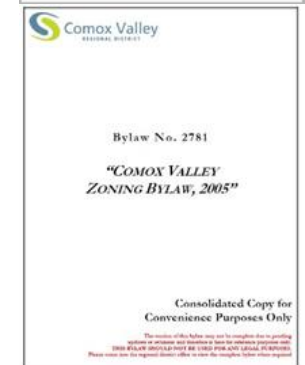
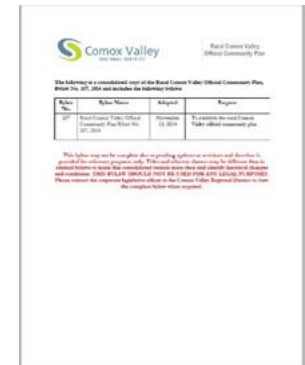


Draft Comox Valley Zoning Bylaw, Bylaw No. 520 Public Hearing Meeting

Purpose of the Zoning Review

- Ensure consistency with the RGS (adopted in 2011), OCP (adopted in 2014) and provincial legislation
- Last comprehensive update in 2005 and has been amended over 60 times
- Goal is to modernize for clarity, interpretation and administration
- Create land use regulations to reflect changing development trends and patterns
- Update mapping



What Has Occurred So Far?

- March 19, 2019, the CVRD Board approved the revised consultation plan
- June 25, 2019, the CVRD Board directed staff to begin the First Nations and external agency referral process
- July 15, 2019, the CVRD Board gave first and second reading to Bylaw No. 520 and scheduled tonight's public hearing
- To engage the public in the review staff:
 - Hosted multiple open houses
 - Updated CVRD website
 - Arranged multiple meetings with agency stakeholders and members of the public
 - Responded to many individual telephone calls and e-mails
 - Met with each Advisory Planning Commission and Agricultural Advisory Planning Commission multiple times
 - Direct mail out letters sent to land owners informing of proposed mapping changes to their specific property

Key Changes

Modernized for Clarity, Interpretation and Administration

- Removal and additions of new definitions, fence height, eliminated repetitive zones and regulations

Support Rural Living and Economic Development

- Expand Home Occupation and Domestic Industrial use provisions (e.g. commercial vehicles)

Enable Innovation through Built Forms

- To address implementation and functionality challenges to support rural living (e.g. design flexibility in the design and layout of carriage house)

Key Changes

Respond to Emerging Trends

- Capture new land use trends (e.g. permit back yard chickens, beehives and produce stands on lots 2,000 square meters or larger, permit community garden in all zones).

Protect Functioning Working Landscape

Reduce interface conflict between residential uses and active working landscape:

- Only permit residential use as an accessory use (e.g. Upland Resource zone, and Water Supply and Resource Area zone).

Key Changes

Introduce Sign Regulations

- Restrict sign area, number of signs, setbacks and height

Zoning Map

Update zoning map

- Improve accuracy of map
- Reduce split zone properties
- Reduce unused zones (e.g. Commercial Composting)

Staff's Proposed Next Steps

- Tonight's Public Hearing
- CVRD Board meeting to consider Third Reading in September 2019
- Seek MoTI approval in September 2019
- Subject to MoTI approval final adoption in October 2019