



MEMO

DATE: February 5, 2025 **FILE:** 3090-20/RZ 8D 24

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

FROM: Keltie Chamberlain, Development Planner II

RE: Zoning Bylaw Amendment Application

PLANNING FILE NO.	3090-20/ RZ 8D 24		
FOLIO No.:	772 05356.775 & 772 05356.625	PID No.:	024-052-183 & 018-828-922
APPLICANT:	Maddalena & Scott Dunn		
LEGAL DESCRIPTION:	Lot A Section 34 Township 4 Comox District Plan VIP66751 & Lot A, Section 34, Township 4, Comox District, Plan VIP59128 Except Part in Strata Plan VIS3306 Phase 1		
CIVIC ADDRESS:	3030 Jody Lynne Way & 4059 Severn Road, Campbell River BC		
ZONING BYLAW:	Bylaw 1404, "Campbell River Area Zoning Bylaw, 1991"		
ZONE:	Country Residential Four (CR-4)		
PROPOSED ZONE:	Country Residential Three (CR-3)		

A zoning bylaw amendment application (RZ 8D 24) for two adjoining parcels at 3030 Jody Lynne Way and 4059 Severn Road to rezone from Country Residential Four (CR-4) to Country Residential Three (CR-3) to create three one-hectare lots in the future is for Advisory Planning Commission members' review and comment.

The properties are located between Jody Lynne Way and Severn Road, fronting onto both. There is currently a dwelling unit at 3030 Jody Lynne Way and the adjoining parcel is vacant. There are CR-4B and CR-3 zoned properties within proximity and on the west of Craig Road respectively.

The properties have an Official Community Plan land use designation of Country Residential and are within the CR-4 zone of Zoning Bylaw 1404. The CR-4 zone permits a minimum lot size of two hectares (4.94 acres), the proposed CR-3 zone permits a minimum lot size of one hectare (2.47 acres), which would facilitate the future boundary adjustment and subdivision into three lots. The property owners indicate that they wish to keep the agricultural use of the land, which the CR-3 zone permits on lots over 4,000 m² (0.99 acres).

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

There is a Bald Eagle Nest Tree and Environmentally Sensitive Area (watercourse) mapped on the property located at 3030 Jody Lynne Way. These are Development Permit Areas, and the

landowner will have to successfully obtain development permits prior to any land alteration / development of the property (including subdivision).

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 lots 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 pages for more information.

Regards,



Keltie Chamberlain, MCP, RPP, MCIP
Development Planner II

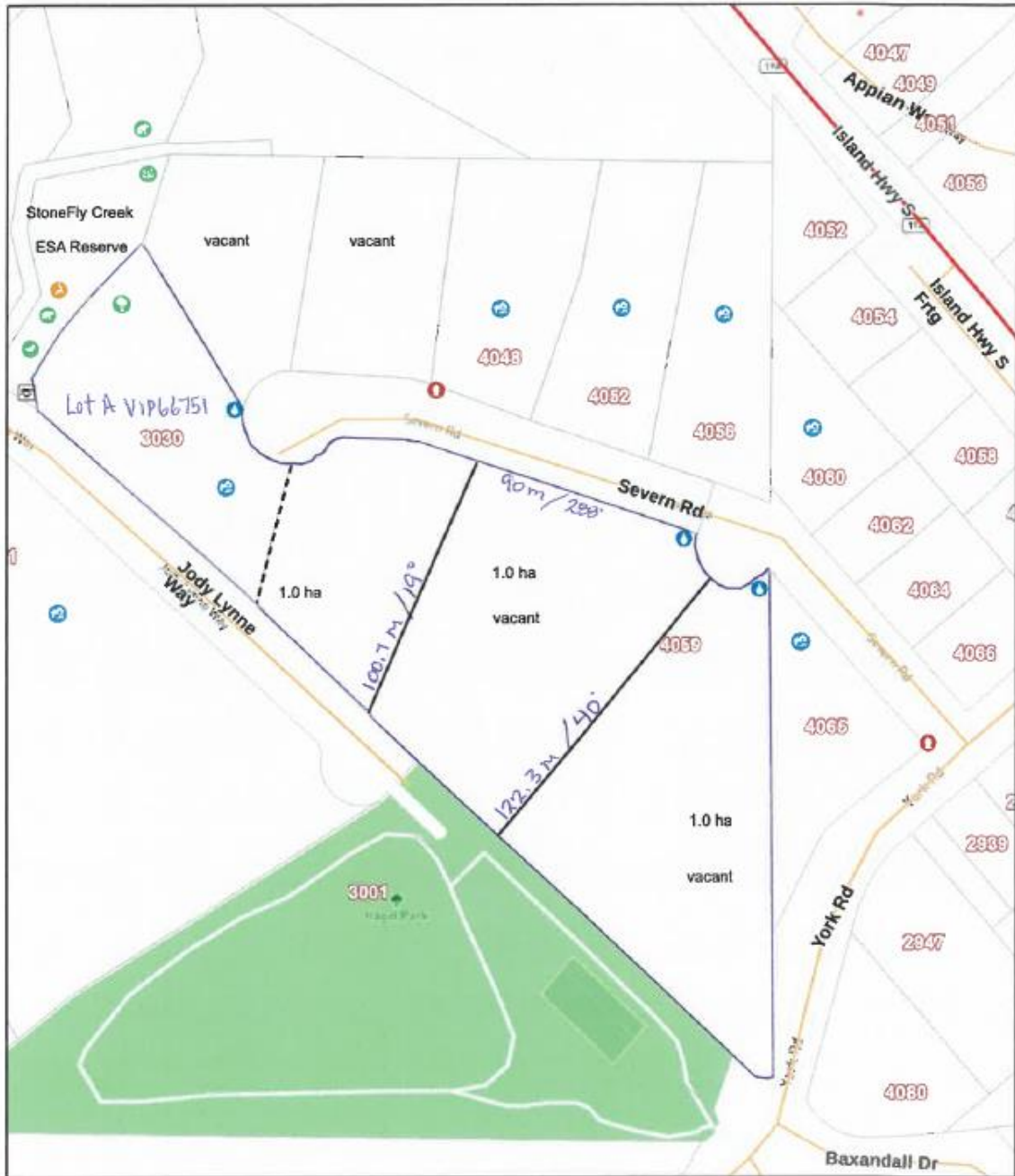
Encl: Aeria / Location Map
Proposed Site Plan
Rationale / Written Brief
Country Residential Four Zone (CR-4)
Proposed Country Residential Three Zone (CR-3)

