

BYLAW NO. 602	
Bylaw Name:	Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 3
Applicant:	Comox Valley Regional District
Electoral Area:	All Electoral Areas (Except Denman and Hornby Islands)
File Number:	PJ 1CV 20
Participants:	All Electoral Areas
Purpose:	To amend the Rural Comox Valley Zoning Bylaw by fixing broken map links, correct errors and eliminate the minimum lot area requirement for keeping of chickens and beekeeping.
Amends Bylaw:	No. No. 520
Repeals Bylaw:	N/A
Staff Contact:	Brian Chow

STATUS	
Application Received	N/A
Electoral Areas Services Committee Approval:	<p>Date: February 8, 2021 Recommendation: THAT the Comox Valley Regional District Board endorse the agency referral list as outlined in Appendix C of staff report dated January 25, 2021 and direct staff to start the external agency referral process for Bylaw No. 602, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 3”;</p> <p>AND FINALLY THAT Comox Valley Regional District staff consult with First Nations in accordance with the referrals management program dated September 25, 2012.</p>
Comox Valley Regional District Board:	1st Reading: June 29, 2021
Comox Valley Regional District Board:	2nd Reading: June 29, 2021
Public Hearing:	July 21, 2021

Comox Valley Regional District Board:	3rd Reading:
Ministry of Transportation and Infrastructure:	Required: Yes Date Sent: Date Approved:
Comox Valley Regional District Board:	Final Adoption:

Comox Valley Regional District
Bylaw No. 602

**A Bylaw to Amend the “Rural Comox Valley Zoning Bylaw No. 520, 2019”
being Bylaw No. 520**

The board of the Comox Valley Regional District, in open meeting assembled, enacts the following amendments to the “Rural Comox Valley Zoning Bylaw No. 520, 2019,” being Bylaw No. 520.

Section One Text Amendment

- 1) Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019,” is hereby amended as set out in Schedule A attached to and forming part of this bylaw.

Section Two Title

- 1) This Bylaw No. 602 may be cited as the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 3.”

Read a first time this	29th	day of	June	2021.
Read a second time this	29th	day of	June	2021.
Public hearing held this		day of		202X.
Read a third time this		day of		202X.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 602, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 3,” as read a third time by the board of the Comox Valley Regional District on the ____ day of _____ 2021.

Corporate Legislative Officer

**Approved by the Ministry of Transportation and
Infrastructure this**

day of **202X.**

Adopted this

day of **202X.**

Chair

Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 602, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 3,” as adopted by the board of the Comox Valley Regional District on the ____ day of _____ 2021.

Corporate Legislative Officer

Schedule A

Section One Text Amendments

- 1) Section Two Application be amended by inserting the following item to the end of the list:

“3. Schedule B attached to this bylaw forms part of this bylaw.”

- 2) Part 200 Interpretation be amended by replacing the definition of Carriage House from:

“means a two storey building with up to 90.0 square metres of residential floor area on the second storey and non-residential floor area at grade. A carriage house is one form of accessory dwelling unit (see Section 315).”

To:

“means a two storey building with up to 90.0 square metres of residential floor area on the second storey and non-residential floor area on the first storey. A carriage house is one form of accessory dwelling unit (see Section 315).”

- 3) Part 200 Interpretation be amended by replacing the definition of Domestic Industrial Use from:

“means a use accessory to a principal residential use comprising the storage, parking, maintenance, service and repair of vehicles and equipment other than vehicles and equipment for agricultural use and includes service establishment, fabricating, manufacturing, testing, service, repairing, and maintenance of goods or materials and wholesale and retail sales accessory to the fabricating, manufacturing, warehousing, testing, service repairing, or maintenance activity but does not include motor vehicle salvage, scrap salvage, wrecking yards and bulk storage in compliance with Section 309 of this bylaw.”

To:

“means a use accessory to a principal residential use comprising the storage, parking, maintenance, service and repair of vehicles and equipment other than vehicles and equipment for agricultural use and includes service establishment, fabricating, manufacturing, testing, service, repairing, and maintenance of goods or materials and wholesale and retail sales accessory to the fabricating, manufacturing, warehousing, testing, service repairing, or maintenance activity but does not include motor vehicle salvage, scrap salvage, wrecking yards and bulk storage in compliance with Section 307 of this bylaw.”

