



Zoning Amendment Bylaw No. 3861, 2022

ADOPTED _____, 2022

PURPOSE

This bylaw sets out to amend Zoning Bylaw No. 3250, 2006.

The Council of the City of Campbell River enacts as follows:

PART 1: Title

1.1 This bylaw may be cited for all purposes as **Zoning Amendment Bylaw No. 3861, 2022.**

PART 2: Amendments

2.1 That Zoning Bylaw 3250, 2006 is hereby amended by:

a) Deleting the following definition from Section 3.3:

“COMMUNITY CARE and/or SOCIAL CARE FACILITY” means a facility licensed by the Provincial Government under the Community Care Facilities Act as a community care facility or social care facility, or like establishments not licensed provincially.

b) Adding the following definitions to Section 3.3:

“CHILD CARE” means the use of land, buildings or structures for the care, education or supervision of children of various ages: includes group child care, pre-school, out-of-school care and other similar child-minding services for more than 8 children.

“COMMUNITY CARE” means the use of land, buildings or structures for housing, supportive care or 24/7 supervision for people with a variety of needs, including:

- a) Adult Care Facility providing programs and daily care service and supervision by a health professional for seniors and adults with disabilities, that is licensed or funded by Provincial or Federal agencies;
- b) Assisted Living Facility providing sleeping units or dwelling units for persons aged 55 or older or for persons of any age with physical or mental health challenges and may include meals, housekeeping and other support services;
- c) Supportive Housing consisting of private rooms or self-contained units or dormitory sleeping with: individual or private or shared bathroom and kitchen; access to laundry; accessible non-clinical supports such as life skills training; and connections to primary health care, community services and mental health or substance use services; and
- d) Ancillary office uses, and social enterprise commercial uses.

“SOCIAL CARE” means the use of land, buildings or structures for the provision of services and care that are delivered on a first come, first serve basis (drop-in), for persons who require specialized care for any purpose including, but not limited to, community kitchen, food bank, provision of meals, hygiene (showers and laundry) and clothing.

“SUBSTANCE USE CARE” means the use of land, buildings or structures to provide services to the general public associated with substance use, and includes the following:

- a) harm reduction supply dispensing;
- b) overdose prevention;
- c) substance testing;
- d) witnessed consumption of substances - safe injection/inhalation; and
- e) dispensing of controlled substances.

- c) Deleting COMMUNITY CARE and/or SOCIAL CARE FACILITY as a Permitted Use in all Zones.
- d) Replacing COMMUNITY CARE FACILITY and DAY CARE in Table 4.21.1 – Parking Schedule with the following:

Development Type or Use	Required Parking Spaces
Child Care	1 per 60 square metres of FA, plus 1 per 2 employees - minimum 2 spaces for child pick-up and drop-off
Community Care	1 per 3.5 units, plus 1 per 3 employees
Social Care	1 per 60 square metres of FA, plus 1 per 2 employees
Substance Use Care	1 per 40 square metres of FA, plus 1 per 2 employees 1 per 2 employees

- e) Replace “social” with “child” in Section 5.21.2;
- f) Adding “CHILD CARE” as a Permitted Use in ALL Zones (including sub-zones) except Public Areas 3 (PA-3), Industrial Three (I-3), Industrial 4 (I-4), Comprehensive Development Zone Four (CD4) and Comprehensive Development Zone Six (CD6);
- g) Adding “COMMUNITY CARE” as a Permitted Use in the following Zones:
 - i. Commercial One (C-1)
 - ii. Commercial One A (C-1A)
 - iii. Commercial One B (C-1B)
 - iv. Commercial One C (C-1C)
 - v. Commercial Two (C-2)
 - vi. Commercial Three (C-3)
 - vii. Commercial Four (C-4)
 - viii. Commercial Four C (C-4C)
 - ix. Commercial Four D (C-4D)
 - x. Public Areas One (PA-1)
 - xi. Residential Multiple One (RM-1)
 - xii. Residential Multiple Two (RM-2)
 - xiii. Residential Multiple Three (RM-3)
 - xiv. Residential Multiple Four (RM-4)
 - xv. Jubilee Heights Neighbourhood CD (CD1)All Areas
 - xvi. Ripple Rock Neighbourhood CD (CD5)
- h) Adding the following Permitted Uses to the Commercial One (C-1) Zone:
 - (oo) “social care within land outlined on Map 1” and
 - (pp) “substance use care within land outlined on Map 1”

- i) Adding Map 1 to the Commercial One (C-1) Zone under Permitted Uses Section 5.3.1 as shown on Appendix 1;
- j) Adding “SOCIAL CARE” and “SUBSTANCE USE CARE” as Permitted Uses in the following Zones:
 - a. Commercial Two (C-2)
 - b. Commercial Three (C-3)
 - c. Commercial Four (C-4) **all**
- k) Adding the following to Section 4.0 General Provisions and Regulations:
 - 4.24 Substance Use Care
 - (a) Substance Use Care services may not be within 300 metres of a public or independent elementary, middle or secondary school
 - (b) Substance Use Care services may not be within 300 metres of another Substance Use Care service

PART 3: Severability

3.1 If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this ____th day of _____, 2022

READ THE SECOND TIME this ____ day of _____, 2022

The Public Hearing was waived this ____ day of _____, 2022

A Notice that the Public Hearing is being waived was advertised in the Campbell River Mirror this ____ day of _____, 2022

And this ____ day of _____, 2022

READ THE THIRD TIME this ____ day of _____, 2022

ADOPTED this ____ day of _____, 2020

Signed by the Mayor and City Clerk this ____ day of _____, 2020

Andy Adams, MAYOR

Elle Brovold, CORPORATE OFFICER

Appendix 1 – Map 1 to be added to Section 5.3.1 Permitted Uses in the
Commercial One (C-1) Zone



DEVELOPMENT SERVICES

Subject Area Map #1



Scale - 1:4,000

