

Notice of meeting of the
Baynes Sound – Denman/Hornby Islands (Area A)
Advisory Planning Commission
Monday, March 26, 2018

To be held in the Comox Valley Regional District boardroom

Located at 550B Comox Road, Courtenay, BC

Commencing at 7:00 pm

PAGE

1. Call to order and recognition of traditional territories
- 2 2. Receipt of the minutes of the Monday, January 22, 2018, Baynes Sound – Denman/Hornby Islands (Electoral Area A) Advisory Planning Commission meeting
- 4 3. Memorandum dated March 9, 2018, regarding 3090-20/DV 2A 18 – Development Variance Permit – 344 Bray Road (Gardner/Watts)
- 11 4. Memorandum dated March 13, 2018, regarding 3060-20/DP 7A 18 and 3090-20/DV 4A 18 – Commercial and Industrial Development Permit and Development Variance Permit - 4324 & 4330 Island Highway South (Kingfisher Oceanside Resort & Spa Ltd.)
5. PowerPoint Presentation – Update on the Comprehensive Zoning Bylaw Review and Proposed Changes
6. Status update on APC recommendations – Verbal update regarding Electoral Area Services Committee and board decisions related to APC recommendations
7. Next meeting date: Scheduled for Monday, April 30, 2018

Distribution:

Area A APC members
Area Director
Alternate Area Director
Chief Administrative Officer
General Manager of Planning & Development
Manager of Planning Services
Corporate Legislative Officer
Manager of Legislative Services
Planners
CVRD website
File copy
Reception notice board (cover page)

Minutes of the meeting of the Electoral Area A (Baynes Sound – Denman/Hornby Islands) Advisory Planning Commission of the Comox Valley Regional District held on Monday, January 22, 2018 in the Bill Wood Room of the Union Bay Hall, located at 5401 South Island Hwy, Union Bay, BC, commencing at 7:05 pm

PRESENT:	Chair	Rodney Jones
	Members	Margaret McKenzie Karen Fouracre Bruce Livesey Janet Thomas Pieter Rutgers
ABSENT:	Members	David Stapley Bill Trussler
ALSO PRESENT:	Electoral Area Director Alternate Director Manager of Planning Services Proponent for DV 1A 18	Bruce Jolliffe Jim Argue Alana Mullaly Kevin Gardave

Agenda Items

Election of chair and recording secretary for 2018

The floor was open to nominations for the position of chair of the Electoral Area A Advisory Planning Commission. At the close of nominations, Rodney Jones was the only nomination and as such, was declared chair by acclamation.

The floor was open to nominations for recording secretary of the Electoral Area A Advisory Planning Commission. At the close of nominations, Karen Fouracre was the only nomination and as such, was declared recording secretary by acclamation.

Minutes of Advisory Planning Commission Meeting

RUTGERS/MCKENZIE: THAT the minutes of the Electoral Area A (Baynes Sound – Denman/Hornby Islands) Advisory Planning Commission meeting held on Monday, October 23, 2017 be received.

CARRIED

3090-20/DV 1A 18 – Development Variance Permit Application - 7668 Ships Point Road (Gardave)

LIVESEY/THOMAS: THAT the Area A Advisory Planning Commission support Development Variance Permit Application DV 1A 18 for 7668 Ships Point Road/Lot 17, District Lot 26, Newcastle District, Plan 17305 (Gardave) as proposed.

CARRIED

Next Meeting Date

The next Electoral Area A (Baynes Sound – Denman/Hornby Islands) Advisory Planning Commission meeting is scheduled for Monday, February 19, 2018 in the Bill Wood Room of the Union Bay Hall, located at 5401 South Island Hwy, Union Bay, BC, commencing at 7:00 pm.

Termination

THOMAS/MCKENZIE: THAT the meeting terminate.

CARRIED

Time: 7:21 pm.

Recording Secretary:
Karen Fouracre

Chair:
Rodney Jones

Received by the Electoral Areas Services Committee on the ____ day of _____, 20__.

Memo

File: 3090-20/DV 2A 18

DATE: March 9, 2018

TO: Advisory Planning Commission
Baynes Sound – Denman/Hornby Islands (Electoral Area A)

FROM: Planning and Development Services Branch

RE: Development Variance Permit – 344 Bray Road (Gardner/Watts)
Lot 2, Section 6, Nelson District, Plan VIP81799, PID 026-819-678

The attached development proposal is for commission members' review and comment.

An application has been received to consider a Development Variance Permit (DVP) for a 0.58 hectare lot located on Bray Road (Figure 1 and 2). The property is surrounded by the former E & N Railway to the west and residential properties in all other directions. The property is developed with a single detached dwelling. The applicants would like to build a carriage house with a height of 7.5 metres to allow their truck to park in the garage (Figure 3 and 4).

Regional Growth Strategy and Official Community Plan

The subject property is designated Rural Settlement Area in both the Regional Growth Strategy (RGS), being the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010" and the Official Community Plan (OCP), being the "Rural Comox Valley Official Community Plan Bylaw, No. 337, 2014". Residential uses are permitted in the Rural Settlement Area designation with an emphasis on promoting land uses that support a rural lifestyle.

Zoning Bylaw Analysis

The property is zoned Country Residential One (CR-1) in Bylaw No. 2781, being the "Comox Valley Zoning Bylaw, 2005" (Appendix A). The CR-1 zone permits a single detached dwelling and a carriage house. Section 309 (3) of Bylaw No. 2781 establishes a maximum height of 7.0 metres for a carriage house. The applicant is requesting a maximum height of 7.5 metres. All other zoning requirements are met.

Please be advised that all adjacent properties within 100 metres of the subject parcel will be notified via mail of the variance request and be given the opportunity to comment prior to the application going forward to the Electoral Areas Services Committee for consideration.

Sincerely,

A. Mullaly

Alana Mullaly, MCIP, RPP
Manager of Planning Services
Planning and Development Services Branch

/bl

Attachments Appendix A – "Country Residential One Zone"

