



# PUBLIC HEARING – HAVE YOUR SAY

## MONDAY MARCH 8, 2021 @ 6:30 P.M.

**DATE: February 12, 2021**

**DETAILS:** The purpose of this application is to rezone from Residential Multiple One (RM—1) to Residential Two (R-2) to allow duplexes.

**LEGAL DESCRIPTION:** LOT F, DISTRICT LOT 76, SAYWARD DISTRICT, PLAN 30745 (civically known as 2141 WILLIS RD).

**VIEW A COPY OF THE BYLAW NO. 3812, 2021**

The Council Report and Bylaw are available online at: <https://bit.ly/2MX43j9>

Please contact the file manager for additional information on this application.

**File number is:** P2000091

### PROVIDE COMMENTS

- **Speak during the public hearing.**

To reduce the risk of spreading COVID-19, we currently use online technology for public participation.

For more information, and to register, please contact the City Clerk's office by email to [info@campbellriver.ca](mailto:info@campbellriver.ca) or call 250-286-5700.

- **Send written comments quoting file number P2000091 no later than 4 p.m., Wednesday, Mar. 3, 2021** to the Development Services Department or email [planning@campbellriver.ca](mailto:planning@campbellriver.ca)

### PLEASE NOTE

***Public hearings are recorded and broadcast through the City's website. All correspondence submitted will be published as part of the public record when this matter is before Council or a Committee of Council.***

The author's address is considered relevant and will be included. Do not provide a phone number or email address if you wish to keep this personal information private.

***Council is prohibited from receiving any further information after a public hearing.***

For more information, please contact ERIN MUNSIE at 250-286-5768 or via email at [erin.munsie@campbellriver.ca](mailto:erin.munsie@campbellriver.ca).

A handwritten signature in black ink, appearing to read "Erin Munsie".

ERIN MUNSIE,  
*Planner I*  
Development Services



## Zoning Amendment Bylaw No. 3812, 2021

ADOPTED \_\_\_\_\_, 2020

### 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. 3812, 2021 (2141 Willis Road)**.

**PART 2: Amendments**

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

- a) THAT, LOT F, DISTRICT LOT 76, SAYWARD DISTRICT, PLAN 30745 (2141 Willis Road) be rezoned from Residential Multiple One (RM-1) Zone to Residential Two (R-2) Zone; and
- b) THAT the Zoning Map referred to as Schedule “B” of Zoning Bylaw No. 3250, 2006 shall be amended accordingly, as shown on Map Schedule ‘A’ attached herein and forming part of this Bylaw.

**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 8<sup>th</sup> day of February, 2021

READ THE SECOND TIME this 8<sup>th</sup> day of February, 2021

The Public Hearing was Advertised in two issues of the Campbell River Mirror this 23<sup>rd</sup> day of February, 2021

And this 3<sup>rd</sup> day of March, 2021

The virtual Public Hearing was held this \_\_\_\_\_ day of \_\_\_\_\_ 2020

READ THE THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2021

APPROVED by the Minister of Transportation and Infrastructure this \_\_\_\_\_ day of \_\_\_\_\_ 2021

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2021

Signed by the Mayor and City Clerk this \_\_\_\_\_ day of \_\_\_\_\_ 2021

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MINISTER OF TRANSPORTATION AND  
INFRASTRUCTURE

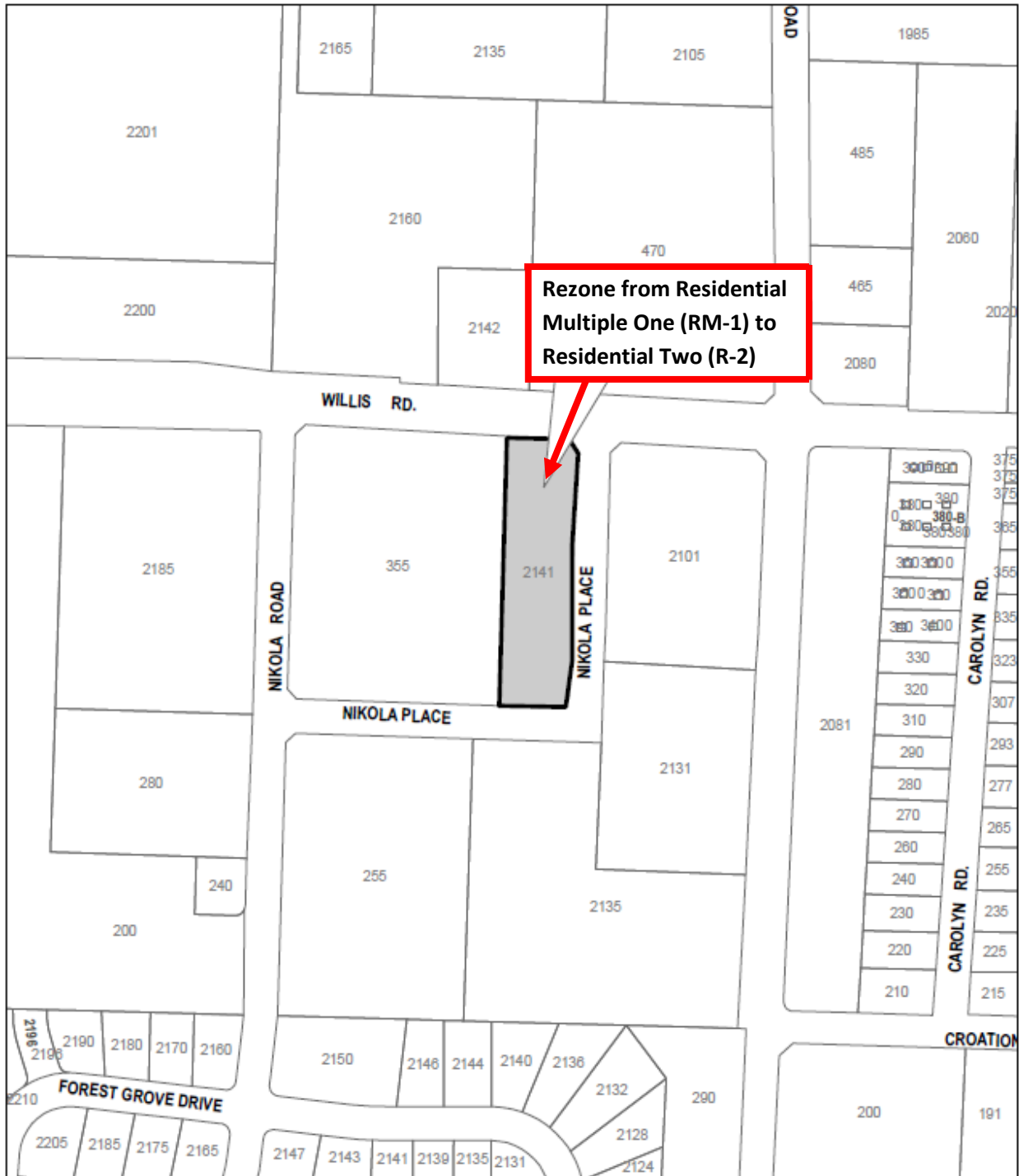
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Andy Adams, MAYOR