- 4) Part 200 Interpretation be amended by replacing the definition of Home Occupation” from:

“means any trade, occupation, profession or craft carried on for remuneration or financial gain and which is accessory to the principal residential use of a lot in compliance with Section 309 of this bylaw.”

To:

“means any trade, occupation, profession or craft carried on for remuneration or financial gain and which is accessory to the principal residential use of a lot in compliance with Section 305 of this bylaw.”

- 5) Part 200 Interpretation be amended by replacing the definition of Lot line, Section 1 from:

“1. Front lot line means the lot line which is common to the lot and a highway or in a case of lots with water access only, the lot line at the natural boundary. Where two or more lot lines are common to a lot and a highway, they shall be deemed to be the front lot line.”

To:

“1. Front lot line means the lot line which is common to the lot and a highway or in a case of lots with water access only, the lot line at the natural boundary. Where two or more lot lines are common to a lot and a highway, the shortest lot line along a highway shall be deemed to be the front lot line.”

- 6) All instances of the following sentence be amended by replacing it from:

“The minimum permitted lot area for lands shown in the Zoning Bylaw layer at <http://imap2.comoxvalleyrd.ca/imapviewer/> is 4.0 hectares.”

To:

“The minimum permitted lot area for lands identified as “Properties subject to a minimum lot size of 4 hectares for subdivision” in Schedule B is 4.0 hectares.”

- 7) All instances of the following phrase be amended by replacing it from:

“On any lot 2000 square metres in area or larger: a) Domestic agriculture”

To:

“Domestic agriculture” in the same section following the last item listed under “On any lot:” and the lists be re-numbered accordingly.

- 8) Section 304(1)(i) be amended by replacing the regulation from:

“A maximum of six (6) chickens are permitted per lot.”

To:

“A maximum of six (6) chickens are permitted to be kept on lots 0.2 hectares or larger. A maximum of four (4) chickens are permitted to be kept on lots under 0.2 hectares.”

- 9) Section 304(2)(i) be amended by replacing the regulation from:
“A maximum of four (4) colonies and four (4) nucleus colonies are permitted per lot.”
- To:
- “A maximum of four (4) colonies and four (4) nucleus colonies are permitted on lots 0.2 hectares or larger. A maximum of two (2) colonies and two (2) nucleus colonies are permitted on lots under 0.2 hectares.”
- 10) Section 305(2)(ii) be amended by replacing the regulation from:
- “On a lot which is 1 hectare or greater no more than two commercial vehicles with a maximum gross vehicle weight of 26,100 kg or greater, associated with the homebased business. Commercial vehicles must be screened from adjacent lots and public roads by either vegetation, fencing, berms, or any combination thereof, which creates a solid screen.”
- To:
- “On a lot which is 1 hectare or greater no more than two commercial vehicles with a maximum gross vehicle weight of 26,100 kg, associated with the homebased business. Commercial vehicles must be screened from adjacent lots and public roads by either vegetation, fencing, berms, or any combination thereof, which creates a solid screen.”
- 11) Section 310 be amended by inserting the regulation:
- “6. Minimum fence height for a swimming pool is 1.5 metres.”
- And renumbering the remaining regulations in the list.
- 12) Section 315(2)(v) be amended by replacing the regulation from:
- “A carriage house shall not contain any floor area below grade level.”
- To:
- “The second storey of a carriage house shall not be at or below natural grade level.”
- 13) Section 401(1) be amended by deleting the following regulation
- “No person, being the owner, occupier or lessee of any land at the intersection of two highways shall place or permit to be placed or grow any tree, shrub, plant, fence or other structure with any horizontal dimension exceeding 0.6 metres within the sight triangle above an elevation such that an eye 0.9 metres above the surface of one highway cannot see an object 0.9 metres above the surface of the other highway.”
- and renumbering the remaining regulation in the list.

14) Section 901(4)(ii) be amended by moving this section:

“ii) All permitted uses listed in Section (3), Conditions of Use, shall be subject to the following conditions:

- a) No parking, loading or storage areas shall be located within 1.5 metres of any lot line.
- b) All outdoor storage use shall be screened from any abutting property zoned under Part 700, Residential Zone, in accordance with Section 310.”