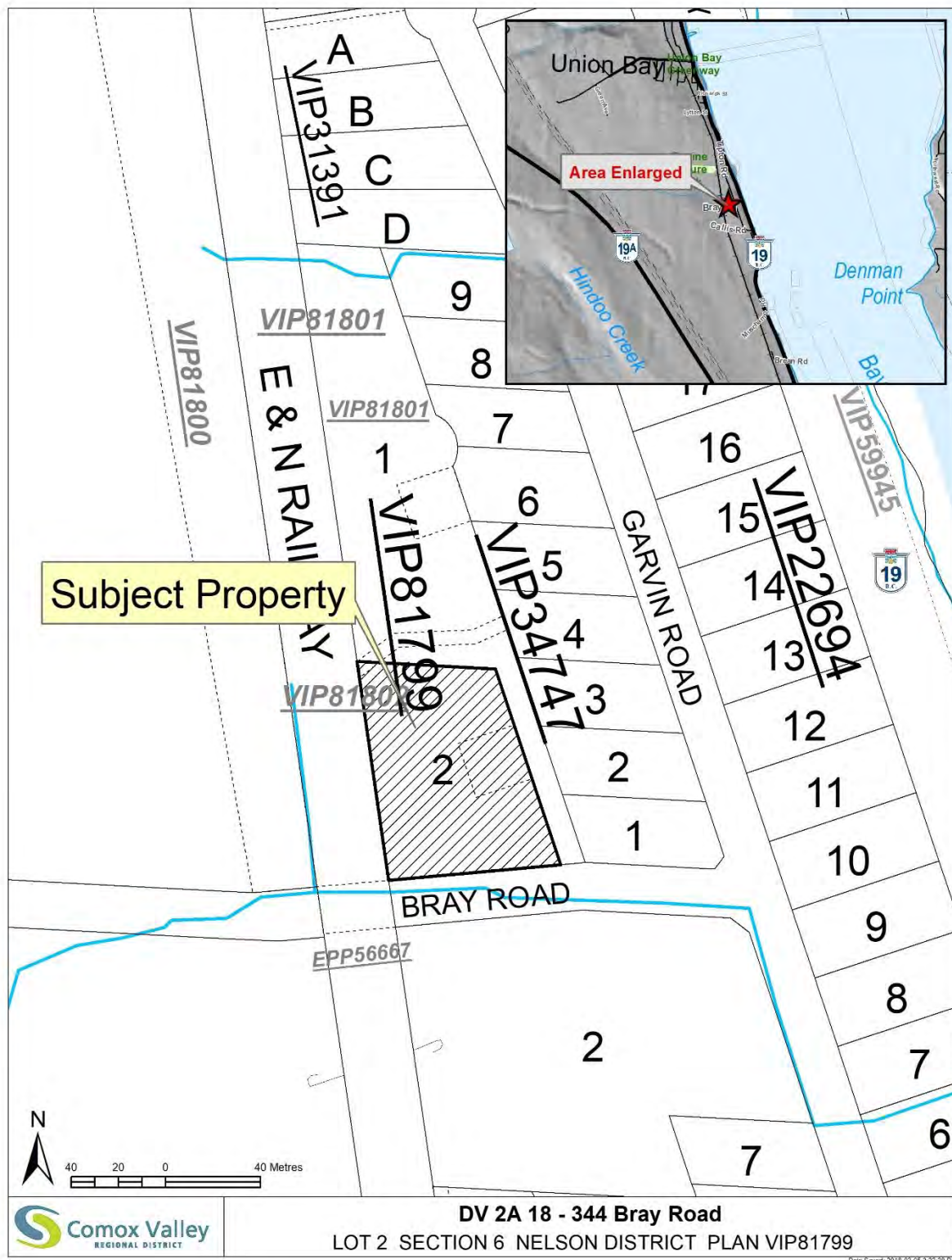


Figure 1: Subject Property Map

Comox Valley Regional District



Figure 2 Aerial Photo

Comox Valley Regional District

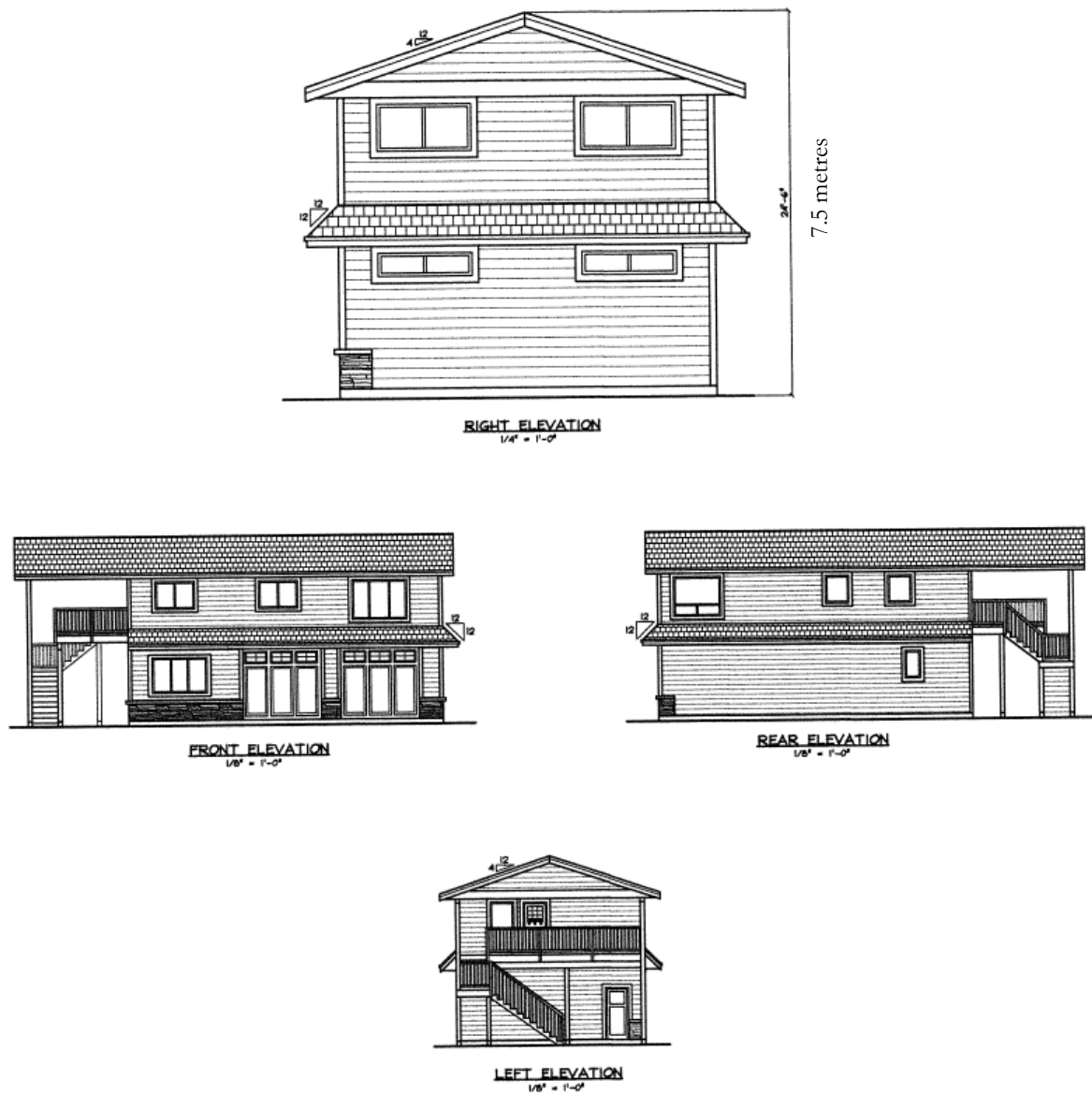


Figure 3: Building Elevations

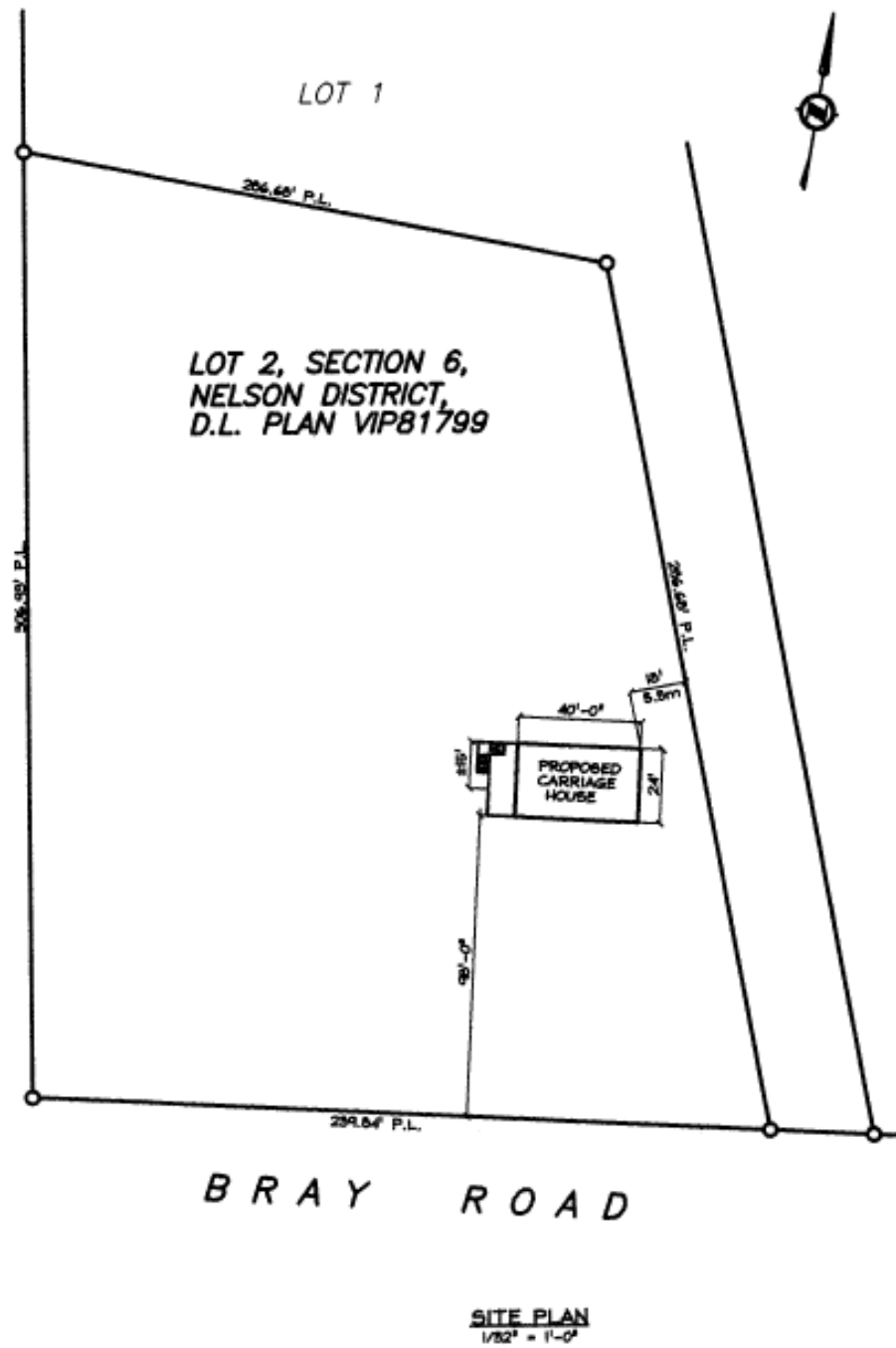


Figure 4: Site Plan

707**Country Residential One (CR-1)****1. PRINCIPAL USE**

- i) **On any lot:**
 - a) Residential use.
- ii) **On any lot over 4000 metres² (1.0 acre):**
 - a) Agricultural use.

2. ACCESSORY USES

- i) **On any lot:**
 - a) Home occupation use;
 - b) Accessory buildings; and
 - c) Bed and Breakfast
- ii) **On any lot 2.0 hectares (4.9 acres) or larger:**
 - a) Animal kennels.

3. DENSITY**Residential use is limited to:**

- i) **On any lot:** One single detached dwelling and secondary suite, or one single detached dwelling and one carriage house, or one single detached dwelling and one secondary dwelling limited in area to 90 metres² (968.8 feet²).
- ii) **On any lot 1.0 hectare (2.5 acres) and over:** Two single detached dwellings.

#112

4. SITING AND HEIGHT OF BUILDINGS AND STRUCTURES

The setbacks required for buildings and structures within the Country Residential One zone shall be as set out in the table below.

Type of Structure	Height	Required Setback			
		Front yard	Rear yard	Side yard	
				Frontage <31m	Frontage >31m
Principal	10.0m (32.8ft)	7.5m (24.6ft)	7.5m (24.6ft)	1.75m (5.8ft)	3.5m (11.5ft)
Accessory	4.5m-or less (14.8ft)	7.5m (24.6ft)	1.0m (3.3ft)	1.0m (3.3ft)	1.0m (3.3ft)
Accessory	6.0m-4.6m (19.7ft)	7.5m (24.6ft)	7.5m (24.6ft)	1.75m (5.8ft)	3.5m (11.5ft)

Except where otherwise specified in this bylaw, no building or structure shall be located in any required front and side yard setback areas. [Note: Part 400, Siting Exceptions, of this bylaw and Bylaw No. 1836 being the “Floodplain Management Bylaw, 1997” may affect the siting of structures adjacent to major roads and the natural boundaries of watercourses and the sea, respectively.]

5. LOT COVERAGE

- i) The maximum lot coverage of all buildings and structures shall not exceed 35% of the total lot area.

6. FLOOR AREA REQUIREMENTS

- i) The maximum combined gross floor area of all accessory buildings shall not exceed 200.0 metres² (2152.9 feet²).

7. SUBDIVISION REQUIREMENTS

- i) Despite any other provision of this bylaw, the minimum permitted lot area within areas designated as “settlement expansion areas” under “Comox Valley Regional Growth Strategy Bylaw No. 120, 2010” is 4.0 hectares.

