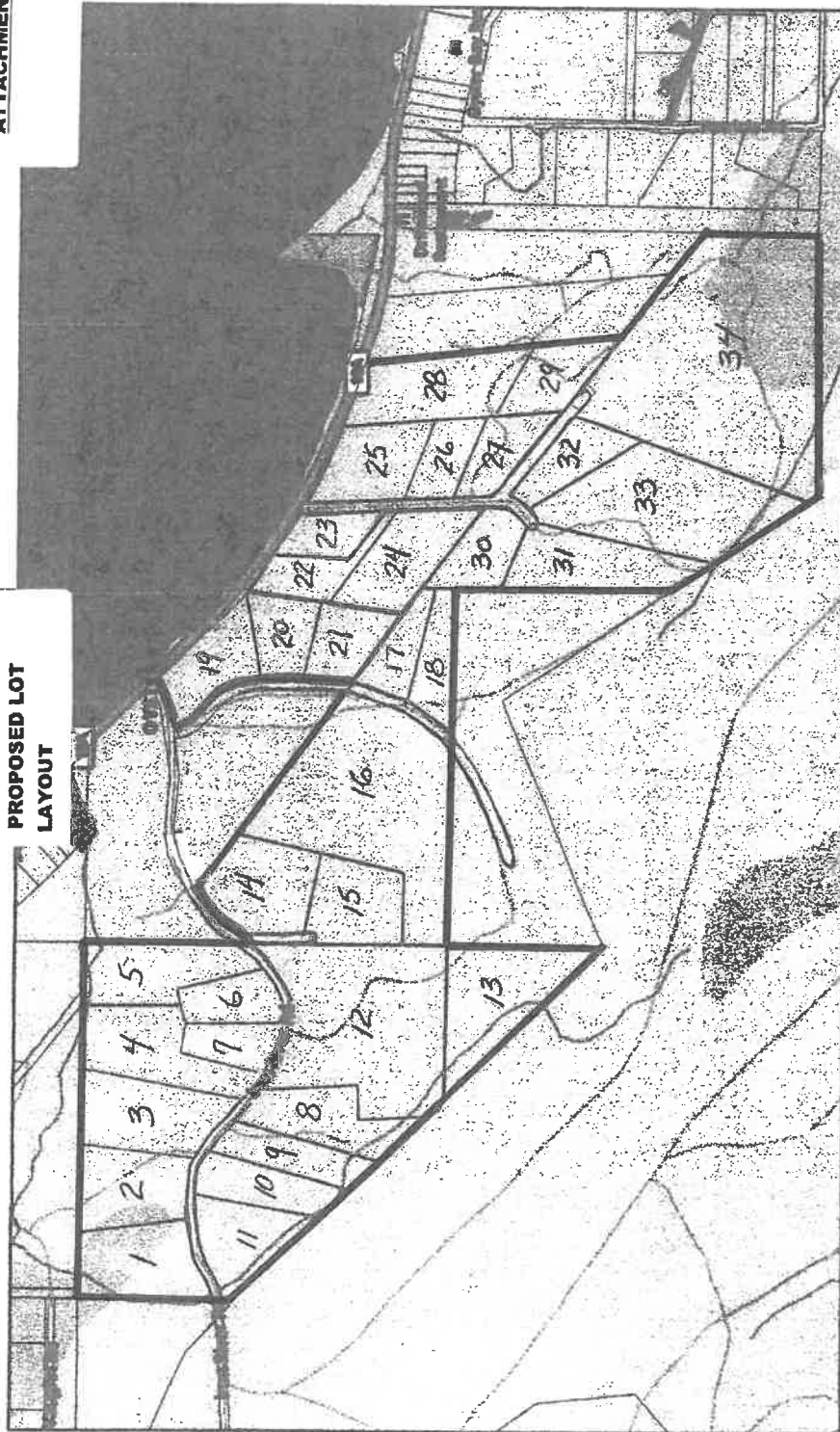
Location map



Orthophoto 2018

ATTACHMENT #8

RRC  
PROPOSED LOT  
LAYOUT



12/10/2020, 7:39:11 AM

- Regional Parks
- Administrative Boundary
- Electoral Area
- Property

1:18,056



© OpenStreetMap (map) contributors, CC-BY-SA

580 08

Proposed lot layout

## **ATTACHMENT #4**

### **Proposal for the Oyster Bay Community of Campbell River, Vancouver Island, British Columbia.**

#### **Summary:**

The Oyster Bay Community is proposing the establishment of a new rural residential community centered around equestrian and agricultural activities. With the assistance and guidance from local government, longstanding residents are joining together to build a new residential lifestyle neighbourhood based on recreation, sustainability and preservation of a rural residential environment and access to a shared equestrian community.