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Elle Brovold, CORPORATE OFFICER

# SCHEDULE 'A'



## Marie Dube

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**From:** Dave & Irene Fyfe - North Island Guide Outfitters [REDACTED]  
**Sent:** March 2, 2021 7:53 PM  
**To:** planning  
**Cc:** [REDACTED]  
**Subject:** Neighborhood Response to Development Proposal 2141 Willis Rd - Mar 2-2021  
**Attachments:** NEIGHBORHOOD RESPONSE TO DEVELOPMENT PROPOSAL 2141 WILLIS RD-MAR2-2021.pdf

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

March 2, 2021

Attention: Development Services Department

Re. File Number P2000091

Please find attached comments on the Rezoning Application to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2). The property owners who are adjacent to the proposed development and who are listed below have a number of concerns that we feel must be addressed prior to development of the property. The proposed project in no way maintains the existing character of the neighborhood, and we respectfully request that our concerns be considered and that any development of the property fit with the current character of the neighbourhood. There are a number of other concerns outlined in the document, and we look forward to our opportunity to work together to find a solution to the development proposal that works for all parties.

*Sincerely,  
Bub Chappel  
Arthur & Barbara White  
Dave & Irene Fyfe  
Susan Lange  
Lorne & Krista Sandberg  
Dan & Wendy Telosky*

February 27, 2021

**RE: Rezoning Application to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2) – File No. P2000091**

The property owners in the neighbourhood of 2141 Willis Road are opposed to the rezoning of this property. It should be noted that we are not in any way opposed to development of the property, and in fact are happy to see it be developed in a manner that is consistent with the character of our neighbourhood. We do not wish to cause any hardship to the developers, but also do not feel that the current proposal shows respect to the existing residents, as it would significantly alter the character of our neighbourhood. This is a neighbourhood of estate-style properties, adjacent to farms and other family businesses. The proposed densification of this property and the number of units that would be allowed does not fit the character of this neighbourhood.

We recognize that there is a need for affordable housing in Campbell River, but there is already plenty being built in our area, in self-contained strata properties. We are concerned about the densification of the property at 2141 Willis Road and the number of units that are being proposed. We feel that there are at least twice as many units proposed as what should be considered to maintain the character of the neighbourhood.

**Discussion Points from the Report/Recommendation to Council, which received first and second reading at the February 8, 2021 Council Meeting:**

**Executive Summary:**

*“The benefit to the applicant to change to a R-2 Zone is the reduced setback requirements compared to the RM-1 Zone.”*

Concern: Reducing the setback will make these properties non-conforming to the existing neighbourhood. The fully established surrounding properties are large homes with shops and a shake mill and sawmill. They have large setbacks with very few options for future development where the properties front onto Nikola Place. The development of these duplexes will alter the neighbourhood in such a way that the existing homes and businesses are the ones that no longer fit the character of the neighborhood. Does the benefit to the developer supersede the benefit of the existing residence?

**Zoning analysis:**

*“As stated in the applicant’s letter of intent, the rationale for requesting the rezoning is to utilize the reduced front, back and side yard setbacks of the R-2 zone (setback comparison provided in Attachment #4) to allow for a more efficient use of land per lot.”*

Concern: We believe that the developer asking for changes to setbacks to justify the rezoning from RM1 to RM2 is to maximize profitability. The proposed density and reduction of front and side setbacks will

change the character of this neighbourhood. The existing properties all have large homes with large setbacks which eliminate the need for street parking.

The proposed density of duplexes with minimal setbacks would require residents to park in the street and on the lawns in front of our homes. Allowing 5m setbacks does not provide parking large enough for a pickup truck in the driveways and will force them to park on the streets. With the density proposed, and if the developer is only required to develop to the centre line of the residential road, there will not be sufficient street parking in front of the proposed narrow duplex lots. It is likely that overflow parking will be forced into the adjacent streets - Willis Rd (a main artery with little shoulder) or Nikola Place, on to the boulevard in front of existing homes. This will have a significant impact on the current character of the neighbourhood and the existing residents.