#200

- ii) Despite any other provision of this bylaw, for the purpose of subdivision, the following sections of this bylaw do not apply to lots within areas designated as “settlement expansion areas” under “Comox Valley Regional Growth Strategy Bylaw No. 120, 2010”:

- a) Section 503 Subdivision Standards 1. AREA AND FRONTAGE REQUIREMENTS i);
- b) Section 503 Subdivision Standards 2. LOT SIZE EXCEPTIONS i) a); and
- c) Section 503 Subdivision Standards 2. LOT SIZE EXCEPTIONS iii).

- iii) **Lot Area**

The minimum lot area permitted shall be 2.0 hectares (4.9 acres)

Despite (iii), a subdivision with lots smaller than identified above may be created by subdivision provided that the average lot area within the subdivision is equal to the minimum lot area permitted.

End • CR-1

Memo

File: 3060-20/DP 7A 18
3090-20/DV 4A 18

DATE: March 13, 2018

TO: Advisory Planning Commission
Baynes Sound – Denman/Hornby Islands (Electoral Area A)

FROM: Planning and Development Services Branch

RE: Commercial and Industrial Development Permit and Development Variance Permit
4324 & 4330 Island Highway South (Kingfisher Oceanside Resort & Spa Ltd.)
Lot B, District Lot 10, Nelson District, Plan VIP66171, PID 023-933-607

The attached development proposal is for commission members' review and comment. The subject property is located at 4324 & 4330 Island Highway South (Figures 1 and 2). It is known as the location of the Kingfisher Oceanside Resort and Spa. The applicant wishes to renovate the south wing of the main resort building by making external changes, which trigger the need for a commercial and industrial development permit (Appendix A, and Figures 3 and 4). The building upgrade is proposed to coordinate with the existing spa and recently renovated restaurant buildings on the property. The south wing will have a new sloped roof with an addition that sits on top of it (Figures 5 to 8). Additionally, the southern two external staircases will be covered. Lastly, there will be different exterior finishes using stone and Hardie Board siding. These external changes also trigger the need for a development variance permit (DVP).

Regional Growth Strategy Analysis

The Comox Valley Regional Growth Strategy, Bylaw No. 120, being the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010", designates the subject property within Rural Settlement Areas. The small scale of the proposed renovation is in keeping with the rural character of the neighbourhood, which is consistent with MG Policy 2A-1. Lastly, the proposal is consistent with Supporting Policy 3B-9, which is to encourage tourism with the Comox Valley.

Official Community Plan Analysis

The Rural Comox Valley Official Community Plan (OCP), Bylaw No. 337 being the "Rural Comox Valley Official Community Plan Bylaw No. 337, 2014", designates the subject property within Rural Settlement Areas. Section 44(1) permits existing commercial uses to continue. Section 46(1) classifies existing commercial uses into different groups, such as tourist commercial, to reflect the commercial needs in the Rural Settlement Area. The proposed renovation retains the tourist commercial classification. The OCP contains guidelines for the commercial and industrial development permit area.

Commercial and Industrial Development Permit

Figures 5 to 8 show the external changes to the existing south wing. These changes maintain the existing resort form and character.

Zoning Bylaw Analysis

The subject property is zoned Tourist Commercial Two (TC-2) (Appendix B). In this zone, there is a range of permitted maximum height for buildings based on the lot line setbacks (Section 904(5) of Bylaw No. 2781, being the “Comox Valley Zoning Bylaw, 2005”):

“The maximum permitted height of principal structures shall be:

- i) At required side yard setback: 8.0 metres (26.3 feet)*
- ii) At 7.5 metres (24.6 feet) from any lot line: 10.0 metres (32.8 feet)*
- iii) At 12.0 metres (39.7 feet) from any lot line: 12.0 metres (39.4 feet)”*

In addition, the minimum side yard setback for any principal or accessory building is 3.5 metres.

Development Variance Permit

The external changes to the south wing trigger the need for a DVP. In addition, there is an outstanding setback matter affecting an accessory building along the northerly lot line. As such, this permit covers four variances:

1. To reduce the minimum side yard setback of the south wing from 3.5 metres to 0.3 metres.
2. To reduce the minimum side yard setback of the eaves of the south wing from 1.75 metres to 0.1 metres.
3. To increase the maximum building height of the south wing from 8.0 metres to 9.3 metres at the requested 0.3 metre side yard setback (not including eaves).
4. To reduce the minimum side yard setback of the accessory building, labeled as “storage shed” from 3.5 metres to 1.5 metres.

Please be advised that all adjacent properties within 100.0 metres of the subject parcel will be notified via mail of the variance request and be given the opportunity to comment prior to the application going forward to the Electoral Areas Services Committee for consideration.

Sincerely,

A. Mullaly

Alana Mullaly, MCIP, RPP
Manager of Planning Services
Planning and Development Services Branch

/bc

Attachments: Appendix A – “Architectural Drawings of the Proposed Renovation”
Appendix B – “Tourist Commercial Two (TC-2) zone”