#### **Background:**

The two principals, both Oyster Bay residents, representing this proposal are John Chan, a prominent local Chartered Accountant and Daryl Hagen, Equestrian Centre co-owner and long-standing School Trustee.

The Oyster Bay Lands (OBL) are approximately 400 acres in size and lie to the north of the Oyster River between Campbell River and Courtenay on the east coast of Vancouver Island. Adjacent lands both to the north and south have been previously developed as small city sized lots in medium density subdivisions.

The OBL were originally a Weyerhaeuser Corp forestry logging operation and after logging was completed in the early 2000's, were sold off to private owners as individual parcels ranging in size from 13 to 133 acres. Starting in 2009 five private homes, a vineyard and an equestrian facility with a large 22 stall horse barn and riding ring have been constructed with future plans to include a 10,000 sq. ft. indoor equestrian arena which will house veterinary services, a full-service tac shop, youth, senior and handicapped educational programs. Riding and hiking trails have been planned throughout the community to allow access to the shared recreational resources. A vineyard for grape production to supply the local wineries is in development. The residents are growing eco-friendly gardens and are raising chickens and ducks. Horses are being boarded, trained, and exercised on the lands.

All properties are self serviced with productive and dependable water wells and effective septic sanitary systems both of which take advantage of the easily accessible and abundant groundwater resources and the abundant local gravel substrates. The people proposing this development are all Oyster Bay residents who live on the properties or are planning construction of a home in the near future. Protection of the local environment and eco-system is instrumental to their personal wellbeing. For these residents, the protection of the wildlife habitat including existing wetlands for waterfowl and eagle trees is not just a government regulation but also a personal priority. Maintaining the rural lifestyle that they currently enjoy is their top priority.

**Proposal:**

To accommodate this exciting opportunity for the Oyster Bay Lands, residents will require an amendment to the current Oyster Bay-Buttle Lake Official Community Plan (OCP) Bylaw, 1996 and a rezoning of the Campbell River Area Zoning Bylaw, 1991. The present zoning is a mixture of RURAL and UPLAND RESOURCE. What is proposed is the creation of a new zoning category, **Rural Residential Community (RRC)** focusing on the existing and proposed equestrian and agricultural facilities. Both present and future homeowners would be able to take advantage of these facilities. The North Island currently lacks an existing comprehensive equestrian lifestyle community such as can be found for instance at the Westbrook Equestrian Centre in Port Alberni and commonly in the lower mainland of BC. The demand for such a facility is well documented. Indeed, this type of development is a well-established concept throughout North America and Europe and provides valuable community enhancements, an attractive family environment and expanded base of property tax revenue and commercial activity wherever it is located. The proposed larger lots (averaging over 11 acres in size) would give the residents a wide range of potential options including small horse barns and room for pasture lands and gardens.

A list of activities and services that the Equestrian Centre would include:

- riding lessons for adults and youth
- boarding of owner's animals
- teaching of horsemanship and riding principles
- workshops and retreats

- dressage and jumping
- horse breeding and sales
- leasing of horses
- sponsorship of a horse
- volunteer opportunities
- grooming fundamentals
- veterinary and farrier services
- therapeutic programs for special needs individuals
- birthday parties, weddings, festivals

The new residents will have the option of riding their horses on their own property, on the common trail and road network that services the greater development and at the Equestrian Centre. The demand for this type of lifestyle is well documented and provides an opportunity that would appeal to individuals and families seeking a healthy, safe, clean, and sustainable environment. Many studies have shown that children raised in environments centered around care of animals, especially horses, learn valuable life lessons and develop into well-adjusted and empathetic adults.

Finally, the current owners seek an opportunity to make land available to their children and grandchildren who wish share in the advantages of this attractive lifestyle.

Likewise, the vineyard presently under development will be a centre for viticulture and associated agricultural activities such as lavender farming, bee keeping, etc. Tours for the public, including the physically challenged and elderly, will provide an important educational component to the vineyard facility. Boutique consumer items using the locally produced products such as soaps, perfumes and honey will provide, along with seasonal work opportunities, additional employment potential. And finally, some space will be reserved for several B&B cabins and RV hookups, an attractive benefit common to vineyards worldwide.