### Official Community Plan:

*"This designation has the objective to support a range of low to medium density housing while maintaining existing character, accommodating new growth through **sensitive infill** and providing a range of housing types. Relevant policies for new development in the "Neighbourhood" designation include:"*

*"5.23 Maintain existing neighbourhood character or revitalize/renew an area of which is identified as in need."*

Concern: This subdivision does not in any way maintain the existing character of the existing neighbourhood. Although this area is slated as a preferred area for growth and development, it is certainly not an area that is "in need of revitalization or renewal". The existing homes and properties are of high quality and upkeep.

*"5.23.1 Infill development will consider the density, massing, design, and character of the project in relation to overall densities and general character of the surrounding area.:"*

Concern: There is very little opportunity and/or desire for the existing properties to redevelop to meet the characteristics of the proposed development. If the proposed development is approved, either the new development or the existing properties will be out of place. It is not fair to the existing properties to allow for a new development of this density in this location.

*"Although this rezoning could potentially reduce the diversity of allowable housing options on the property (eliminating triplexes and apartments as a potential use), the restriction of single-family residence with suites and duplexes would ensure the current residential character of the neighbourhood is maintained. This type of residential infill development would be consistent with the surrounding land uses and residential character of the area, which is predominantly single-family residences".*

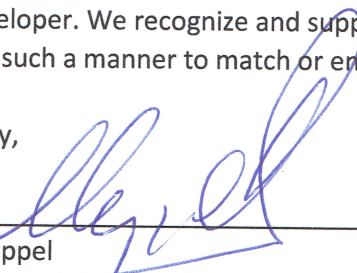
Concern: The restriction to single-family dwellings does not ensure that the current residential character of the neighbourhood is maintained. While the existing estate-style properties are single-family residences, they are large properties, most several acres in size. The infill proposal to squeeze 20 residences on to one of the existing properties is NOT consistent with the residential character of the neighbourhood. If approved, the units would be surrounded by a sawmill directly behind the property

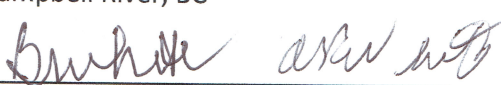


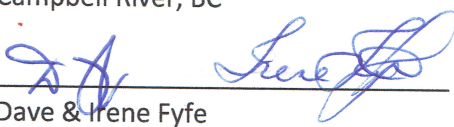
(the residents would likely complain of the noise), a shake mill and horse pasture across Willis, 3-acre and 2.7-acre parcels with large homes and shops across the street, and two large 5-acre farm properties and businesses on the other side of Nikola Place.

We, the residents and owners of the properties adjacent to the proposed development, ask that Council strongly consider the impacts that the decision to allow the proposed density of this development will have on the existing neighbourhood. We are not opposed to development of this property but believe that there are other options that will allow for development in a manner that would still be profitable to the developer. We recognize and support the need for housing for our community, but ask that it be done in such a manner to match or enhance the character of existing residences.

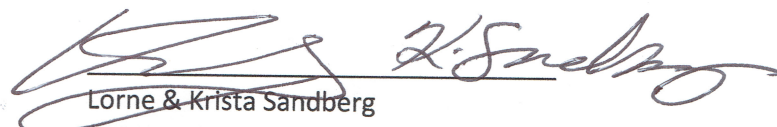
Sincerely,

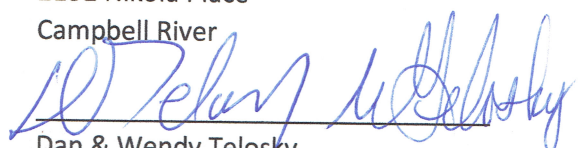
  
\_\_\_\_\_  
Bub Chappel  
2101 Nikola Place  
Campbell River, BC

  
\_\_\_\_\_  
Arthur & Barbara White,  
355 Nikola Road  
Campbell River, BC

  
\_\_\_\_\_  
Dave & Irene Fyfe  
2135 Nikola Place,  
Campbell River, BC

  
\_\_\_\_\_  
Susan Lange  
2133 Nikola Place  
Campbell River

  
\_\_\_\_\_  
Lorne & Krista Sandberg  
2131 Nikola Place  
Campbell River

  
\_\_\_\_\_  
Dan & Wendy Telosky  
255 Nikola Road  
Campbell River, BC

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# City of Campbell River Report/ Recommendation to Council

Date: January 18, 2021 File No. P2000091  
Submitted by: Development Services Department, Development Planning  
Subject: Rezoning Application to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2).

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## Purpose / Introduction

The purpose of this report is to process a rezoning application to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2).

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## Recommended Resolutions

**THAT Zoning Bylaw 3812, 2021 to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2) be given First and Second Reading;**

**THAT an electronic Public Hearing be scheduled; and**

**THAT adoption of Zoning Bylaw 3812, 2021 be conditional upon registration of the proposed 10-lot, fee-simple subdivision.**

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## Executive Summary

A Zoning Bylaw Amendment application at 2141 Willis Road is proposed to rezone the property from Residential Multiple One (RM-1) to Residential Two (R-2) to allow for 10 duplexes. The applicant has applied for a 10-lot, fee-simple subdivision for this property, which if approved, would allow for two dwelling units per lot for a total of 20 dwelling units regardless if the property is zoned RM-1 or R-2. The benefit for the applicant to change to a R-2 Zone is the reduced setback requirements compared to the RM-1 Zone. As the number of allowable dwelling units will not differ if the property is zoned RM-1 or R-2 (assuming the 10-lot subdivision is approved), recommendation to give First and Second Reading has therefore been provided. Should this application be given Third Reading, it is recommended that adoption be conditional on registration of the proposed 10-lot subdivision at the land title office in order to ensure the density potential of this property is not significantly reduced should the subdivision not proceed.