To follow Section 901(3)(i) and by updating the reference text, so it becomes:

“ii) All other permitted uses shall be subject to the following conditions:

- a) No parking, loading or storage areas shall be located within 1.5 metres of any lot line.
- b) All outdoor storage use shall be screened from any abutting property zoned under Part 700, Residential Zone, in accordance with Section 310.”

15) Section 1101(1)(iv) be amended by inserting Campground as item (j) and renumbering the remaining items of the list, so that this section be changed from:

“iv) In District RFW (Resort Facilities West)

- a) Resort recreation
- b) Resort recreation facility
- c) Performing arts facility
- d) Trade, convention and conference facility
- e) Service establishment
- f) Office
- g) Restaurant
- h) Liquor Licensed establishment
- i) Retail
- j) Tourist accommodation
- k) Emergency Services, including accommodation for emergency services personnel”

To:

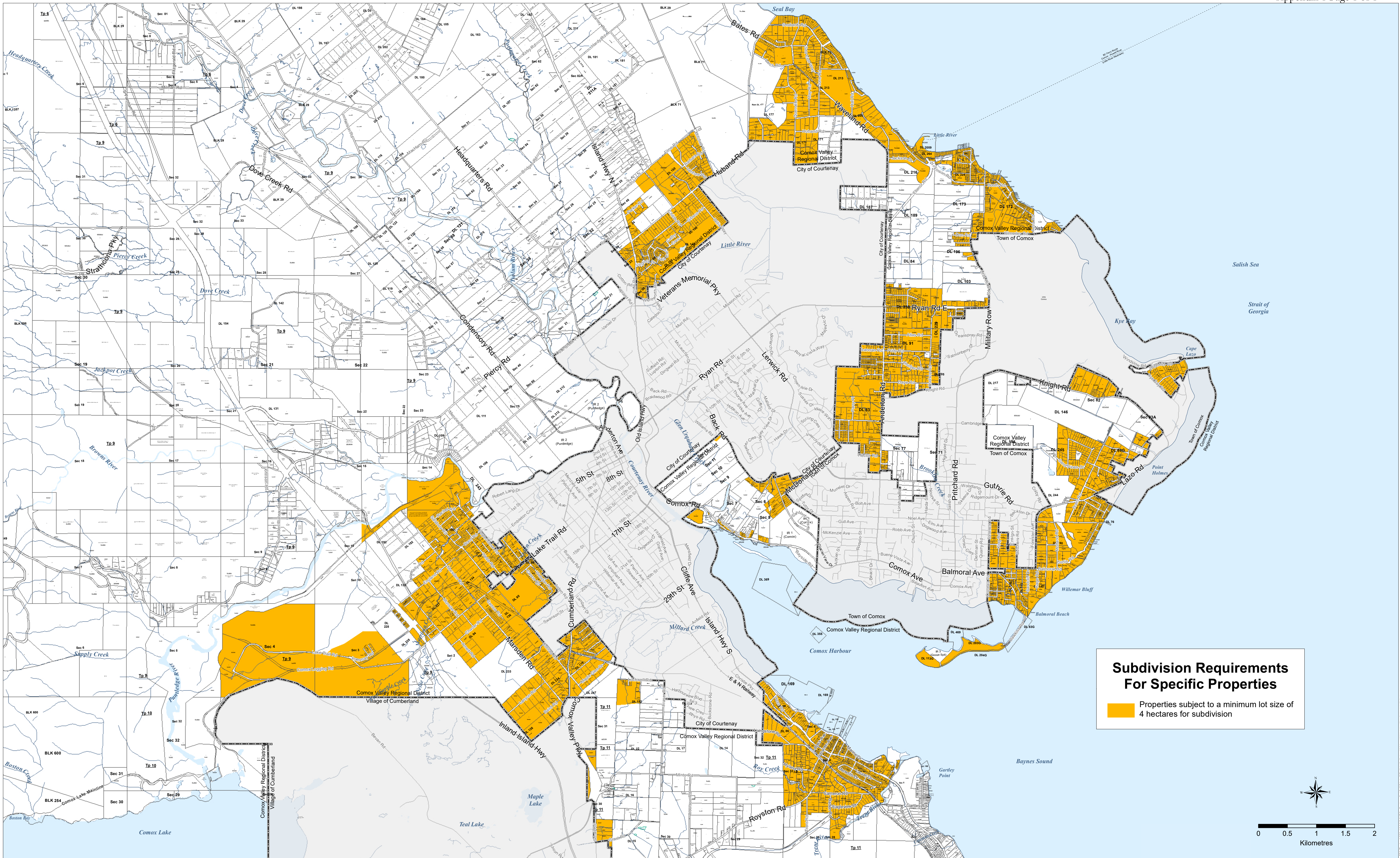
“iv) In District RFW (Resort Facilities West)