Comox Valley Regional District

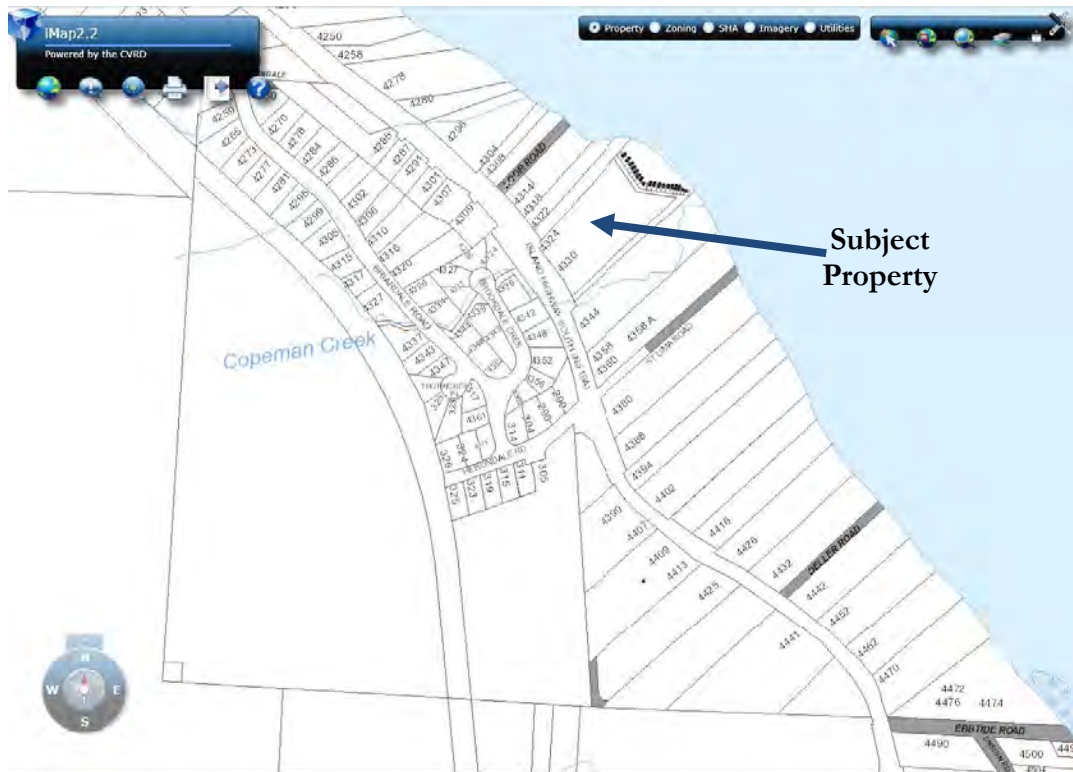


Figure 1: Subject Property Map



Figure 2: Air Photo

Comox Valley Regional District



Figure 3: Overall Site Plan

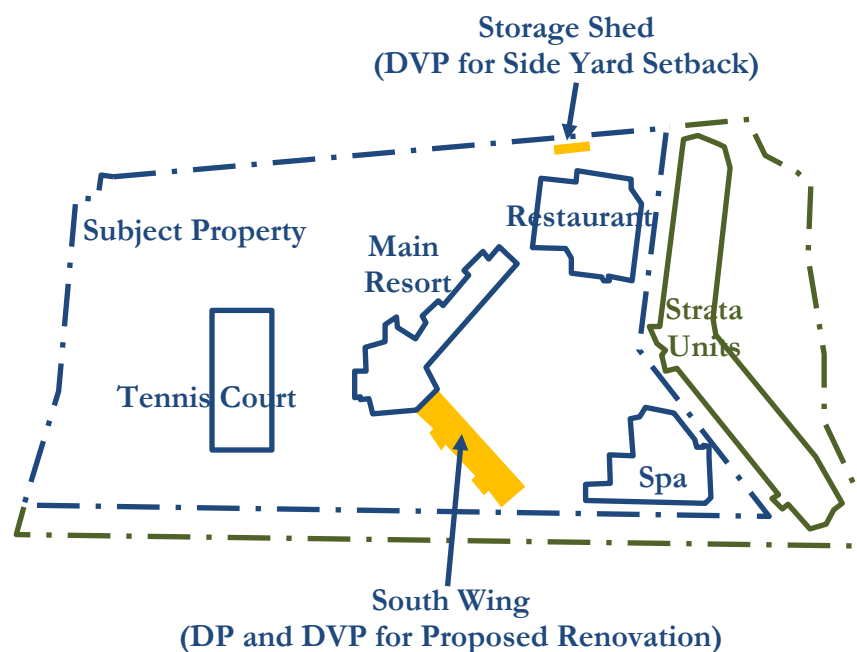


Figure 4: Simplified Site Plan to Show Locations of Subject Buildings

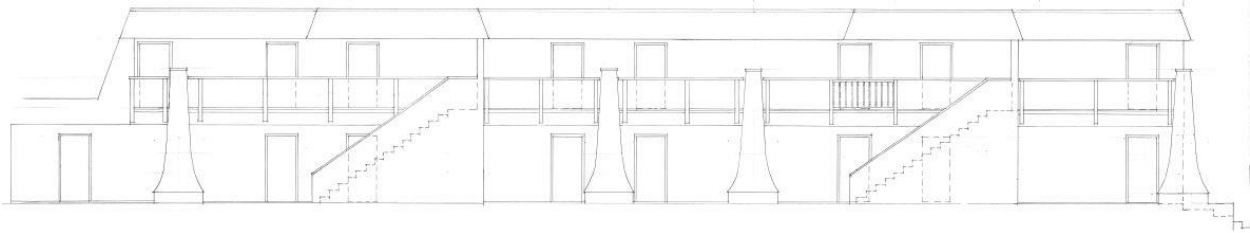


Figure 5: South Elevation Existing

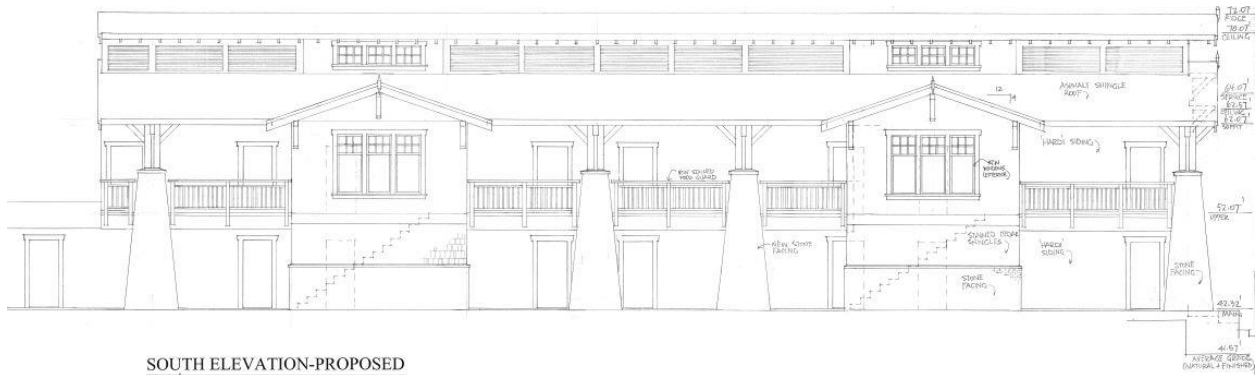


Figure 6: South Elevation Proposed

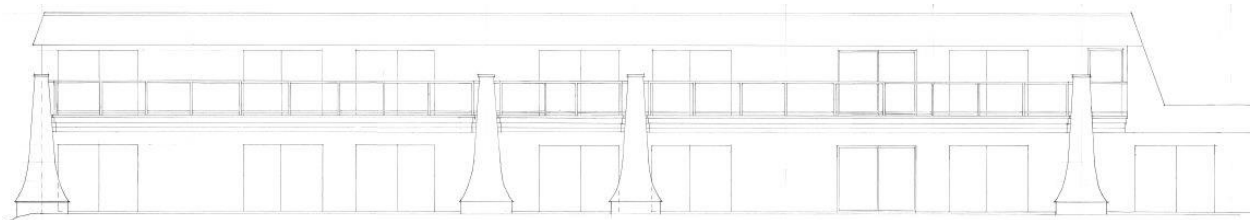


Figure 7: North Elevation Existing

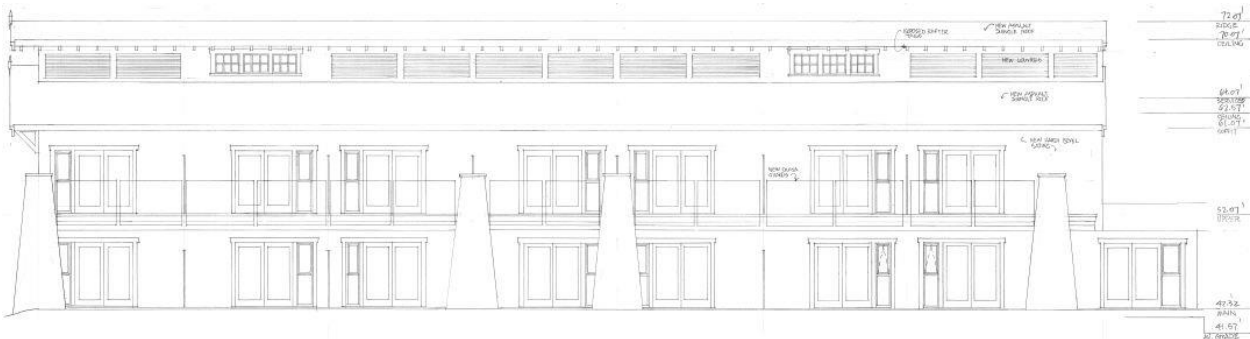


Figure 8: North Elevation Proposed

TOPOGRAPHICAL SITE SURVEY OF
LOT B, DISTRICT LOT 10,
NELSON DISTRICT, PLAN VIP66171
AND STRATA PLAN VIS4604 OF
DISTRICT LOT 2018, NANIAMO DISTRICT, AND
DISTRICT LOT 10, NELSON DISTRICT

PREPARED FOR :
KINGFISHER OCEANSIDE RESORT AND SPA
PROJECT LOCATION :
4330 SOUTH ISLAND HIGHWAY
COURTENAY, B.C.
V9N 8H9

SCALE 1:500 (METRIC)
ALL DISTANCES ARE IN METRES.

LEGEND

- X 3.53 DENOTES SPOT ELEVATION
- P/L DENOTES PROPERTY LINE
- Δ DENOTES TRAVERSE HUB
- DENOTES SURVEY MONUMENT FOUND
- DENOTES CENTRE LINE OF ROAD
- TOB DENOTES TOP OF BANK
- BOB DENOTES BOTTOM OF BANK
- DENOTES EDGE OF PAVEMENT
- OH DENOTES OVERHEAD LINES
- DENOTES FENCE LINE
- DENOTES 1.0 METRE CONTOUR INTERVAL
- PP DENOTES POWER POLE
- ⊕ PPL DENOTES POWER POLE WITH LIGHT
- ⊙ DENOTES FIRE HYDRANT
- DENOTES STATUTORY RIGHTS OF WAY AND/OR EASEMENTS
- ⊠ DENOTES CATCH BASIN

ELEVATIONS ARE IN METRES AND ARE IN GEODETIC DATUM
BASED ON GEODETIC BENCHMARK 770519, ELEVATION = 22.178 m.
LOCATED IN FOUNDATION OF HOUSE AT 4407 ISLAND HIGHWAY.

NOTE : LOT LINES AND SRW LINES ARE BASED ON LAND TITLE OFFICE RECORDS
AND MINIMUM FIELD TIES TO PROVIDE BACKGROUND SCENERY. FURTHER
CONFIRMATION OF PROPERTY LINES SHOULD BE DONE IF REQUIRED
FOR CONSTRUCTION

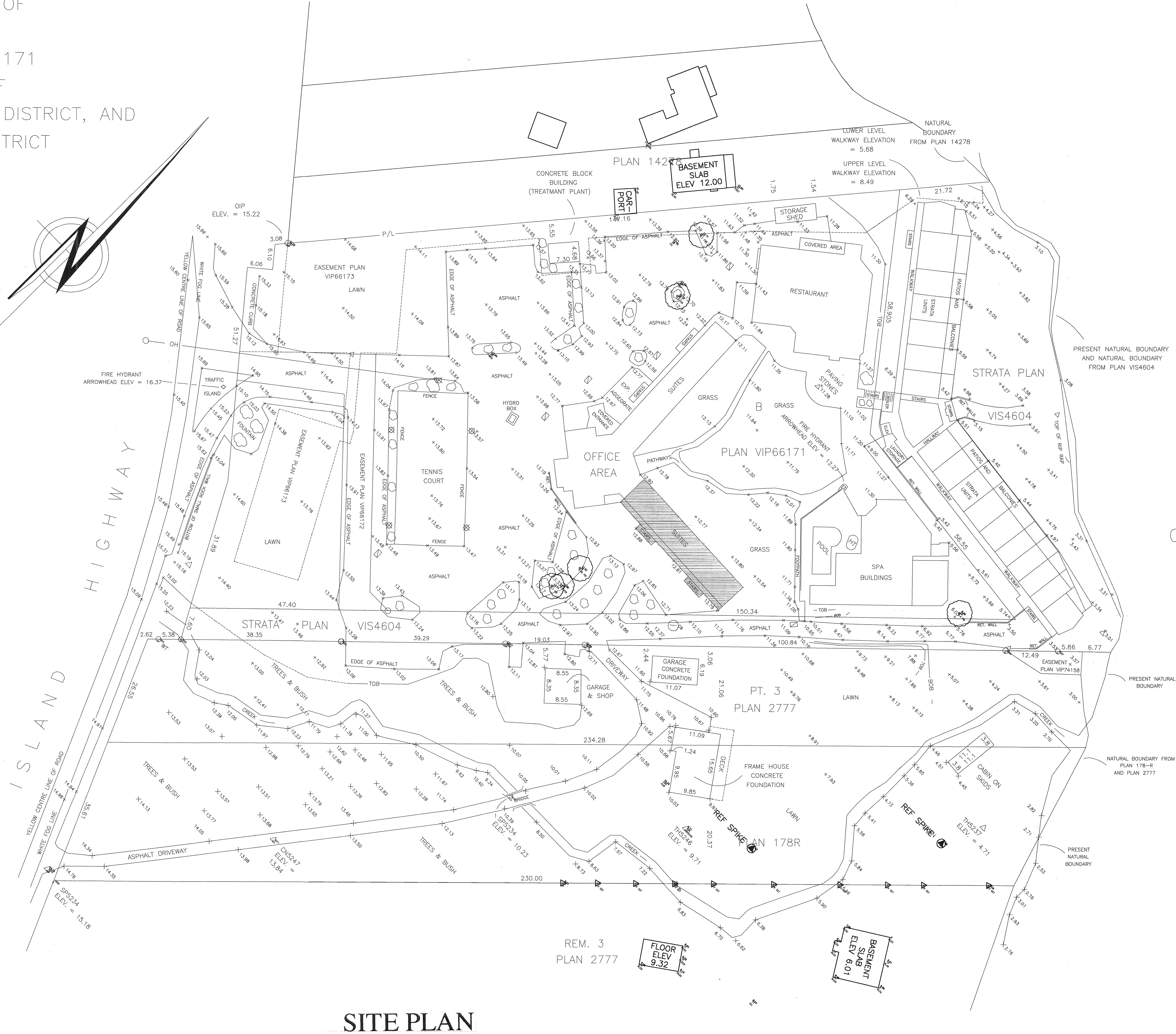
NOTE : FIELD WORK FOR TOPOGRAPHICAL DATA SHOWN FOR LOT 3 PLAN 2777
& PLAN 178R WAS DONE AND PREPARED ON 29 JANUARY 2003, AND ADDED TO
THIS TOPOGRAPHICAL PLAN AS PER FIELD SURVEY OF JANUARY 2005
TO FORM A COMPOSITE PLAN OF THE FOUR LOTS.