## Background

The City has received an application from Highland Engineering Services Ltd., on behalf of the owners, Nicola Properties Ltd, to rezone 2141 Willis Road from RM-1 to R-2 to allow for the development of 10 duplexes.

Following rezoning, the applicant intends to subdivide the property, into 10 fee-simple lots (Attachment #2), which would allow for a maximum density potential of 20 dwelling units regardless if the lots are zoned RM-1 Zone (existing) or the R-2 Zone (proposed).

## Report/Recommendation to Council

Rezoning Application to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2).

January 18, 2021

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## Discussion

The subject property is primarily a wooded lot with one non-confirming ancillary building, one shipping container and one recreational vehicle located close to Willis Road. The property is located in the Quinsam Heights neighbourhood and is surrounded by large multi-residential (RM-1) properties to the north, east, and south and a large Residential Estate One (RE-1) property to the west (Attachment #1). Although the surrounding properties are quite large and are zoned for multi-residential dwellings, many only have one or two dwelling units on them at present. The subject property is 6,340m<sup>2</sup> in area and is located approximately 375m east from the intersection of Willis Road and the Inland Island Highway. The applicant's rationale for rezoning is attached (Attachment #3).

### Zoning Analysis

Based on the current size of the lot and the sizes of the proposed subdivided lots (ranging from 616m<sup>2</sup> to 726m<sup>2</sup>), staff anticipate that future development should comply with the lot size, yard setbacks, parking requirements and maximum density allowance for the R-2 *Zoning Bylaw* requirements. Zoning conformance will be evaluated again at the building permit stage when site plans and building drawings are submitted. Full zoning compliance for the proposal is shown in Attachment #4. For quick reference, Table #1 below shows the density potential of the current RM-1 zone compared to the proposed R-2 zone for the property with and without the 10-lot subdivision.

**Table #1 – Density Potential**

<b>Max Density</b>	<b>RM-1 Zone (Current)</b>	<b>R-2 Zone (Proposed)</b>
No Subdivision	16 dwelling units	2 dwelling units*
With Subdivision	20 dwelling units	20 dwelling units

\*Rezoning requires completion of subdivision to realize maximum density potential.

As stated in the applicant's letter of intent, the rationale for requesting the rezoning is to utilize the reduced front, back and side yard setbacks of the R-2 zone (setback comparison provided in Attachment #4) to allow for a more efficient use of land per lot. The change in zoning would also reduce the allowable lot coverage from 50% in the RM-1 zone to 35% in the R-2 zone as well as reduce the building height from 10.0m to 8.0m.

### Rezoning Option vs. Development Variance Permit Option

Instead of rezoning the property prior to subdivision to achieve the reduced setbacks of an R-2 Zone, the applicant could have applied for a blanket Development Variance Permit (DVP) to reduce the setbacks of the parent lot. As DVPs are tied to the land, the DVP would be included on the title of each child property when it is subdivided. As DVPs have a time restriction of two years from issuance, the risk of this option is that the DVP may expire before the subdivision is completed or before development occurs on any one of the newly created lots. If the DVP expired prior to development occurring on one or more of the lots, the landowners at that time may be required to reapply for a DVP or rezone their individual lots. As such, the option to rezone prior to subdivision was selected.

## Report/Recommendation to Council

Rezoning Application to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2).

January 18, 2021

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### Official Community Plan (OCP)

This property is designated “Neighbourhood” in the OCP. This designation has the objective to support a range of low to medium density housing while maintaining existing character, accommodating modest new growth through sensitive infill and providing a range of housing types. Relevant policies for new development in the “Neighbourhood” designation include:

- 5.22.5** Permit small lot sub-division and clustered densification in established areas in an effort to increase affordable housing stock.
- 5.23** Maintain existing neighbourhood character or revitalize/renew an area of which is identified as in need.
  - 5.23.1** Infill development will consider the density, massing, design and character of the project in relation to overall densities and general character of the surrounding area.

Although this rezoning could potentially reduce the diversity of allowable housing options on the property (eliminating triplexes and apartments as a potential use), the restriction of single-family residence with suites and duplexes would ensure the current residential character of the neighbourhood is maintained. This type of residential infill development would be consistent with the surrounding land uses and residential character of the area, which is predominantly single-family residences.

If the subject property remained as one parcel of land, this proposed rezoning would be considered a “down-zoning”, which would reduce the density potential of the property. Based on the City’s current and future housing stock demands, our need for diverse housing options, and this property’s location along an identified transportation corridor where infill development is encouraged, this reduction of density potential on the property could be of concern. However, since a proposed 10-lot subdivision application has already been submitted, staff is encouraged that the density potential (20 dwelling units) of the land once subdivided should not be impacted as the total allowable dwelling units will be the same regardless if the 10-lots are zoned RM-1 or R-2. At this time, completion of the subdivision is not guaranteed so to protect the density potential of the property, staff will be recommending that adoption of this rezoning be tied to subdivision completion.

### Requirement to Register Subdivision

If no subdivision is approved, this rezoning would reduce the current allowable dwelling units from 16 dwelling unit to two dwelling units. It is recommended that adoption of this rezoning be conditional on registration of the proposed 10-lot subdivision at the land title office. This will ensure that the maximum density potential of this property is preserved, and this rezoning does not significantly reduce the density potential of the property if the 10-lot subdivision is never completed.

Therefore, this proposal aligns with the OCP’s ‘Neighbourhood’ policy objectives and is appropriate for promoting small lot subdivision in established areas and along transportation corridors while still being consistent with the surrounding land uses and neighbourhood character of the area.

## **Report/Recommendation to Council**

Rezoning Application to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2).