- a) Resort recreation
- b) Resort recreation facility
- c) Performing arts facility
- d) Trade, convention and conference facility
- e) Service establishment
- f) Office
- g) Restaurant
- h) Liquor Licensed establishment

- i) Retail
- j) Campground
- k) Tourist accommodation
- l) Emergency Services, including accommodation for emergency services personnel”

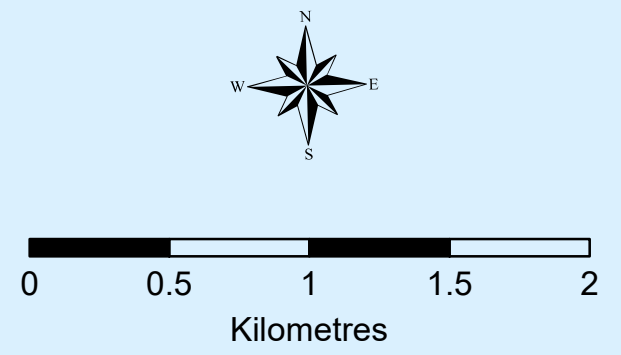
Section Two Map Amendment

- 1) The map in Appendix 1 of this bylaw is inserted as Schedule B of Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019.”
- 2) Map Schedules “A-1” to “A-13” of Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019.” be replaced by maps with the same schedules in Appendix 2.

