



MEMO

File: 3360-20/RZ 5D 24

Date: August 28, 2024
To: Advisory Planning Commission
Electoral Area 'D' (Oyster Bay-Buttle Lake)
From: Laura Hougham, Development Planner I
Re: Rezoning Application RZ 5D 24 – Belanger
Lot 22, Block 2, Plan VIP12174, Comox Land District, & Blk 29

The attached development proposal is for commission members' review and comment.

An application has been received to consider rezoning a 1.25-ha. (3.10 ac.) parcel of land situated at 2387 Glenmore Rd, in Electoral Area D from Country Residential Five (CR-5) to Residential Three (R-3) to allow for future subdivision. The subject property as indicated on the location plan is bounded by Residential designated properties to the north, east and west, and Oyster River to the south.

The proposal would facilitate a subdivision of the parcel into two proposed lots, with Lot 1 occupying 3035 square metres (0.74 ac.) and Lot 2 including 9500 square metres (2.34 ac.), as indicated on the attached sketch. Currently, proposed lot 1 is developed with an existing mobile home, an outbuilding, and a septic field. Considerations regarding the siting and condition of the existing septic field will be addressed in collaboration with Island Health and the Ministry of Transportation and Infrastructure at the time of subdivision.

The proposal is consistent with the official community plan in that it retains the Residential designation and its associated policies and objectives, which include promoting the efficient use of land, infrastructure and community facilities.

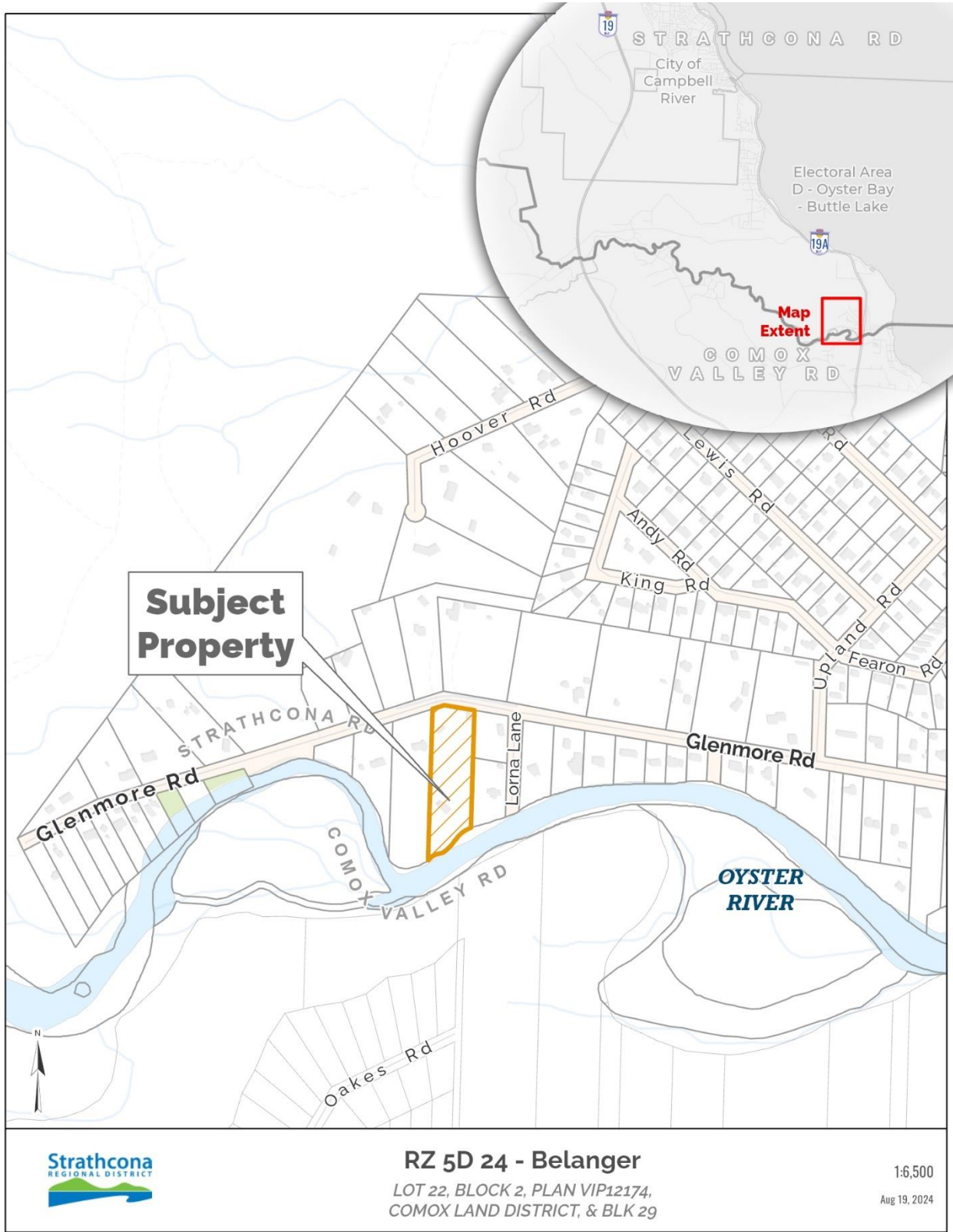
The APC's advice pertaining to this application is restricted to consideration of the rezoning request. Comments regarding other aspects of the property cannot be considered.