ELEVATIONS ARE IN METRES

ALL UNDERGROUND SERVICES SHOULD BE CONFIRMED BY MANUAL DIGGING

COORDINATE LIST AND ELEVATIONS OF CONTROL POINTS

SP5624	N	402.95	E	1075.07	14.90
SP5625	N	421.67	E	1106.08	13.44
IP5625	N	443.29	E	1141.86	13.17
SP5626	N	491.22	E	1179.58	11.48
W9034	N	527.91	E	1227.75	3.68
SP5628	N	546.38	E	1241.03	3.01
SP5622	N	575.49	E	1196.49	3.38
CN5000	N	539.56	E	1151.26	11.28
SP5629	N	533.65	E	1110.24	12.62
CN5627	N	489.49	E	1090.35	13.66
CN5630	N	466.13	E	1066.99	14.45



SITE PLAN

10 JANUARY 2006

ZAHARKO LAND SURVEYING INC.
BRITISH COLUMBIA LAND SURVEYORS

1-1841 COMOX AVENUE
COMOX, B.C.
V9M 3M5 (250) 339-9711
FACSIMILE : (250) 339-2127
FILE : 1564-3

18.03.06 ISSUED
FOR DP
18.02.14 ISSUED
FOR PERMIT

KINGFISHER-ALTERATIONS
4330 ISLAND HIGHWAY S
ROYSTON, B.C.

TED
MURRAY
ARCHITECT
INC.

224-1628 West 1st Ave
Vancouver, B.C.
V6J 1G1
(604)734-4050

A0

PROPOSED DEVELOPMENT AND VARIANCES

Ocean View Suites-South Wing

Zoning Tourist Commercial Two (Rural) (TC-2)

Project

Proposed upgrading of the exterior of the south wing of the Ocean View Suites at the Kingfisher Resort and Spa complex. The exterior of the north wing of suites will also be upgraded along with additions and upgrading to the lobby area under a separate development permit. There is no addition of floor area as part of this application.

Variances Requested

4. **Siting of Building**—The existing building does not comply with the required side yard setback regulations but previously had approved variances to permit the non-compliance. The alterations do not further increase the existing setback non-compliances. Note that the setback is measured to the strata parcel line and not the original property line when the building was originally constructed when the setback of the building was compliant.

-principal building	minimum side yard required	3.5 m (11.48')
	side yard provided	.3 m (1.0') (existing and proposed)

5.1 Height of Structures-The existing building is proposed to significantly increase in height with a sloped roof and a mechanical service area integrated into the roof. The existing building is non-compliant in height within the existing non-compliant side yard. The proposed additional roof structure increases this non-conformance, due to the building being located so close to the side yard. The proposed building complies with the required maximum height at 7.5 and 12 m from the lot line. Note that the setback is measured to the strata parcel line and not the original property line when the building was constructed and the setback of the building was compliant.

-principle structure	maximum height at required side yard permitted	8.0 m (26.3')
	maximum height at existing side yard proposed	9.3 m (30.5')
	maximum height at 7.5 m from lot line permitted	10.0 m (32.8')
	maximum height at 7.5 m from lot line proposed	9.3 m (30.5')
	maximum height at 12.0 m from lot line permitted	12.0 m (39.4')
	maximum height at 12.0 m from lot line proposed	9.3 m (30.5')

403.2 Siting Exceptions-The eaves (mansard roof) of the existing building are non-compliant in their setback from the lot line. The proposed sloped roofs are even more non-compliant in the setback to the lot line. Note that the setback is measured to the strata parcel line and not the original property line when the building was constructed and the setback to the eaves was compliant.

-eaves	minimum distance to lot line permitted	3.5 m x .50 = 1.75 m (5.74')
	proposed distance to the lot line proposed	.10 m (.34')

Form and Character

(a) The proposed exterior upgrades design is intended to coordinate with the existing spa and recently renovated restaurant buildings on the property, including new sloped roofs and new exterior wall finishes. The portion of the building proposed to undergo exterior alterations will improve the appearance of the building considerably. There will be no blank walls facing the street. The higher roof will have minimal impact on the neighbouring properties.

Landscaping

(a) The proposed work is on the building only and will not affect the existing landscaping around the building or on the entire property.

Construction Phase

(a) All construction will be per the architectural drawings and restricted to the area immediately adjacent the portion of the existing building being renovated.

Outside Storage

(a) Not applicable.

Screening

(a) Not applicable.

Parking

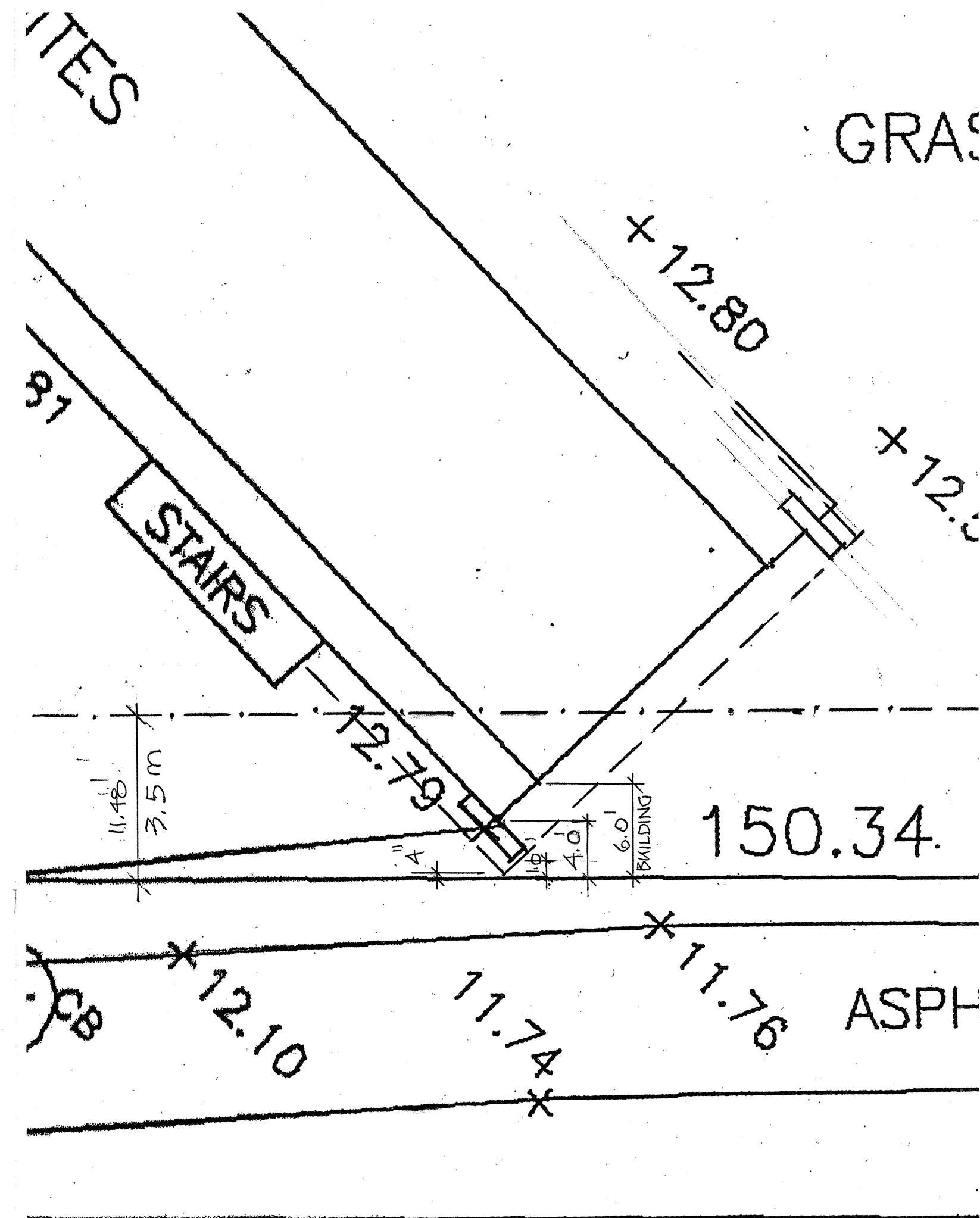
(a) No change.

Rainwater Management

(a) not applicable as no changes are proposed for the site.