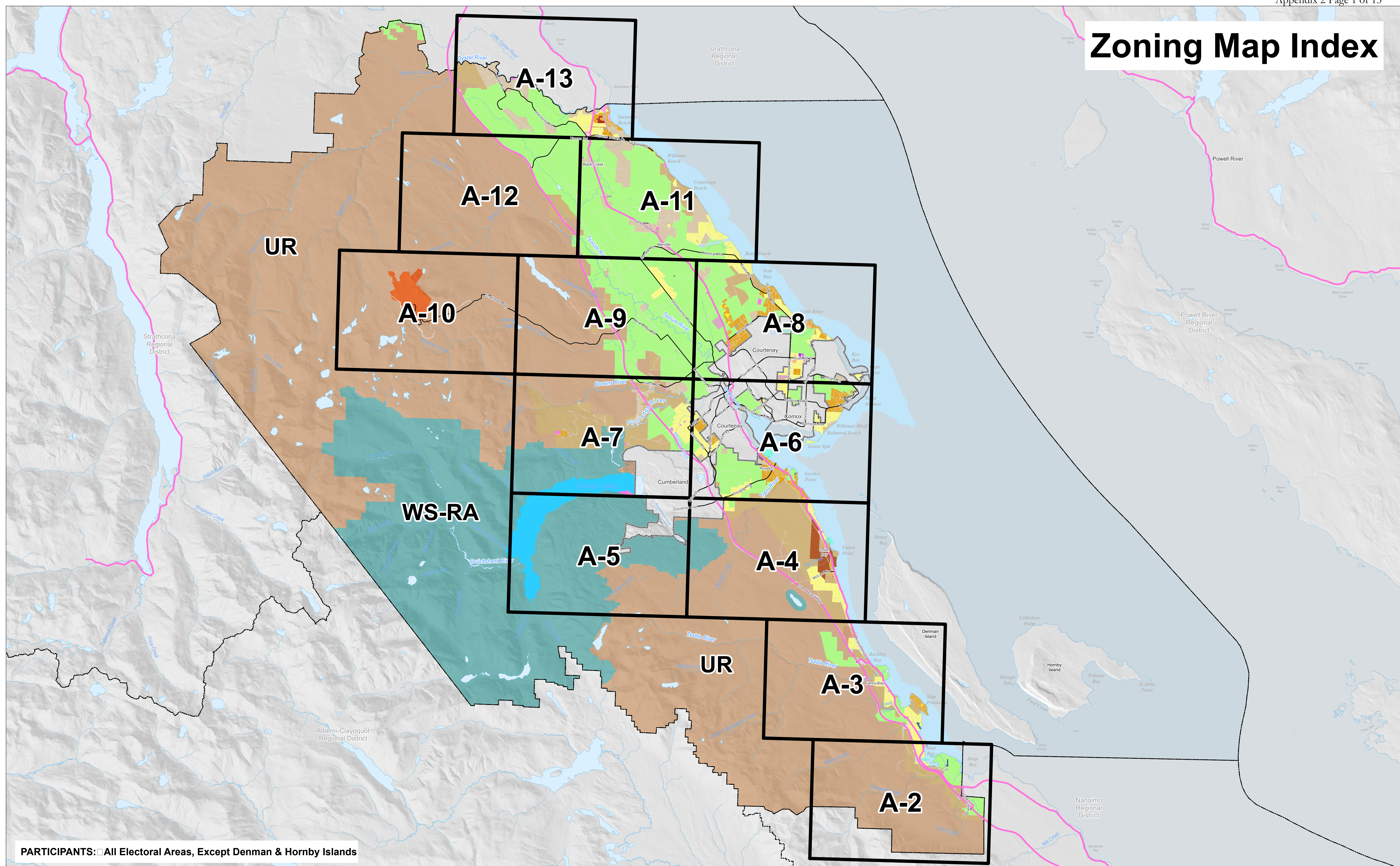


**Subdivision Requirements
For Specific Properties**

 Properties subject to a minimum lot size of 4 hectares for subdivision



Zoning Map Index



PARTICIPANTS: All Electoral Areas, Except Denman & Hornby Islands



Map 'A-1'
Rural Comox Valley Zoning Bylaw, No. 520, 2019



Rural Comox Valley Zoning Bylaw, No. 520, 2019

Part 700 - Residential Zones

- Residential One (R-1)
- Residential Rural (R-RU)
- Country Residential One (CR-1)
- Mobile Home Park (MHP)
- Residential Multiple (RM)

Part 800 - Rural/Resource Zones

- Rural Eight (RU-8)
- Rural Twenty (RU-20)
- Rural Twenty Density Bonus (RU-20DB)
- Rural ALR (RU-ALR)
- Upland Resource (UR)
- Water Supply and Resource Area (WS-RA)
- Drinking Water Protection (DWP)
- Aquaculture (AQ)
- Upland Aquaculture Facility (UAF)

Part 900 - Commercial/Industrial Zones

- Commercial One (C-1)
- Commercial One A (C-1A)
- Tourist Commercial One (TC-1)
- Tourist Commercial Two (TC-2)
- Rural Recreation One (RR-1)
- Industrial Light (IL)
- Industrial Heavy (IH)
- Industrial Marine (IM)
- Industrial Storage (IS)
- Seafood Processing One (SP-1)
- Seafood Processing Aquaculture Facility One (SPAF-1)
- Commercial Agriculture (CA)
- Saratoga-Commercial Industrial (S-CI)