**Official Community Plan and Zoning:**

Although the zoning which would allow a Rural Residential Community (RRC) development is not currently available in Area D of the Strathcona Regional District, the proposed concept is consistent with the overall vision of the current OCP. The RRC zoning meets all the OCP objectives of maintaining the rural characteristics of the area including larger rural lot sizes, farming activities, equestrian activities, and non-motorized trails.

**Community Enhancements:**

The equestrian facility will be the primary community enhancement constructed and operated in the area. The primary operators of the equestrian centre are Helga and Daryl Hagen. Helga is well known throughout the region in both the business and horse community and Daryl, in addition to equestrian activity is a long-standing School Board of Directors Trustee. Activities will be available to horse lovers across the entire Strathcona Regional District and beyond. In addition, the vineyard plans to be available for public open houses, tours, and community events for the residents to enjoy. Numerous old logging trails and roads that run throughout the OBL as well as the established Iron River Road and new proposed roads could be used for hiking and horse trails. Future trails could also possibly connect to the large block of private lands to the southwest.

Although the focus of this development is equestrian and agricultural, the arrival of newcomers will bring an interest in a wide variety of farming activities. Among the younger population there is an interest in smaller scale farming using organics and new technology to produce a wide variety of products that have a demand in the local marketplace. This would be another opportunity for community based organized activities such as farmers' markets and educational programs in local and sustainable agriculture.

Residents would be encouraged to participate in a dark skies program to limit the potential of light pollution at night and maintain the low light environment that the residents currently enjoy. Solar and geothermal energy alternatives would be explored.

**Services:**

The Rural Residential Community would require no additional services from the Strathcona Regional District or the Ministry of Transport and Infrastructure. Roads and trails within the community would be developed and maintained by the residents. The region has proven and abundant potable water sources in the thick and highly permeable sediments. Water wells used by the existing residents have for many years had a track record of excellent productivity, quality and dependability with the water reservoirs constantly being recharged by seasonal rains. Connection with the existing Area D community water system will not be required by the residents. Septic systems of the existing homes have functioned for many years without issue in the excellent sands and gravels. Existing and new ditches and culverts have maintained excellent drainage over the entire area with little or no surface runoff issues. Shallow soils, sands and gravels are found up to 30 feet thick and have good infiltration potential allowing the sediments to collect and hold the winter stormwater and slowly release it. The residents have practiced low impact building techniques during construction of homes, barns, and driveways to reduce stormwater runoff issues. Existing wetlands in the area act as water regulators and natural "sponges" which collect and slowly distribute stormwaters to ditches and culverts. This results in improved stormwater quality (less silts and fines), erosion control and wildlife support. Wetlands, eagle trees and other environmental considerations are currently protected by numerous environmental covenants on the lands. They have been protected in the past and will continue to be protected in the future. Geotechnical problems have not been encountered by the residents anywhere on the OBL. Several detailed technical reports conducted on the OBL in the past confirm that the area is ideal for this type of Rural Residential Community.

Fire protection for the development will continue to be provided by the nearby Oyster River Fire Department and will require no additional services. Other services such as electricity, natural gas, telephone, and cable are all available along the Highway 19A corridor and connection costs will be borne by the landowners as required. Police and ambulance and school services are presently provided by Regional District and City of Campbell River.

**RRC LANDS**  
**OCP/REZONING APPLICATION**  
**OYSTER BAY AREA**

**LOTS AND AVERAGE SIZE**

**ATTACHMENT #5**

31-Jan-21  
 REZONE21

LOT NO.	LAND DESC	TITLE PID	CURRENT ZONING	ACRES	# ORIG LOTS	# NEW LOTS	% OF NEW LOTS	AVE LOT SIZE	LOT #S
1	2851 IRON RIVER RD	008-965-943	UR	133.0	1	11	42.308	11.1	1 TO 12
2	IRON RIVER RD	008-966-079	UR	13.0	1	0	0.000	13.0	*13
3	H-2713 IRON RIVER RD	008-966-371	UR	72.6	1	4	15.385	14.5	14 TO 18
4	E-2713 IRON RIVER RD	028-078-179	RU	20.6	1	2	7.692	6.9	19 TO 21
5	ISLAND HIGHWAY	026-325-047	RU	20.0	1	2	7.692	6.7	22 TO 24
6	4271 ISLAND HIGHWAY	026-325-098	UR	108.5	1	4	15.385	21.7	30 TO 34
7	4275 ISLAND HIGHWAY	026-325-055	RU	20.0	1	2	7.692	6.7	25 TO 27
8	4281 ISLAND HWY S	026-325-063	RU	20.0	1	1	3.846	10.0	28 TO 29

