



## MEMO

**DATE:** April 2, 2025 **FILE:** 3090-20/RZ 1D 25

**TO:** Advisory Planning Commission,  
Electoral Area D (Oyster Bay- Buttle Lake)

**FROM:** Keltie Chamberlain, Development Planner II

**RE:** Zoning Bylaw Amendment Application

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<b>PLANNING FILE NO.</b>	3090-20/ RZ 1D 25		
<b>FOLIO NO.:</b>	772 05356.490	<b>PID No.:</b>	017-530-679
<b>APPLICANT:</b>	David and Ingrid Lindenbach		
<b>LEGAL DESCRIPTION:</b>	LOT A, SECTION 34, TOWNSHIP 4, COMOX DISTRICT, PLAN VIP53256		
<b>CIVIC ADDRESS:</b>	3140 Vaughn Road, Campbell River BC		
<b>ZONING BYLAW:</b>	Bylaw 1404, "Campbell River Area Zoning Bylaw, 1991"		
<b>ZONE:</b>	Country Residential Four (CR-3)		
<b>PROPOSED ZONE:</b>	Country Residential Three (CR-2)		

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A zoning bylaw amendment application (RZ 1D 25) for the property at 3140 Vaughn Road to rezone from Country Residential Three (CR-3) to Country Residential Two (CR-2) has been received from the property owner. This rezoning is to facilitate a proposed two-lot subdivision to enable one 2.57 acre lot to be divided into two lots; one 0.99 acre lot and one 1.58 acre lot.

The parcel is a corner lot in an area with residential lots of varying size and zoning. The Area D Official Community Plan (OCP) policy for the Country Residential land use designation states, "To encourage residential intensification in this designation, a parcel should be permitted additional density, provided there is appropriate servicing". The property owner will be required to extend water service to the proposed 0.99-acre lot as a condition of the future subdivision. The proposed zoning amendment would retain the Country Residential designation and rural characteristics and result in additional opportunity for housing on the new lot, if approved.

The lot area of the subject property is 2.57 acres. The subdivision requirements of the existing CR-3 zone include a minimum lot area of 1.0 ha (2.47 ac) whereas the minimum lot area of the CR-2 zone is 0.4 ha (0.99 ac). The smaller lot area of the CR-2 zone would allow a two-lot subdivision as proposed.

The proposal is consistent with the OCP objectives and policies, will retain the Country Residential designation and rural characteristics, and will result in additional opportunity for housing on the new lot, if approved.

Ministry of Transportation and Transit is the approving authority for subdivision; however, the SRD will receive an application for assessment of the proposal. The existing and new lot would be serviced by septic systems which are required to adhere to Provincial legislation.

The APC's advice pertaining to this application is restricted to consideration of the zoning amendment only. Comments regarding other aspects of the property cannot be considered. Please see the following attachments for details.

Regards,

A handwritten signature in blue ink, appearing to read "K. Chamberlain".

**Keltie Chamberlain, MCP, RPP, MCIP**  
Development Planner II

Attachments: Aerial / Location Map  
Proposed Site Plan  
Rationale / Written Brief  
Country Residential Three Zone (CR-3)  
Proposed Country Residential Two Zone (CR-2)

### Aerial / Location Map



### Proposed Site Plan

## PLAN SHOWING THE LOCATION OF DWELLING ON LOT A SEC. 34, TP. 4, COMOX DISTRICT, PLAN VIP 53256.

SCALE: 1:1000

Certified correct this 10th. day of DECEMBER, 1992.

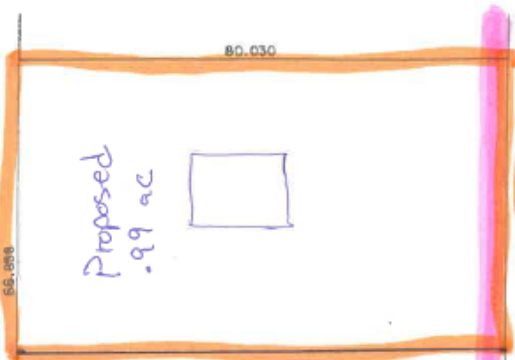
CMc Address: 3140 Vaughn Road  
Campbell River, B.C.