Part 1000 - Assembly Zones

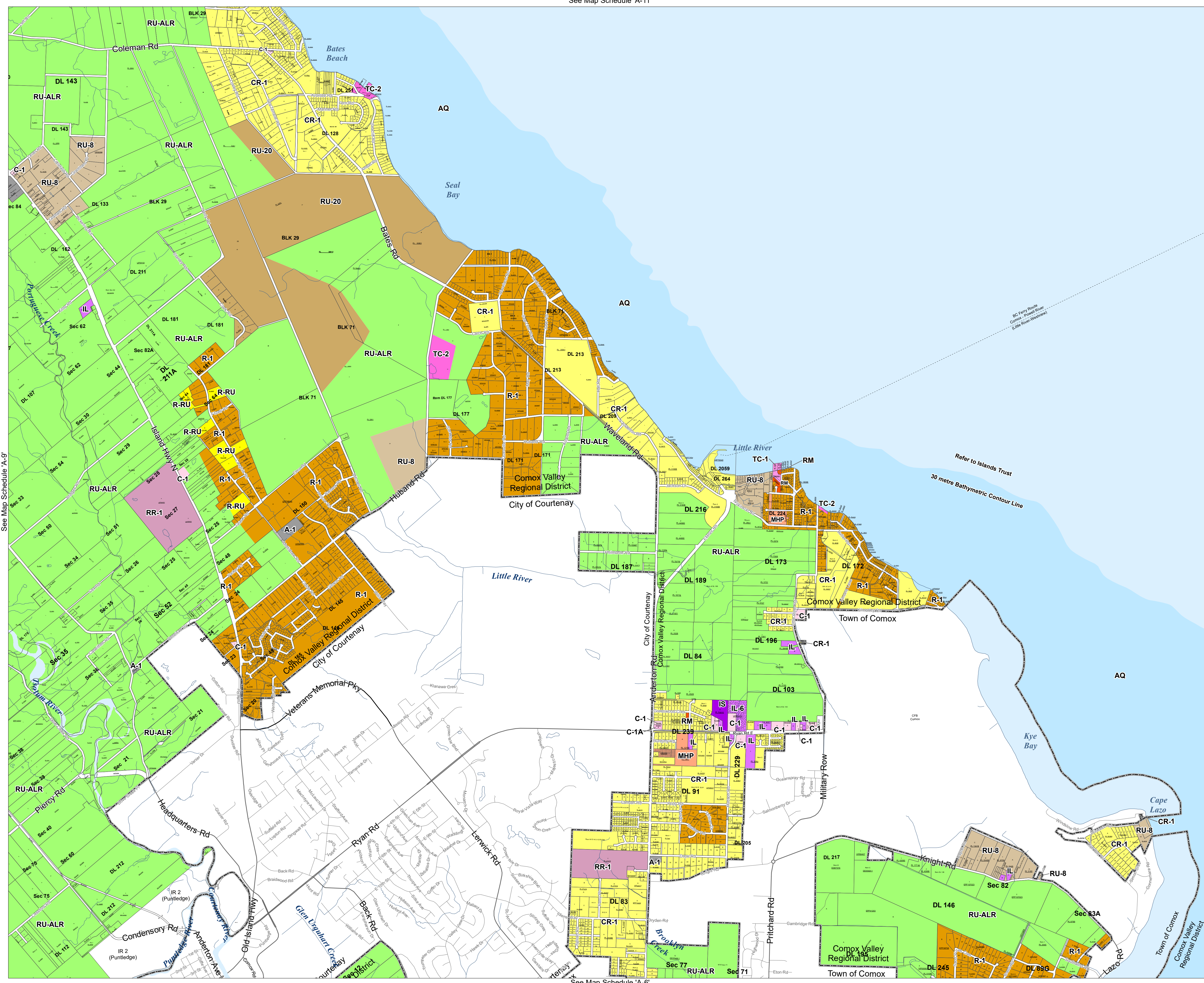
- Assembly One (A-1)
- Transportation Utility One (TU-1)

Part 1100 - Comprehensive Development Zones

- Mt. Washington Comprehensive Development Zone (MTW-CD)
- Kensington Comprehensive Development Zone (K-CD)
- Saratoga Beach Estates Comprehensive Development Zone (SBE-CD)

Part 1200 - Exceptions to Zone Designations

- Exception to Parent Zone



See Map Schedule 'A-1'

See Map Schedule 'A-9'



This bylaw shall be applicable to Electoral Areas A (excluding Denman and Hornby Islands), B and C of the Comox Valley Regional District.

This map was prepared by the CVRD for planning purposes only and is not a legal document. This map is a composite of different datasets that were developed from different methods and dates. This map should be used with caution. The CVRD is not responsible for any damages resulting from any omissions, deletions or errors.