Aerial / Location Map



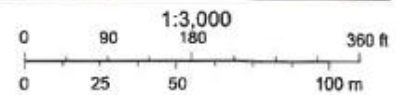
Proposed Site Plan

2024 Sketch - Severn Road Proposal



11/13/2024, 8:04:39 PM

Section 34 Township 4, Comox Land District
Lot A VIP 59128 except part in VIS 3306 phase 1
Lot A VIP 66751



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Rationale / Written Brief

Date: 2024 November

Proposal for zoning amendment to create three one hectare lots from two adjoining lots in the Strathcona Regional District, Electoral Area D

Comments: The proposal is to split a vacant lot (4059 Severn Road) into two 1.0 hectare parcels and use the remainder to adjust the existing property line shared with adjoining lot 3030 Jody Lynne Way to increase its area to a 1.0 ha parcel. No other changes are proposed.

Legal Description	Section 34, T.P. 4, Comox Land District	Section 34, T.P. 4, Comox Land District
LTO Plan #	Lot A VIP66751	Lot A VIP 59128, except part in Plan VIS3306, Phase 1
BC Assessment Authority	PID 024-052-183	PID 018-828-922
Civic Address	3030 Jody Lynne Way, Campbell River, B.C. V9H 1N3	4059 Severn Road, Campbell River, B.C. V9H 1N3
Parcel Area	0.540 hectares (1.334 acres)	2.46 ha (6.08 acres)
Land Status and Condition	flat and gentle slopes, one residential dwelling, septic field and restrictive covenants	flat and gentle slopes, vacant, coniferous and deciduous forests and shrubs
SRD EAD Official Community Plan Bylaw No. 276	Country Residential (CR) requires no OCP amendment	Country Residential (CR) requires no OCP amendment
SRD Area D Zoning Bylaw No. 1404 Sec. 4.6.7	Country Residential 4 (CR-4)	Country Residential 4 (CR-4)
Environmentally Sensitive Areas and Covenants	Eagle Nest Tree (VIP61245) Stonefly Creek riparian ESA	none
Natural Hazards and Drainage	Section 125 registered covenant for flood-erosion risk	Section 125 registered covenant for flood-erosion risk
Transportation & Public Access Routes	Public roads: Jody Lynne Way & Severn Road. BC Transit stop nearby on Hwy 19A at York Road	Public roads: York Road, Jody Lynne Way & Severn Road. BC Transit stop nearby on Hwy 19A at York Road
Community Services	Electoral Area D Water Service Campbell River Fire Protection	Electoral Area D Water Service Campbell River Fire Protection
Utilities	BC Hydro, Fortis gas, internet, tel-communications available	BC Hydro, Fortis gas, internet, tel-communications available
On-site wastewater sewerage	BC Public Health Act, Vancouver Island Health Standards	BC Public Health Act, Vancouver Island Health Standards

Applicant-Owners: Maddalena & Scott Dunn, 3030 Jody Lynne Way, Campbell River, B.C. V9H 1N3

Country Residential Four (CR-4) Zone

BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991

PAGE 63

4.6.7

COUNTRY RESIDENTIAL FOUR (CR—4)

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
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

- 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 m² (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

PAGE 64

- b. Two (2) Single Family Dwellings and one (1) Secondary Suite per 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 (2,152.85 square feet), whichever is greater.

RDCS
2423

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.

SRD
498

- 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".

BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991

PAGE 65

vi) **LOT COVERAGE**

a) On any lot less than or equal to 2,500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 20% of the lot area.

RDCS 2423

 b) On any lot greater than 2,500 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, Plan VIP61244, Section 34, Township 4, Comox District, 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".

RCS
1772

End • CR-4

BYLAW NO. 1404
CAMPBELL RIVER AREA ZONING BYLAW, 1991

PAGE 57

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 m² (0.99 acres):

- 1) Agricultural use.

ii) PERMITTED ACCESSORY USES

a) On any lot:

RDCS
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

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 m² (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):

- 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
498

- 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*

PAGE 59

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