*Jack E. Chicalo* B.C.L.S.  
© CHICALO, YOUNG & ASSOCIATES  
B.C. LAND SURVEYORS,

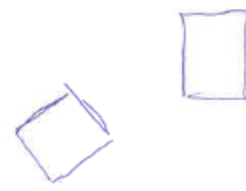
*Reparation  
see report.*



VAUGHN  
ROAD



*50.29*



146.806

*96.516*

$A = 125.673$   
17.75

This document is not valid unless  
originally signed and sealed.

The dimensions shown on this  
certificate should not be used  
to define boundaries

CHICALO YOUNG & ASSOCIATES  
B.C. LAND SURVEYORS  
NO. 4, 1330 ELM STREET  
CAMPBELL RIVER, B.C.  
V9W 3A6  
FILE LC 92-452

## Rationale / Written Brief

March 14 / 2025

To the board

The reason for the subdivision of 3140 Vaughn Rd is to provide an affordable house for our daughter and son in law. This way it gives us the ability to get them in to a home while being able to keep the country design of house and yard, feeling of privacy that is so desired here while increasing the tax base for the SIRD with no expense to the district.

Thank you, David & Ingrid Lindenberg



## Country Residential Three (CR-3) Zone

BYLAW NO. 1404  
CAMPBELL RIVER AREA ZONING BYLAW, 1991

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### 4.6.6

### COUNTRY RESIDENTIAL THREE (CR—3)

#### i) PERMITTED PRINCIPAL USES

##### a) On any lot:

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

##### b) On any lot over 4000 m<sup>2</sup> (0.99 acres):

- 1) Agricultural use.

#### ii) PERMITTED ACCESSORY USES

##### a) On any lot:

- |              |
|--------------|
| RDCS<br>2163 |
|--------------|
- 1) Home occupations;
  - 2) Accessory buildings; and
  - 3) Bed and Breakfast.

#### iii) CONDITIONS OF USE

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

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

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

BYLAW NO. 1404  
 CAMPBELL RIVER AREA ZONING BYLAW, 1991

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

#### iv) FLOOR AREA REQUIREMENTS

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

#### v) SITING OF STRUCTURES

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

RDCS  
1458

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line or rear lot line;
- 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet); and
- 3) 3.5 metres (11.48 feet) of an accessory building.

SRD  
496

- b) [Repealed].

- c) Other specifications include:

- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).

SRD  
84

- 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% of the lot area.

BYLAW NO. 1404  
CAMPBELL RIVER AREA ZONING BYLAW, 1991

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vii) **SUBDIVISION REQUIREMENTS**

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

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

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

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

End • CR-3

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## Country Residential Two (CR-2) Zone

BYLAW NO. 1404  
CAMPBELL RIVER AREA ZONING BYLAW, 1991

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### 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 m<sup>2</sup> (0.99 acres):
- 1) Agricultural use.

#### ii) PERMITTED ACCESSORY USES

- a) On any lot:
- 1) Home occupations;
  - 2) Accessory buildings; and
  - 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:

SRD  
556

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

BYLAW NO. 1404  
 CAMPBELL RIVER AREA ZONING BYLAW, 1991

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

iv) **FLOOR AREA REQUIREMENTS**

The maximum combined gross floor area of all accessory buildings shall not exceed 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 bylaw, no building or structure shall be located within:

RDCS  
1458

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line;
- 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.

SRD  
496

- b) [Repealed]

- c) Other specifications include:

- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).

SRD  
84

- 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 25% of the lot area.

BYLAW NO. 1404  
CAMPBELL RIVER AREA ZONING BYLAW, 1991

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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