**TOTAL FOR RRC COMMUNITY**      **407.7**      **8**      **26**      **100.00**      **11.3**

**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 4000m<sup>2</sup> (1ac).
- 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.

CSRD  
2566

**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.
- 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  
2322

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;

- c) a strategy for the development, staging, and finance of infrastructure or community facilities for the extension is adopted;
  - d) rural and recreational characteristics are defined and protected;
  - e) the cumulative impacts of development on rural and recreational characteristics and on natural features and functions are assessed and found to be minimal and acceptable;
  - f) within developments of 10 lots or more, opportunities to use renewable energy supplies or energy conservation devices have been included; and
  - g) the proposed development has a compact or clustered form with densities that utilizes efficient use of land, infrastructure, and community facilities.
4. Extensions of the areas designated "Country Residential" may be considered if the following conditions are met:
- a) opportunities for development in the existing "Country Residential" areas have been exhausted or denied;
  - b) new development areas are logical extensions of the existing settlement areas, and the long-term adequacy of on-site or community water supply and sewage treatment and stormwater management systems is demonstrated;
  - c) a strategy for the development, staging, and financing of any needed infrastructure and community facilities for the extension is adopted; and
  - d) rural and recreational characteristics are defined and protected; and
  - e) the cumulative impacts of development on rural and recreational characteristics and on natural features and functions are assessed and are found to be minimal and acceptable;
  - f) within developments of 10 lots or more, opportunities to use renewable energy supplies or energy conservation devices have been included; and
  - g) the proposed development will have a compact or clustered form with densities and uses appropriate to the services available or proposed.
5. Extensions may form isolated housing developments where all other conditions in policies 3 and 4 have been satisfied for the designation requested.
6. Mobile home parks may be located in areas designated "Residential" or "Country Residential" where they conform to the general housing policies. Mobile home parks shall be limited to a density of 15 units/ha and a maximum site area of 2.0 ha (4.9 acres).
7. Housing development shall be discouraged and directed away from the following:
- a) parcels designated as Agricultural Land Reserve or Forest Land Reserve;
  - b) parcels designated for commercial or industrial use;
  - c) hazard lands;
  - d) environmentally sensitive areas;
  - e) sites contaminated by past land uses; and
  - f) parcels having significant underlying aggregate or mineral deposits; and
  - g) where development occurs on such lands, it shall be clustered to protect land resources, minimize land use conflicts and ensure public safety.

BYLAW NO. 1404  
CAMPBELL RIVER AREA ZONING BYLAW, 1991

PAGE 70

**4.6.9**

**RURAL ONE  
(RU-1)**

**i) PERMITTED PRINCIPAL USES**

**a) On any lot:**

- 1) Residential use;
- 2) Agricultural uses;
- 3) Veterinary clinics;
- 4) Riding academy;
- 5) Public utility use;
- 6) Silviculture;
- 8) Park; and
- 9) On any of the following parcels:

RDCS  
1850

- i) Plan 378R, Section 19, Township 5, Comox Land District, Southwest ¼ Plan 552D, PID 008-986-711;
  - ii) Lots 1 and 2, Plan 7930, District Lot 223, Comox Land District, PID 005-624-037 & PID 005-624-053;
  - iii) Lot 3, Plan 7930, District Lot 223, Comox Land District, PID 005-624-061;
  - iv) Lot A, Plan 10923, District Lot 178, Comox Land District and District Lot 141, PID 005-161-304;
  - v) Re-amended Lot 2 (DD64235N), District Lot 141, Comox Land District, of Plan 5065, PID 006-032-788;
  - vi) District Lot 151, Comox Land District, PID 009-532-595;
  - vii) District Lot 141, Comox Land District, Except Plan 2334 & 5407, PID 009-529-721;
  - viii) Lot A, Plan 2334, District Lot 141, Comox Land District, Except Plan 5065, PID 006-448-691; and
  - ix) Amended Lot 1 (DD61547N), District Lot 141, Comox Land District, of Plan 5065, PID 006-032-745.
- 10) Research and teaching facility; and
- 11) Rural resource centre to a maximum floor area of 240 square metres (2,583 square feet).