January 18, 2021

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## Options

### **Option 1:**

**THAT *Zoning Bylaw 3812, 2021* to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2) be given First and Second Reading;**

**THAT an electronic Public Hearing be scheduled; and**

**THAT adoption of *Zoning Bylaw 3812, 2021* be conditional upon registration of the proposed 10-lot, fee-simple subdivision.**

This option allows the application to proceed with First and Second Reading and Council to direct staff to add the application to the electronic Public Hearing agenda scheduled for March.

### **Option 2:**

**THAT *Zoning Bylaw Amendment Bylaw No. 3812, 2021* be deferred and additional information be requested.**

This option allows Council to request additional information prior to making a decision on the application. It is requested that Council outline what additional information is required prior to granting First and Second Reading.

### **Option 3:**

**THAT *Zoning Bylaw Amendment Bylaw No. 3812, 2021* be denied.**

This option allows Council to deny bylaw consideration of the application. This decision would close the file and First and Second readings would not be granted.

## Financial /Operational Considerations

There are no financial or operational considerations at this time.

## Communications

The City's *Procedures Bylaw No. 3266, 2006* requirement for applicants to host Neighbourhood Public Meetings has been temporarily postponed due to the COVID-19 pandemic; therefore, one was not held for this rezoning application.

Also pursuant to the *Planning Procedures Bylaw*, a Public Notification Sign for the rezoning has been posted on the property (see Attachment #5).

### Future Public Notification

Should Council give First and Second Reading to the Zoning Bylaw amendment, and direct staff to arrange an electronic Public Hearing, the City will advertise a Public Hearing in two consecutive issues of the local newspaper in addition to notifying property owners within a 100m

## Report/Recommendation to Council

Rezoning Application to rezone 2141 Willis Road from Residential Multiple One (RM-1) to Residential Two (R-2).

January 18, 2021

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radius of the site, which will include an opportunity to provide written correspondence to Council. If this application proceeds through First and Second Reading, an electronic Public Hearing will be scheduled in March. At this time, the City has not received any public correspondence regarding this rezoning.

## Conclusion

The proposed *Zoning Bylaw Amendment* is consistent with the OCP Neighbourhood's policy objectives and would not have an adverse impact on the neighbourhood. The applicant's intent is to rezone the subject property from RM-1 to R-2 then to subdivide the property into 10 fee-simple lots. This rezoning would allow for a total of up to two dwelling units on the 10 new parcels for a total of 20 dwelling units, which is equivalent to the 20 dwelling units allowed within the RM-1 zoning should the proposed subdivision be approved without the rezoning. If no subdivision is approved, this rezoning would reduce the allowable dwelling units from 16 dwelling unit to two dwelling units. In order to ensure the rezoning does not significantly reduce the density potential of the property, staff will recommend at Third Reading that adoption be conditional on registration of the proposed 10-lot subdivision at the land title office. Therefore, it is recommended that First and Second Reading be given to *Zoning Bylaw Amendment 3812, 2022* and the application proceed to virtual public hearing.

## Attachments

1. Subject Property Maps (2 pages)
2. Proposed Subdivision Lot Layout (1 page)
3. Project Rationale (1 page)
4. Zoning Compliance Table (2 pages)
5. Rezoning Sign Photo (1 page)
6. *Zoning Amendment Bylaw 3812, 2021* (4 pages)

<b>Prepared by:</b>	<b>Reviewed by:</b>
 Erin Munsie, B.A. Planner I	 Andy Gaylor, MCIP, RPP Development Planning Supervisor
<b>Reviewed for Form and Content / Approved for Submission to Council:</b>	
 Deborah Sargent, MCIP, RPP City Manager	

ATTACHMENT #1  
SUBJECT PROPERTY MAPS  
(2 pages)