Map Schedule 'A-8'



Rural Comox Valley Zoning Bylaw, No. 520, 2019

Part 700 - Residential Zones

- Residential One (R-1)
- Residential Rural (R-RU)
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Part 1200 - Exceptions to Zone Designations

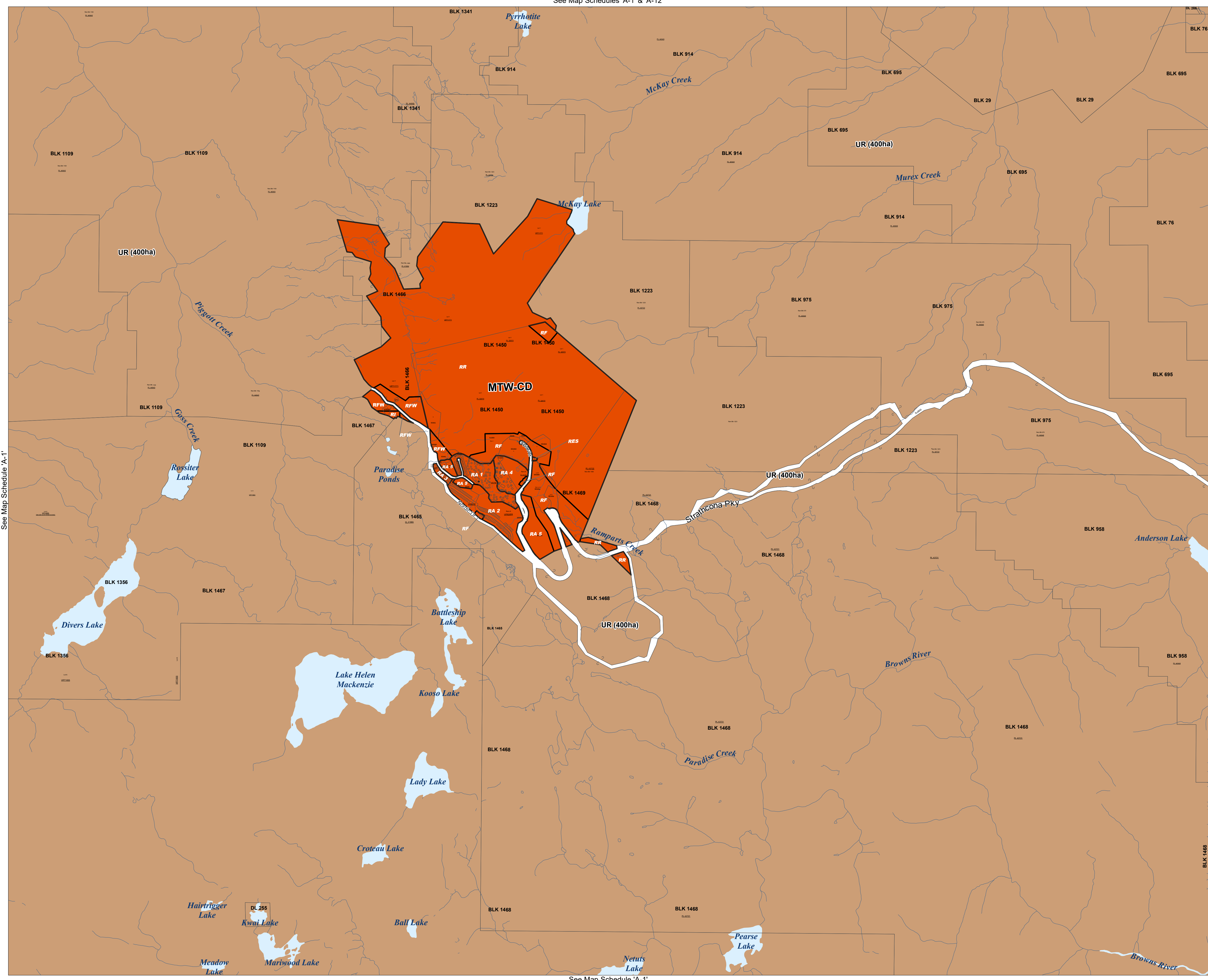
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This bylaw shall be applicable to Electoral Areas A (excluding Denman and Hornby Islands), B and C of the Comox Valley Regional District.