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

**b) On any lot 4 hectares (9.88 acres) or larger:**

- 1) Animal kennels;
- 2) Garden nurseries.

**c) On any lot 10 hectares (24.7 acres) or larger:**

- 1) Gravel, mineral or peat extractions, gravel crushing and screening, but no manufacturing or sales of concrete products;
- 2) Sawmills and shakemills provided the use is limited to a site not exceeding 1000 square metres;

**ii) PERMITTED ACCESSORY USES**

**a) On any lot:**

- |                  |  |
|------------------|--|
| RD<br>CS<br>2163 | <ul style="list-style-type: none"> <li>1) Home occupations;</li> <li>2) Accessory buildings; and</li> <li>3) Bed and Breakfast.</li> </ul> |
|------------------|--|

**iii) CONDITIONS OF USE**

- |                  |  |
|------------------|--|
| RD<br>CS<br>1458 | <p>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.</p> |
|------------------|--|

**b) All permitted uses listed in Section i(c) shall be subject to the following conditions:**

- 1) Minimum yard clearance along all property lines of 30 metres (98.4 feet).
- 2) Minimum yard clearance of 60 metres (196.9 feet) from any lot line abutting a property zoned Residential or Country Residential.
- 3) No parking, loading or storage areas shall be located in any required yards.
- 4) Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation.

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

- |   |                              |
|---|------------------------------|
| On any lot:                               | One single family dwelling.  |
| On any lot over 8 hectares (19.77 acres): | Two single family dwellings. |

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

d) Rural resource centres shall be subject to the following conditions:

RDCS  
1850

- 1) A minimum setback of 15.0 metres (49.5 feet) along all lot lines;
- 2) A minimum setback of 30.0 metres (98.4 feet) from any lot line abutting a parcel zoned Residential or Country Residential.
- 3) No loading or storage areas shall be located in any required yard.
- 4) Screening shall be provided of no less than 1.5 metres (4.9 feet) in height for a rural resource centre abutting a parcel zoned Residential or Country Residential.
- 5) A Single sing not exceeding 1.0 square meter (11 square feet).

**iv) FLOOR AREA REQUIREMENTS**

The maximum combined gross floor area of all accessory buildings shall not exceed 300 square metres (3,229.28 square feet) or 5% of the lot area, whichever is less.

**v) SITING OF BUILDINGS AND STRUCTURES**

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

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line or rear lot line;
  - 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet); and
  - 3) Minimum separation between single family dwellings - 15 metres (49.21 feet) on the same lot.
- b) No accessory building shall be located in any required yard and be located a minimum of 3.5 metres (11.48 feet) from any other building or structure.
- c) **Other specifications include:**
- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
  - 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).

RDCS  
1458

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

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- 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 4) For any exceptions to siting, refer to Section 4.5.6(a).
- 5) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

**vi) LOT COVERAGE**

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

**vii) SUBDIVISION REQUIREMENTS**

- a) **Minimum lot area:** 8 hectares (19.77 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 • RU-1

**4.6.18**RDCS  
1755**UPLAND RESOURCE  
(UR)****i) PERMITTED PRINCIPAL USE**

- 1) One single family dwelling;
- 2) Forestry;
- 3) Agricultural Use;
- 4) Low Impact Recreation;
- 5) Fish hatcheries and enhancement facilities;
- 6) Public Utility Use;
- 7) Park Use;
- 8) Explosives sales, storage, manufacturing and distribution pursuant to the *Explosives Act*, and
- 9) Firearm ranges

**ii) PERMITTED ACCESSORY USES**

- 1) Accessory structures and buildings; and
- 2) Wood processing in conjunction with forestry and agricultural use.

**iii) PERMITTED DENSITY**

- 1) One (1) single family dwelling is permitted on a lot.
- 2) On any lot or portion of any lot included in the Agricultural Land Reserve residential use shall be as permitted by the BC Agricultural Land Commission.

**iv) SITING OF STRUCTURES**

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

- 1) 4.5 metres (14.76 feet) of a front lot line;
- 2) 1.75 metres (5.74 feet) of a side lot line; and
- 3) 7.5 metres (24.6 feet) of a rear lot line.