# Subject Property Map

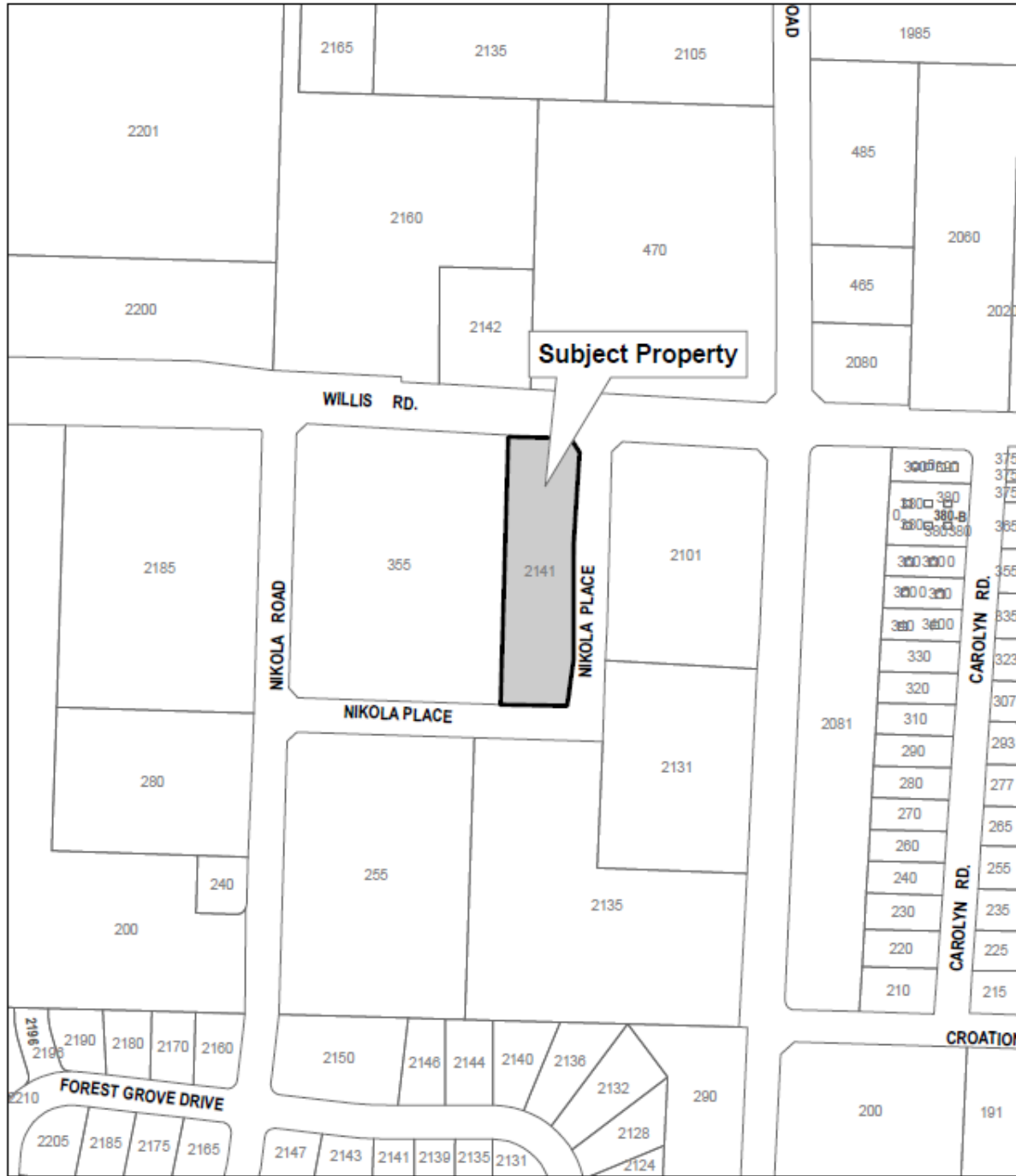


**CITY OF CAMPBELL RIVER**  
**DEVELOPMENT SERVICES**

**Subject Property Map**  
**2141 Willis Rd.**  
**P20-91 ZON**

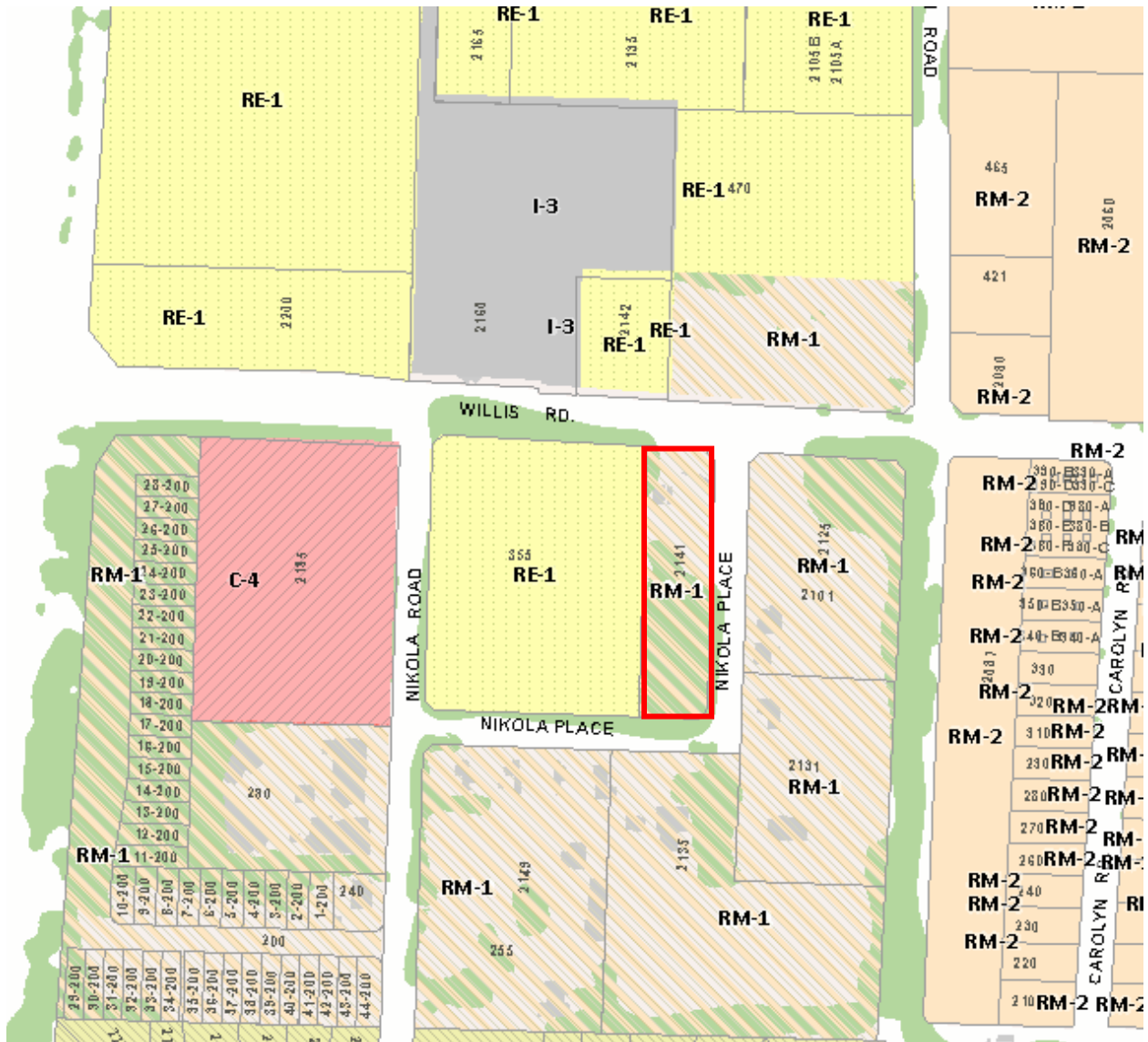


Scale - 1:3,000





# Zoning Map



ATTACHMENT #2  
PROPOSED SUBDIVISION LOT LAYOUT  
(1 page)