Average Grade Level		
12.60 + 12.90/2 =	12.75 x 36.58 =	466.39
12.90 + 12.90/2 =	12.90 x 5.49 =	70.82
12.90 + 12.11/2 =	12.50 x 36.58 =	457.25
12.11 + 12.11/2 =	12.15 x 7.92 =	96.23
12.18 = 12.80/2 =	12.49 x 36.58 =	456.88
12.80 + 12.80/2 =	12.80 x 3.66 =	46.85
12.80 + 12.80/2 =	12.80 x 2.74 =	35.07
12.80 + 12.80/2 =	12.80 x 7.32 =	93.70
12.80 + 12.80/2 =	12.80 x 6.40 =	81.92
12.80 + 12.80/2 =	12.80 x 3.51 =	44.93
12.80 + 12.80/2 =	12.80 x 6.71 =	85.89
12.80 + 12.80/2 =	12.80 x 1.46 =	18.69
12.80 + 12.80/2 =	12.80 x 1.98 =	25.34
12.80 + 12.80/2 =	12.80 x 4.42 =	56.58
12.80 + 12.80/2 =	12.80 x 6.71 =	85.89
12.80 + 12.80/2 =	12.80 x 2.74 =	35.07
12.80 + 12.80/2 =	12.80 x 3.81 =	48.77
12.80 + 12.79/2 =	12.80 x 36.58 =	468.22
12.79 + 12.60/2 =	12.70 x 7.92 =	100.58
total	219.11	2,775.07

average grade level $2,775.07/219.11 = 12.67$ m



SIDE YARD ENCROACHMENT DETAIL

$$\frac{1}{9} = 1 - 0$$

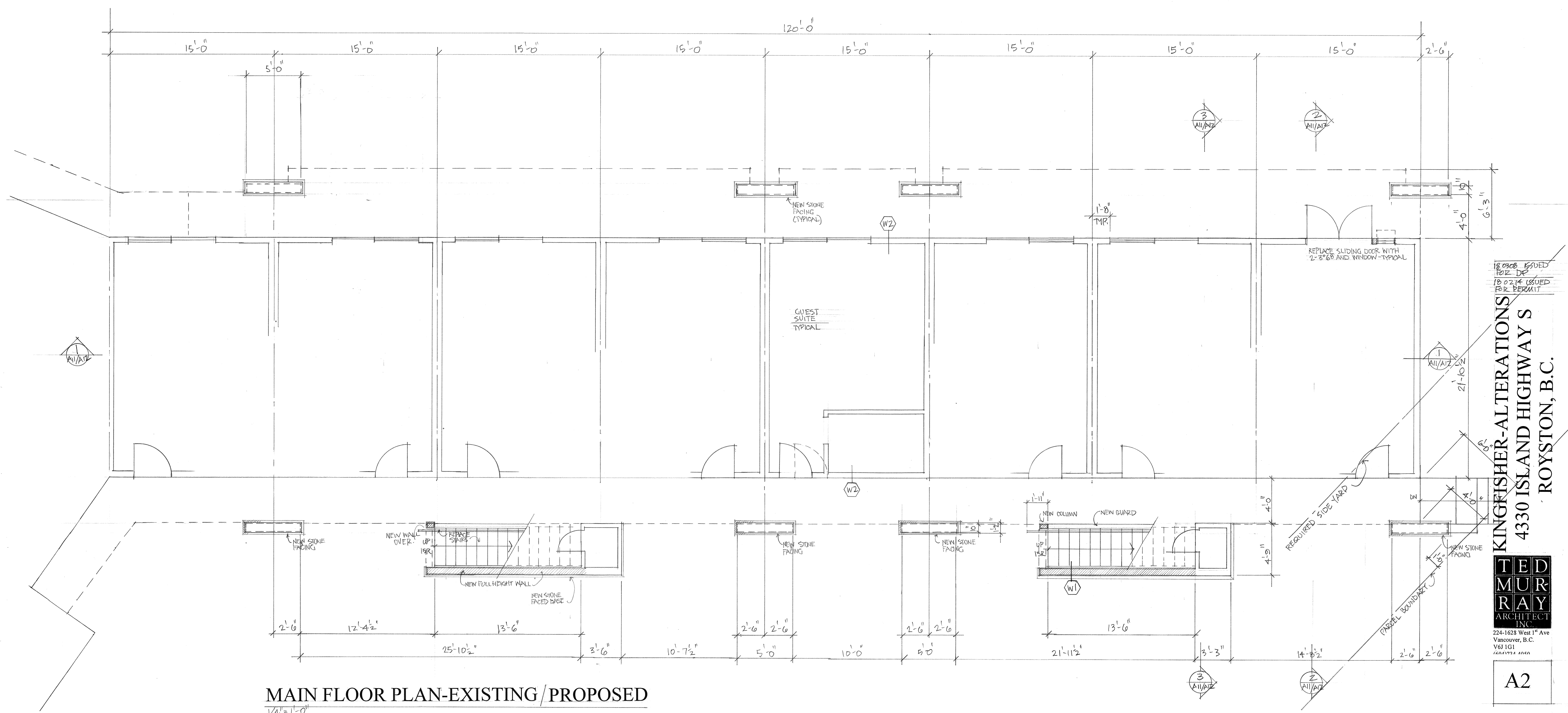
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FOR DP

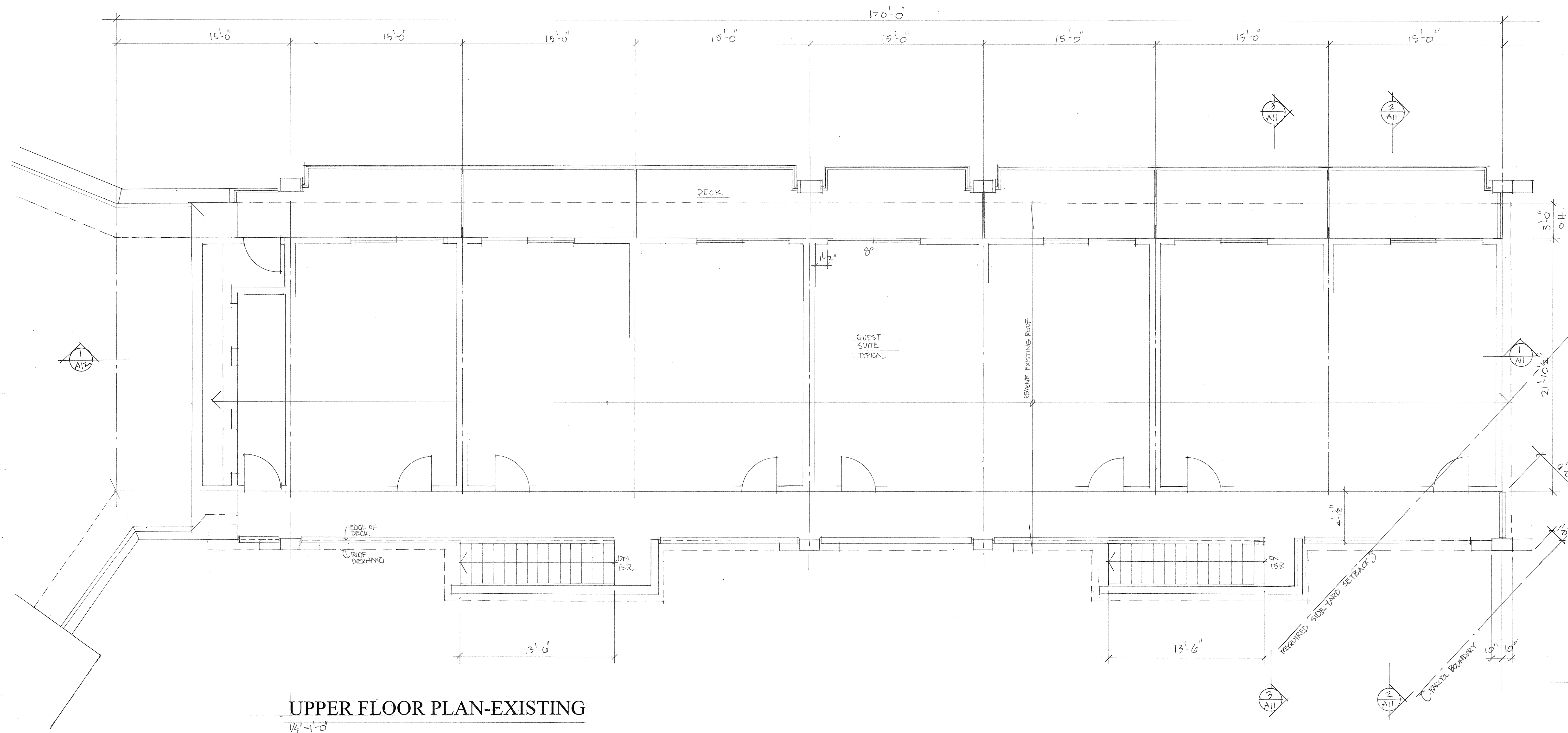
**KINGFISHER-ALTERATIONS
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**TED
MUR-
RAY**
ARCHITECT
INC.

224-1628 West 1st Ave
Vancouver, B.C.
V6J 1G1
(604)734-4050

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18-03-08 ISSUED FOR DP
18-02-14 ISSUED FOR PERMIT

KINGESHER-ALTERATIONS
4330 ISLAND HIGHWAY S
ROYSTON, B.C.

TED MURRAY
ARCHITECT INC.

224-1628 West 1st Ave
Vancouver, B.C.
V6J 1G1
(604) 934-4860

A3

Wall Assemblies

- W1

New Stair Walls

stained cedar shingles/stone facing

sheathing paper

exterior plywood sheathing

wood stud framing

exterior plywood sheathing

sheathing paper

stained cedar shingles
- W2

Altered Existing Exterior Walls

remove existing stucco assembly

Hardi bevel siding

½" rain screen cavity

sheathing paper

existing wall assembly
- W3

Mechanical Space Walls

Hardi bevel siding

½" rain screen cavity

sheathing paper

exterior plywood sheathing

wood stud framing

exterior plywood sheathing

sheathing paper

Hardi panel cladding
- W4

Demising Wall Infill

(1 hour fire separation STC 57

BCBC 2012 Table A-9.10.3.1.A wall no. W13a)

5/8" type "x" gypsum board

batt insulation

2 x 4 studs @ 16" o.c.

1" gap

2 x 4 studs @ 16" o.c.

batt insulation

5/8" type "x" gypsum board

- W5

New Exterior Wall Infill

(1 hour fire resistance rating BCBC 2012 D-2.3.4.)

Hardi bevel siding

½" rain screen cavity

sheathing paper

2x4 studs @ 16" o.c.