Please see the attached referral package for more information.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Hougham", is written over a light blue circular stamp.

Laura Hougham, BA
Development Planner I

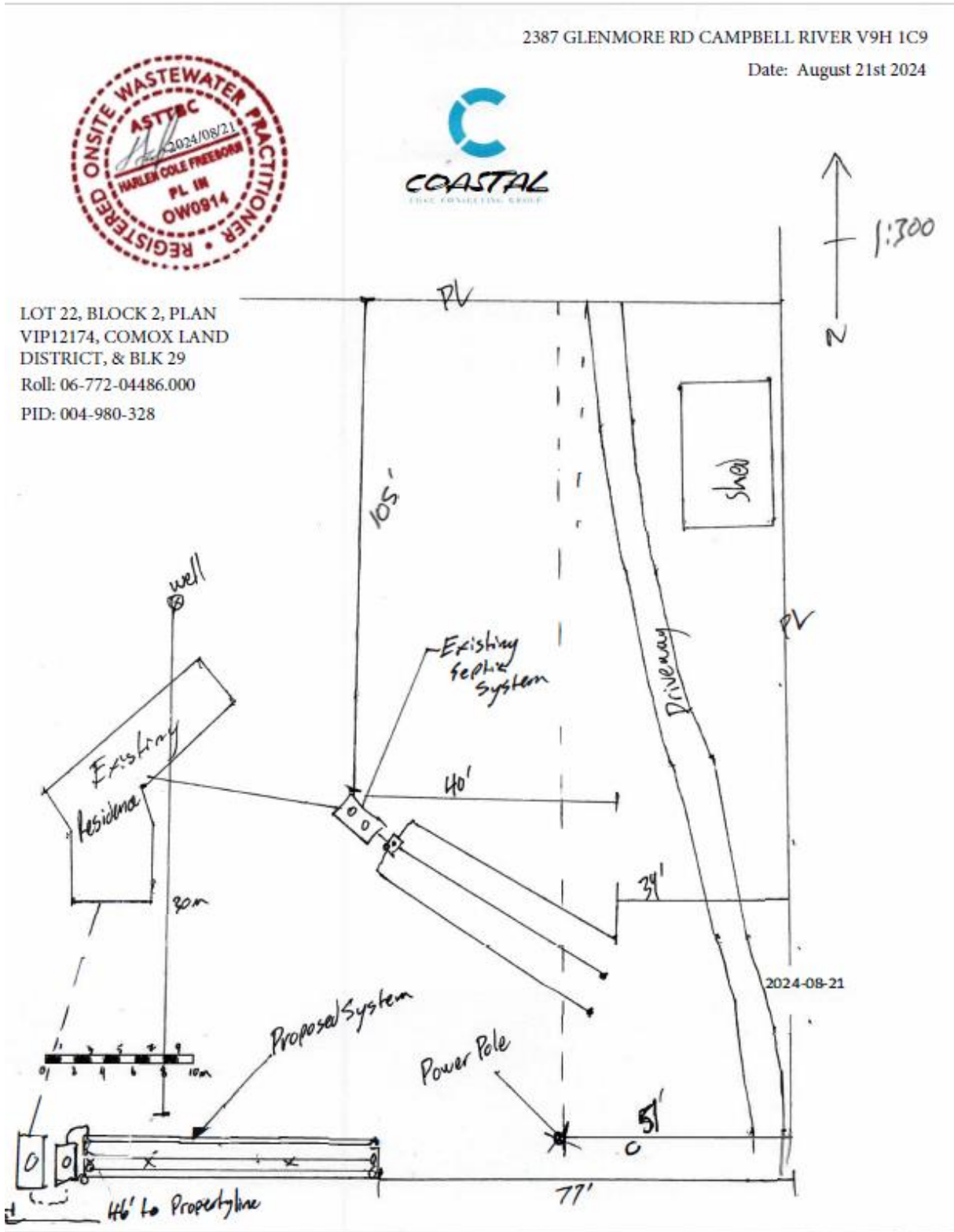


Location Map

Glenmore Rd



Proposed Lot Layout



Site Plan of Existing and Proposed Septic Field Location

20.3 Settlement Areas

Areas for development should be designated as described below and illustrated on Map 2 and 3.

1. Residential

1. Areas of suburban lots serviced by septic systems and community water.
2. Upgrading of water system and the development of alternative sewage treatment and disposal systems to be pursued to permit limited growth.
3. Lot size requirements will be regulated through the zoning bylaw; as a general guideline, new lots should maintain a scale of lot size consistent with suburban neighbourhoods [encouraging averages of 2000m² (0.49 acre) to 4000m² (0.99 acres)], lot size may be further regulated by servicing requirements.

Policies

1. The provision of a community water service will continue to be a priority for areas designated 'Residential'.
2. The provision of a community sewer service will continue to be pursued for areas designated 'Residential' to meet the needs of existing residents and protect public health and the natural environment where private onsite systems are insufficient.
3. Areas designated 'Residential' will be considered priority for the expansion and establishment of community facilities.
4. 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. the cumulative impacts of development on rural and recreational characteristics and natural features and functions are assessed, defined and protected.
 - e. within developments of 10 lots or more, opportunities to use renewable energy supplies or energy conservation devices have been included.
 - f. the proposed development has a compact or clustered form with densities that utilizes efficient use of land, infrastructure, and community facilities.
5. Designation of new areas as 'Residential' may be considered dependent upon demand and proximity to established areas.
6. To encourage residential intensification in this designation, a parcel should be permitted additional density, provided there is appropriate servicing, as follows:

PART 3 • OBJECTIVES AND POLICIES**Official Community Plan – Residential Policies**

BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991

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4.6.8

**COUNTRY RESIDENTIAL FIVE
(CR—5)**

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:

- | | |
|--------------|--|
| RDCS
2183 | <ol style="list-style-type: none"> 1) Home occupations; 2) Accessory buildings; and 3) Bed and Breakfast. |
|--------------|--|

iii) CONDITIONS OF USE

- | | |
|--------------|---|
| RDCS
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) Residential use is limited to:

- | | |
|---|------------------------------|
| On any lot size: | One single family dwelling. |
| On any lot over 1 hectare (2.47 acres): | Two single family dwellings. |

iv) FLOOR AREA REQUIREMENTS

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

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CAMPBELL RIVER AREA ZONING BYLAW, 1991*

v) SITING OF BUILDINGS AND 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);
- 3) 3.5 metres (11.48 feet) of an accessory building; and
- 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:

	ACCESSORY BUILDING HEIGHT	
	4.5M (14.8 ft) or less	4.5 – 6.0m (14.8919.7 ft)
REQUIRED SETBACK		
Front Lot Line	7.5m (24.6 feet)	7.5m (24.6 feet)
Side Lot Line	1.0m (3.3 feet)	1.0m (3.3 feet)
Rear Lot Line	1.0m (3.3 feet)	2.0m (6.6 feet)

RDCS
1510,
2171

c) Other specifications include:

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- 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).
- 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 10% of the lot area.

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CAMPBELL RIVER AREA ZONING BYLAW, 1991*

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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 • CR-5

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4.6.3

RESIDENTIAL THREE (R—3)

i) PERMITTED PRINCIPAL USES

a) On any lot:

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

ii) PERMITTED ACCESSORY USES

a) On any lot:

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

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

- 1) Agricultural use.

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:

- 1) On any lot size: One (1) Single Family Dwelling and One (1) Secondary Suite; or
- 2) On any lot over 4000 sq m (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
 - b. One (1) Duplex 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 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;
- 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.

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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).
- 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".

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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