**PROPOSED REZONING OF:  
LOT F, DISTRICT LOT 76, SAYWARD DISTRICT, PLAN 30745.**

EXISTING ZONE : RM-1  
 P. I. D. : 001-226-142  
 CIVIC ADDRESS : 2141 WILLIS ROAD, CAMPBELL RIVER, BC.  
 SCALE 1:500 ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF

0 5 10 20 30 40 50  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 290mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

**LOT 1**  
 AREA = 726 m<sup>2</sup>  
 EXTERIOR SIDE YARD SETBACK: 4.5 m  
 SIDE YARD SET BACK: 1.5 m  
 REAR YARD SETBACK: 7.0 m  
 FRONT YARD SETBACK: 5.0 m

**LOTS 2 THROUGH 8**  
 AREA = 616 m<sup>2</sup>  
 SIDE YARD SET BACK: 1.5 m  
 REAR YARD SETBACK: 7.0 m  
 FRONT YARD SETBACK: 5.0 m

**LOT 9**  
 AREA = 651 m<sup>2</sup>  
 SIDE YARD SET BACK: 1.5 m  
 REAR YARD SETBACK: 7.0 m  
 FRONT YARD SETBACK: 5.0 m

**LOT 10**  
 AREA = 651 m<sup>2</sup>  
 EXTERIOR SIDE YARD SETBACK: 3.5 m  
 SIDE YARD SET BACK: 1.5 m  
 REAR YARD SETBACK: 7.0 m  
 FRONT YARD SETBACK: 5.0 m

**REZONING COMPLIANCE TABLE**

PROPOSED ZONE - R-2  
 MINIMUM LOT SIZE = 500 m<sup>2</sup>  
 MINIMUM PROPOSED LOT SIZE = 616 m<sup>2</sup>

AREA OF LOT F, PLAN 30745 = 6340 m<sup>2</sup>

E  
 PLAN 30745



**KEY PLAN**

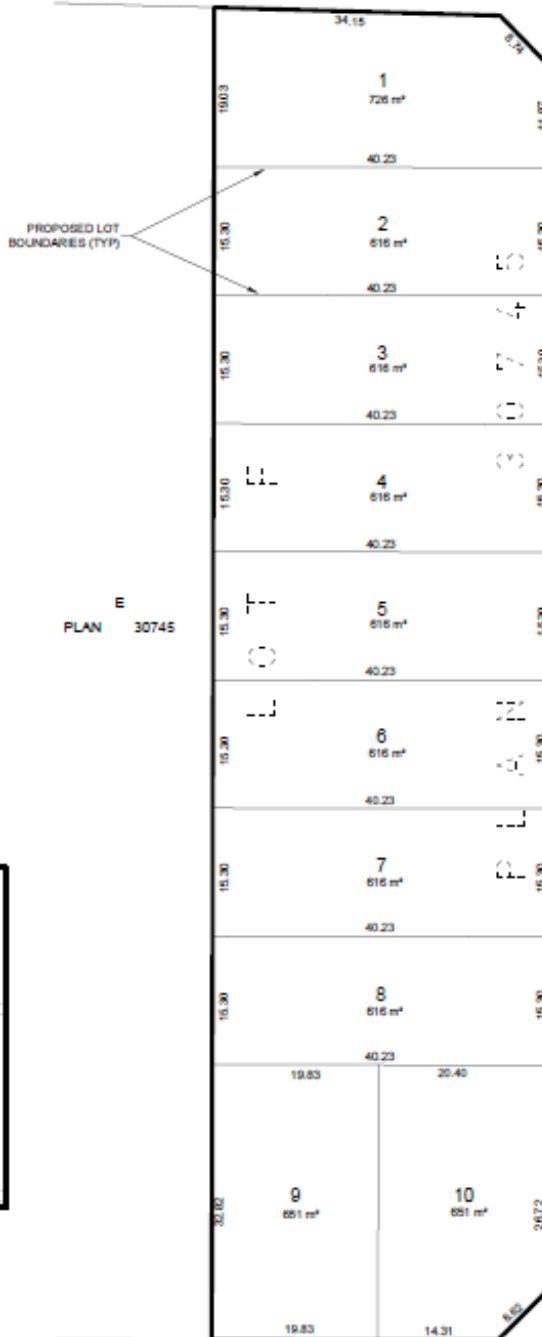
NOT TO SCALE

**NOTE:**  
 ALL DIMENSIONS AND AREAS  
 SUBJECT TO LEGAL SURVEY.

AMENDED : 23rd NOVEMBER, 2020, R-2 SETBACKS ADDED.

DATE: 29th October, 2020  
 J.E. ANDERSON & ASSOCIATES  
 Surveyors - Engineers  
 Victoria - Nanaimo - Parksville - Campbell River  
 F-1250 CEDAR STREET, CAMPBELL RIVER, BC. V9W 2W5  
 File: 120491REZ

WILLIS ROAD



NIKOLA PLACE



NIKOLA PLACE

ATTACHMENT #3  
LETTER OF INTENT  
(1 page)



November 23, 2020

Our File No. 4259

City of Campbell River  
301 St. Ann's Road  
Campbell River, BC  
V9W 4C7

Attention: Mr. Peter Wipper, Director of Planning

Dear Sir:

**Re: Application for Rezoning and Statement of Intent (Revised)  
2141 Willis Road**

---

Please find accompanying this letter the proposed plan of development with the corrected front and rear yard minimum setback distances for buildings on the proposed lots.