R14 batt insulation

polyethylene

5/8" type "x" gypsum board

Roof Assemblies

- R1

Mechanical Space Sloped Roof

asphalt shingles

roofing paper

plywood sheathing

roof truss assembly
- R2

Mechanical Space Floor

(1 hour fire separation BCBC 2012 D-2.3.4.)

torch-on membrane

plywood sheathing

tapered purlins-slope to drain

roof truss assembly

vented air space 1:150

R40 batt insulation

polyethylene

5/8" type "x" gypsum board ceiling
- R3

Sloped Roof

(1 hour fire separation BCBC 2012 D-2.3.4.)

asphalt shingles

roofing paper

plywood sheathing

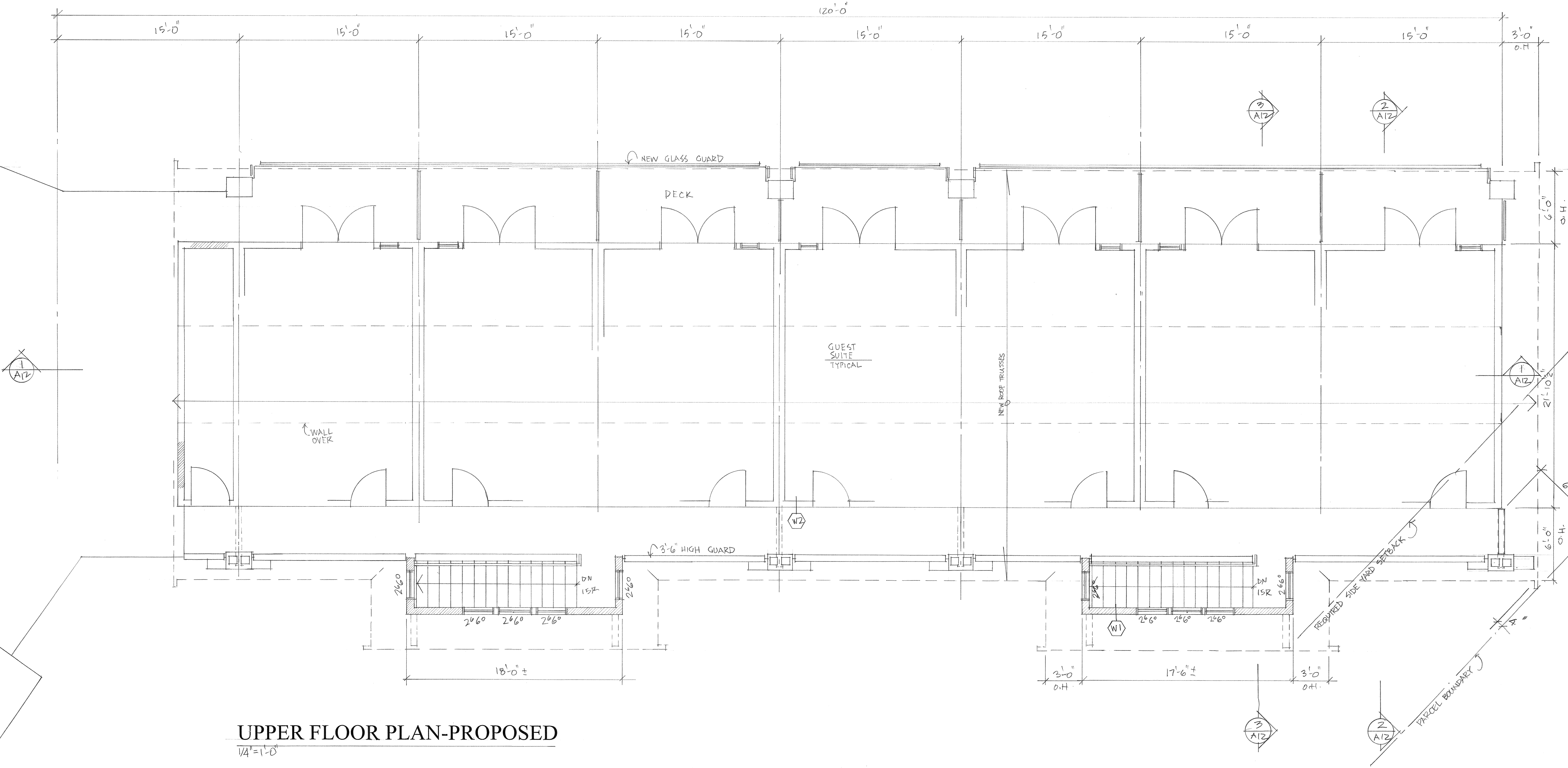
roof truss assembly

vented air space 1:150

R40 batt insulation

polyethylene

5/8" type "x" gypsum board ceiling



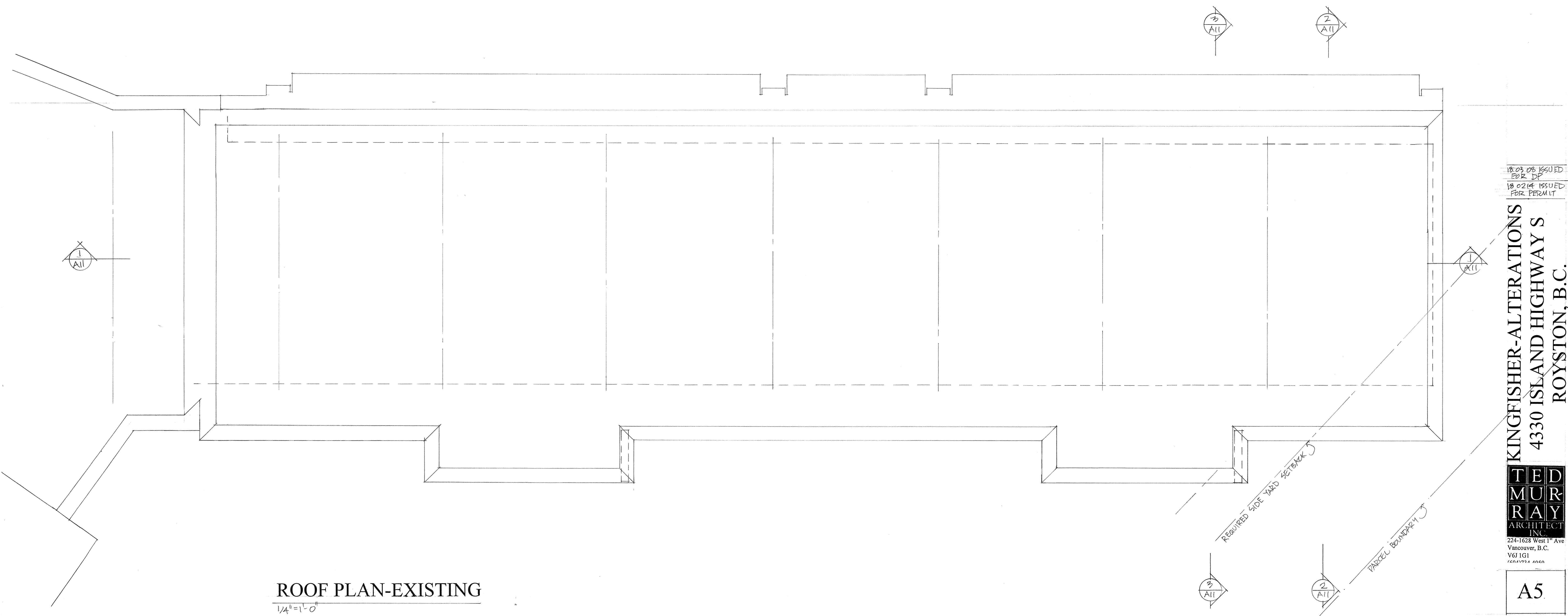
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A4

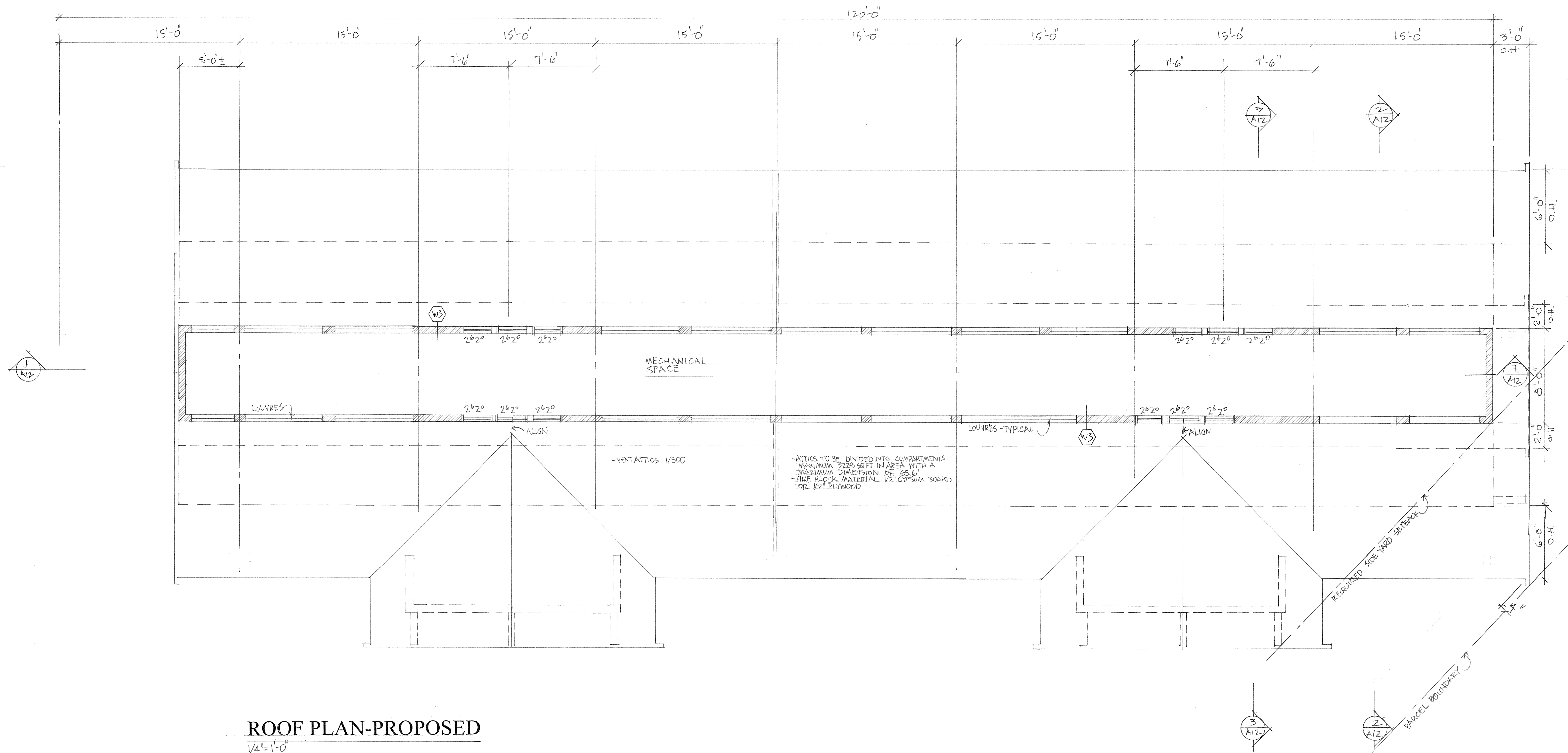


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A5



ROOF PLAN-PROPOSED

1/4"=1'-0"

