

Q & A: ZONING BYLAW RE-WRITE



City of
**Campbell
River**

The City is preparing to revamp and update the City's Zoning Bylaw. The updating process needs public input and suggestions in order to be relevant to the needs of the community. The following questions and answers are intended to provide a brief overview of the Zoning Bylaw re-write process and impacts to the properties within the limits of the City of Campbell River.

1. What is a Zoning Bylaw?

Zoning Bylaws regulate the use of land. They can divide areas up into separate zones, each of which has permitted uses and setbacks etc. Zoning Bylaws also set out general regulations for the whole of the City, such as size of sheds, parking requirements, keeping of hens, etc.

2. What is an Official Community Plan (OCP)?

The OCP is a high level community based vision, a long range plan that sets out the character, feel and overall management of growth of the city. It establishes environmental protection areas and defines design guidelines. It is a set of guidelines and policies that are used to influence decisions and guide the direction of the City for up to 10 years. These guidelines and policies can specifically direct the decision on a development or zoning application.

3. How do Zoning Bylaws and OCPs fit together?

The Zoning Bylaw is a tool that is used by the City to implement the vision of the OCP. For example, the OCP sees the downtown core as a relatively intense retail, cultural and residential area. The Zoning Bylaw therefore must permit those types of uses to occur there including allowing for higher densities of development.

4. Why does the Zoning Bylaw need to be changed?

Provincial legislation dictates that once an OCP has been adopted, the accompanying Zoning Bylaw must be amended to reflect the new plan as laid out by the OCP and to ensure that the zone designations and general regulations of the Zoning Bylaw still work with the intentions of the OCP and not hinder or conflict with them.

The City adopted a new OCP in 2012 therefore we are obligated to update the Zoning Bylaw. This current process to update the Zoning Bylaw will ensure that land use regulations within the Bylaw will deliver the objectives of the new OCP.

5. Why do this update now?

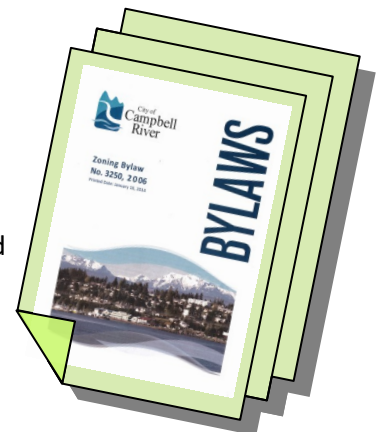
It is not only important to keep the Zoning Bylaw relevant with regular updates and re-writes, we also have the added requirement to update the Zoning Bylaw so that it complies with the intentions and broad designations of the NEW Official Community Plan (OCP) that was adopted in 2012.

6. I own property in the City - will it affect me?

Yes. The anticipated changes to the Zoning Bylaw potentially affect anybody who owns property within the city limits. A change to current zones could result in greater or fewer uses being permitted on your property or your neighbours' property.

7. Will it affect my property value?

Where property values are dependent on the use of the land, a change to the permitted uses may increase or decrease the value or it may remain the same. It is not the intention of the Zoning Bylaw rewrite to influence the value of a property in anyway.



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Continued:

8. Will it affect my taxes?

Again if the permitted uses on your property change there is the potential that your tax rate may change. This would only happen if a significant use change was made on your property.

9. Can I get compensation if my property loses value?

No. As the Zoning Bylaw Rewrite is a City-wide change and not all properties are affected equally there is no compensation opportunities provided the changes made with the Zoning Bylaw rewrite does not deny someone the use of their land. (Sec 914 of the *Local Government Act*)

10. Will I be notified if my property zone is changed?

For large-scale zoning reviews (a change affecting more than ten properties) no individual property owner notification is required., Instead the City is required to notify the 'City as a Whole' by advertising in the local newspapers at various stages of the Zoning Bylaw rewrite process in accordance with Provincial legislation.

11. How can the City change my zoning without telling me?

Zoning is an established power that the Province of BC has gives to Local Governments such as the City of Campbell River and it is the primary means by which the use of land is regulated and controlled. Council is given the power to set zoning requirements in a broad manner in order to effectively meets the needs of the community.

12. Will I be "grandfathered"?

Any buildings or uses that lawfully exist at the time of a zoning change but which do not comply with a change are automatically "grandfathered" and become "legal non-conforming". This status remains until the use ceases or the building is destroyed or demolished. You will not be required to tear down or remove a building with the changes to the Bylaw.

13. How can I have my say?

The Zoning Bylaw review is conducted with public input at a number of stages, and people's comments and concerns will be reflected in the changes. In drafting the new bylaw, Council and City staff will be listening to peoples' experiences and preferences through a variety of open houses, public hearings and other consultation events.

14. What if I disagree with the changes?

As with all broad-based decisions and directions set by Council, there will always be disagreements and not everyone will be satisfied. The final Bylaw will be drawn up to best reflect the broadest needs of the property owners and their interests. Council has and will continue to have the right and opportunity to consider requests for rezoning or variance applications on a case-by-case basis.

Where can I get more information?

The City's website contains full details of the zoning bylaw review. Alternatively, you can come in and speak to Land Use Services staff on the 2nd floor at City Hall.



For more information visit www.campbellriver.ca or contact the **Land Use Services Department** at

planning@campbellriver.ca or phone 250-286-5726