The change in the zoning of the land at 2141 Willis Road, from RM-1 (Residential Multiple One) to R-2 (Residential-2) zone permits the minimum side yard setback to be reduced from 3.0 metres to 1.5 metres. The proposed type of residence to be built upon the lots is a strata-titled duplex within a 10-lot fee-simple subdivision. This housing type is permitted under both zones, but the Residential R-2 zone allows a smaller minimum side yard distance than the Residential Multiple RM-1 zone which results in a more efficient utilization of the land for the proposed housing type.

If you have any questions or concerns regarding the above, please do not hesitate to contact the undersigned.

Sincerely,

**HIGHLAND ENGINEERING SERVICES LTD.**

Richard K Stephens, PEng

RKS

Enc. Land Use Plan (Revised)

Revision History – Clarified benefit of reducing minimum side yard distance, corrected site plan minimum front and year yard distances.

K:\Projects\4259\05 Correspondence\Zoning Bylaw Amendment\4259 2020 11 23 Revised LTR to CCR w App for Rezoning.docx



Highland Engineering Services Ltd.

#104-950 Alder Street, Campbell River, BC V9W 2P8 Phone (250) 287-2825

Email: [highland@highland-eng.ca](mailto:highland@highland-eng.ca) Web Page: [www.highland-eng.ca](http://www.highland-eng.ca)

ATTACHMENT #4  
ZONING COMPLIANCE TABLE  
(1 page)

	Existing R-M1	Proposed R-2	Proposal
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>Any combination of single-family dwelling with or without a secondary suite, two family residential dwelling or duplex, to a maximum of three dwelling units per lot</li> <li>Triplex or threeplex</li> <li>Apartment</li> <li>Community Care or Social Care Facility</li> </ul>	<ul style="list-style-type: none"> <li>One Single Family Residential Dwelling with or without a Secondary Suite, and with or without one Secondary Residence</li> <li>One two-family residential dwelling or duplex</li> </ul>	<ul style="list-style-type: none"> <li>Duplexes (Complies)</li> </ul>
<b>Lot Size (minimum)</b>	Fee simple lots = 600 m <sup>2</sup> Strata lots = 300m <sup>2</sup>	500 m <sup>2</sup>	Ranging from 616m <sup>2</sup> to 741m <sup>2</sup> (Complies)
<b>Density</b>	25 units/hectre (16 units) If subdivided (20 units)	2 dwelling units (2 units) If subdivided (20 units)	2 dwelling units per lot (20 units) (Complies)
<b>Maximum Lot Coverage</b>	50%	35%	Unknown
<b>Frontage</b>	N/A	15.0m 11.0m for outside corner lots	Over 15.30m except two corner lots (11.87m and 14.31m) (Complies)
<b>Minimum Front Yard</b>	7.5m	5.0m	Unknown
<b>Minimum Rear Yard</b>	7.5m	7.0m	Unknown
<b>Minimum Side Yard</b>	3.0m	1.5m	Unknown
<b>Minimum Side Yard Adjoining a Local Road</b>	3.5m	3.5m	Unknown
<b>Minimum Side Yard Adjoining a Highway, Arterial or Collector Road</b>	4.5m	3.5m	Unknown
<b>Building Height</b>	10.0m	8.0m	Unknown
<b>Parking</b>	<ul style="list-style-type: none"> <li>2 parking spaces per dwelling unit (32 parking spaces) (If subdivided = 40 parking spaces)</li> </ul>	<ul style="list-style-type: none"> <li>2 spaces per dwelling unit (4 parking spaces) (If subdivided = 40 parking spaces)</li> </ul>	2 parking spaces per dwelling unit (40 parking spaces) (Complies)

\*Zoning conformance to be confirmed at building permit stage.

ATTACHMENT #5  
REZONING SIGN PHOTO  
(1 page)





ATTACHMENT #6  
ZONING AMENDMENT BYLAW 3812, 2021  
(4 pages)



## Zoning Amendment Bylaw No. 3812, 2021

ADOPTED \_\_\_\_\_, 2021

### 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. 3812, 2021 (2141 Willis Road)**.

**PART 2: Amendments**

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

- a) THAT, LOT F, DISTRICT LOT 76, SAYWARD DISTRICT, PLAN 30745 (2141 Willis Road) be rezoned from Residential Multiple One (RM-1) Zone to Residential Two (R-2) Zone; and
- b) THAT the Zoning Map referred to as Schedule “B” of Zoning Bylaw No. 3250, 2006 shall be amended accordingly, as shown on Map Schedule ‘A’ attached herein and forming part of this Bylaw.

**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 \_\_\_\_\_ day of \_\_\_\_\_ 2021

READ THE SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2021

The Public Hearing was Advertised in two issues of the Campbell River Mirror this \_\_\_\_\_ day of \_\_\_\_\_ 2021

And this \_\_\_\_\_ day of \_\_\_\_\_ 2021

The virtual Public Hearing was held this \_\_\_\_\_ day of \_\_\_\_\_ 2020

READ THE THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2021

APPROVED by the Minister of Transportation and Infrastructure this \_\_\_\_\_ day of \_\_\_\_\_ 2021

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2021

Signed by the Mayor and City Clerk this \_\_\_\_\_ day of \_\_\_\_\_ 2021

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MINISTER OF TRANSPORTATION AND  
INFRASTRUCTURE

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Andy Adams, MAYOR

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Elle Brovold, CORPORATE OFFICER

# SCHEDULE 'A'