- b) Other specifications as required in Section 4.5 "GENERAL REGULATIONS":  
Where siting is proposed adjacent to a stream refer to Section 4.5.5 "Stream Setbacks".

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v) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures shall not exceed 35% of the total lot area to a maximum of 1,000 square metres (10,764.26 square feet).

vi) **SUBDIVISION REQUIREMENTS**

- a) The minimum lot size for subdivision shall be as follows:
- i) 40.0 hectares (98.8 acres) for the area east of the most westerly boundary of the BC Hydro transmission right-of-way Plans 508, 509, 914, 917 and 918;
  - ii) 40.0 hectares (98.8 acres) for the area within 1.0 kilometre (0.6 miles) west of the most westerly boundary of the said right-of-ways, with measurement made perpendicular to the said right-of-ways boundary, except as modified in Clause iv);
  - iii) 400 hectares (988.4 acres) for the area more than 1.0 kilometre (0.6 miles) west of the most westerly boundary of the said right-of-ways, with measurement made perpendicular to the said right-of-ways boundary, except as modified in Clause iv);
  - iv) Notwithstanding the above, where a parcel is subject to both the 40.0 and 400.0 hectare minimum lot size, the minimum lot size which applies to the greatest portion of the parcel shall be the minimum lot size for subdivision. Where a parcel is divided into portions of equal area by a line one kilometer west of the most westerly boundary of the said rights-of-way, with measurement made perpendicular to the said right-of-ways boundary, the minimum lot size in respect of the entire parcel shall be 40 hectares.
- b) The minimum road frontage of lots created by subdivision shall be 100 metres (328.1 feet).

**Existing Rural One (RU-1) and Upland Resource 40 (UR-40) Zones**

**4.6.10A****RURAL RESIDENTIAL COMMUNITY ONE  
(RRC-1)****I) PERMITTED PRINCIPAL USES**

- a) On any lot:
  - 1) Residential use;
  - 2) Agricultural uses;
  - 3) Veterinary clinics;
  - 4) Vineyards;
  - 5) Public utility use;
  - 6) Low impact recreation; and
  - 8) Park.
- b) On any lot 8 hectares (19.76 acres) or larger:
  - 1) Equestrian Centre;

**II) PERMITTED ACCESSORY USES**

- a) On any lot:
  - 1) Barns or horse shelters;
  - 2) Equestrian supplies and services;
  - 3) Home occupations;
  - 4) Low impact commercial uses;
  - 6) Accessory buildings;
  - 7) Bed and Breakfast, and
  - 8) Small bandsaw sawmills on sites not exceeding 1000 square metres.
- b) On any lot 8 hectares (19.76 acres) or larger:
  - 1) Horse shows and eventing;
  - 2) Travel trailer and Recreational Vehicle storage.

**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 or equestrian uses. For clarity, dog kennels, dog rearing or grooming operations or swine operations of any size shall not be permitted.
- b) **Residential use** is limited to:
  - On any lot: One single family dwelling.
  - On any lot over 8 hectares (19.77 acres): Two single family dwellings.

**iv) FLOOR AREA REQUIREMENTS**

The maximum combined gross floor area of all accessory buildings shall not exceed 1900 square metres (20,000 square feet) or 10% of the lot area, whichever is less.

**v) SITING OF BUILDINGS AND STRUCTURES**

- a) Except where otherwise specified in this bylaw, no building or structure shall be located within:
- 1) 7.5 metres (24.6 feet) of that portion of a front lot line or rear lot line;
  - 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way and
  - 3) Minimum separation between single family dwellings - 15 metres (49.21 feet) on the same lot.
- b) No accessory building shall be located in any required yard and be located a minimum of 3.5 metres (11.48 feet) from any other building or structure.
- c) Other specifications include:
- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
  - 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e) and (f).
  - 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(1-3).
  - 4) For any exceptions to siting, refer to Section 4.5.6(a).

**vi) LOT COVERAGE**

The maximum lot coverage of all buildings and structures, shall not exceed 20% of the lot area.

**vii) SUBDIVISION REQUIREMENTS**

- a) **Minimum lot area:** 2 hectares (4.94 acres)
- b) **Minimum lot frontage:** 10% of the perimeter of the lot

END • RRC-1