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Map Schedule 'A-10'



See Map Schedules 'A-1' & 'A-12'

See Map Schedule 'A-1'

See Map Schedule 'A-9'

See Map Schedule 'A-1'



Rural Comox Valley Zoning Bylaw, No. 520, 2019

Part 700 - Residential Zones

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Part 1200 - Exceptions to Zone Designations

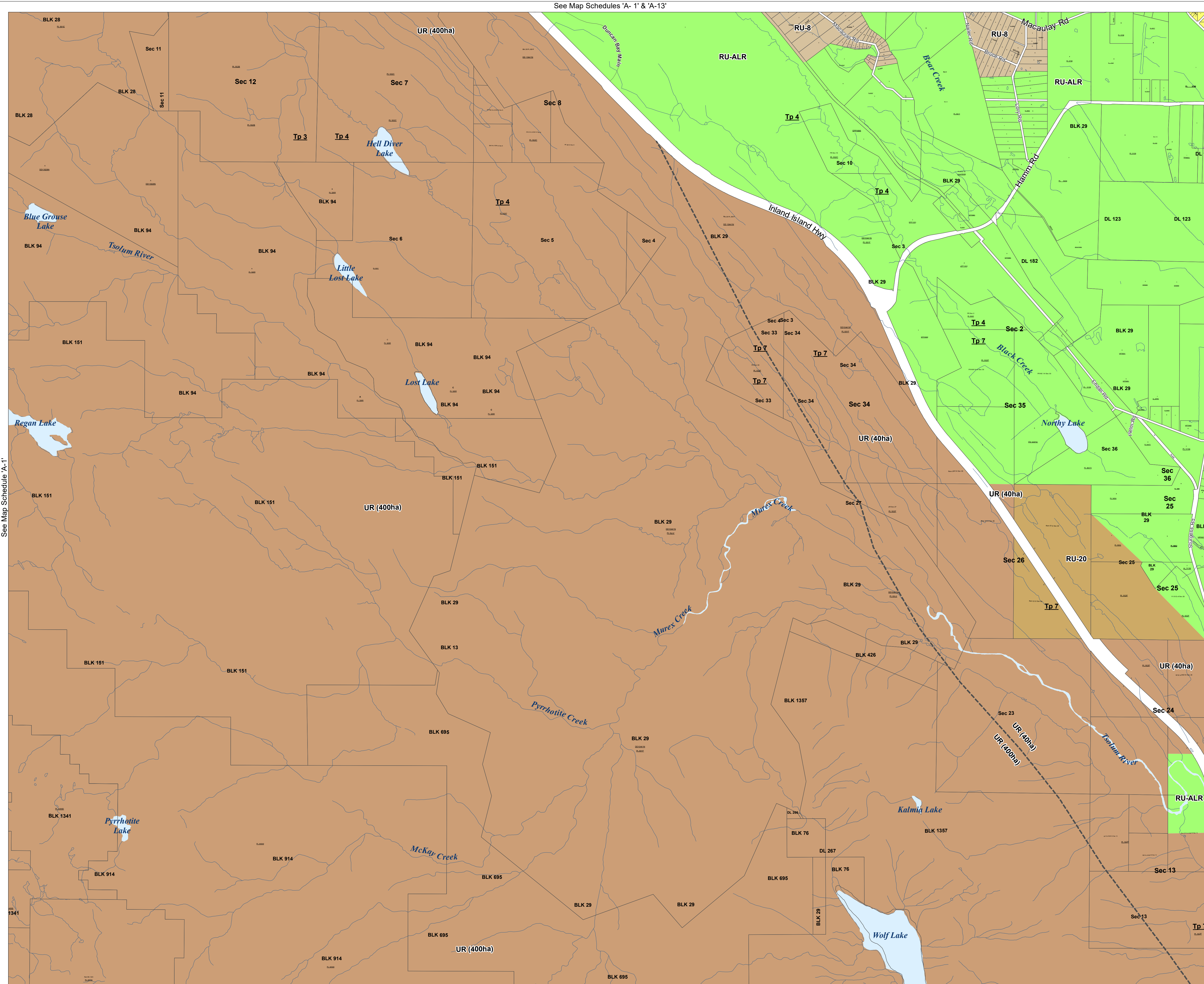
- Exception to Parent Zone



This bylaw shall be applicable to Electoral Areas A (excluding Denman and Hornby Islands), B and C of the Comox Valley Regional District.

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Map Schedule 'A-12'



See Map Schedules 'A- 1' & 'A-13'

See Map Schedule 'A-1'

See Map Schedule 'A-11'

See Map Schedules 'A-9' & 'A-10'

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