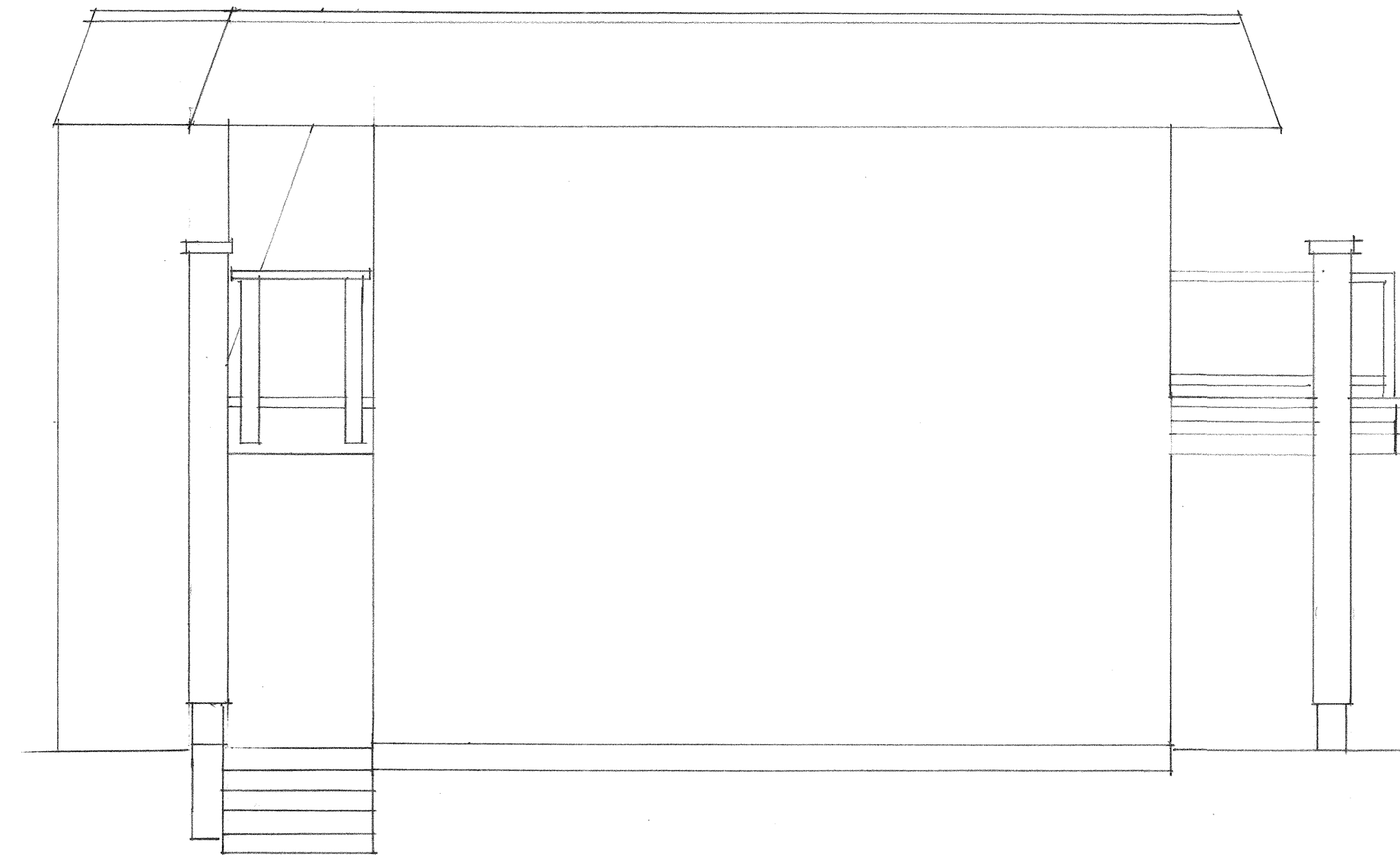
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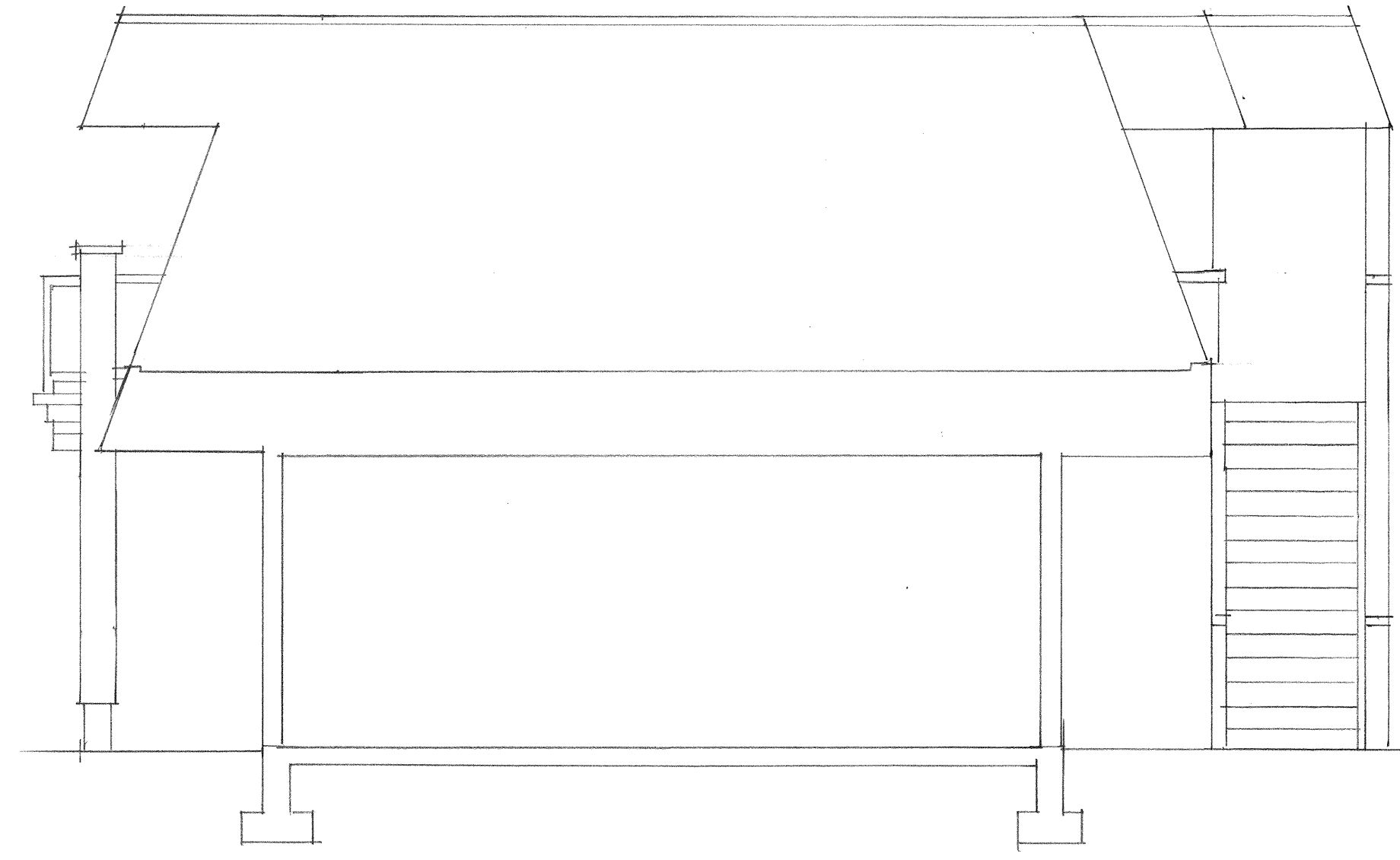
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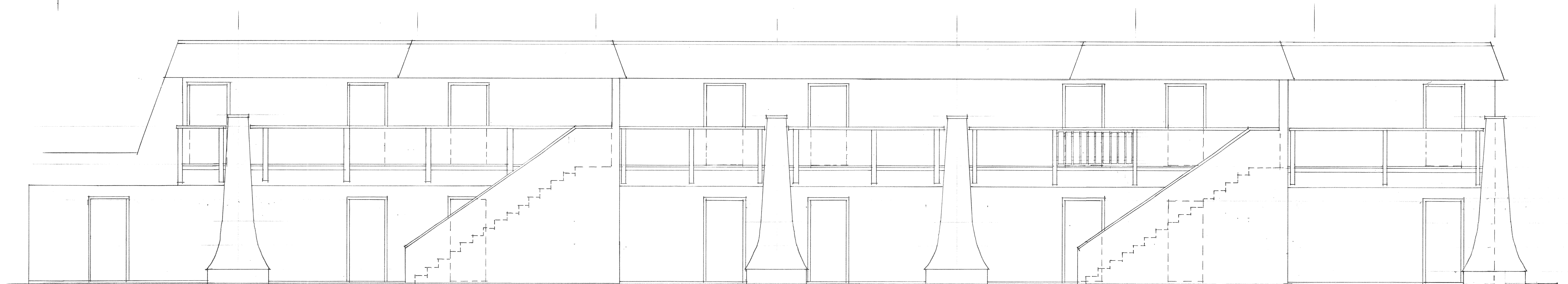
A6



EAST ELEVATION-EXISTING
1/4"=1'-0"



WEST ELEVATION-EXISTING
1/4"=1'-0"



SOUTH ELEVATION-EXISTING
1/4"=1'-0"

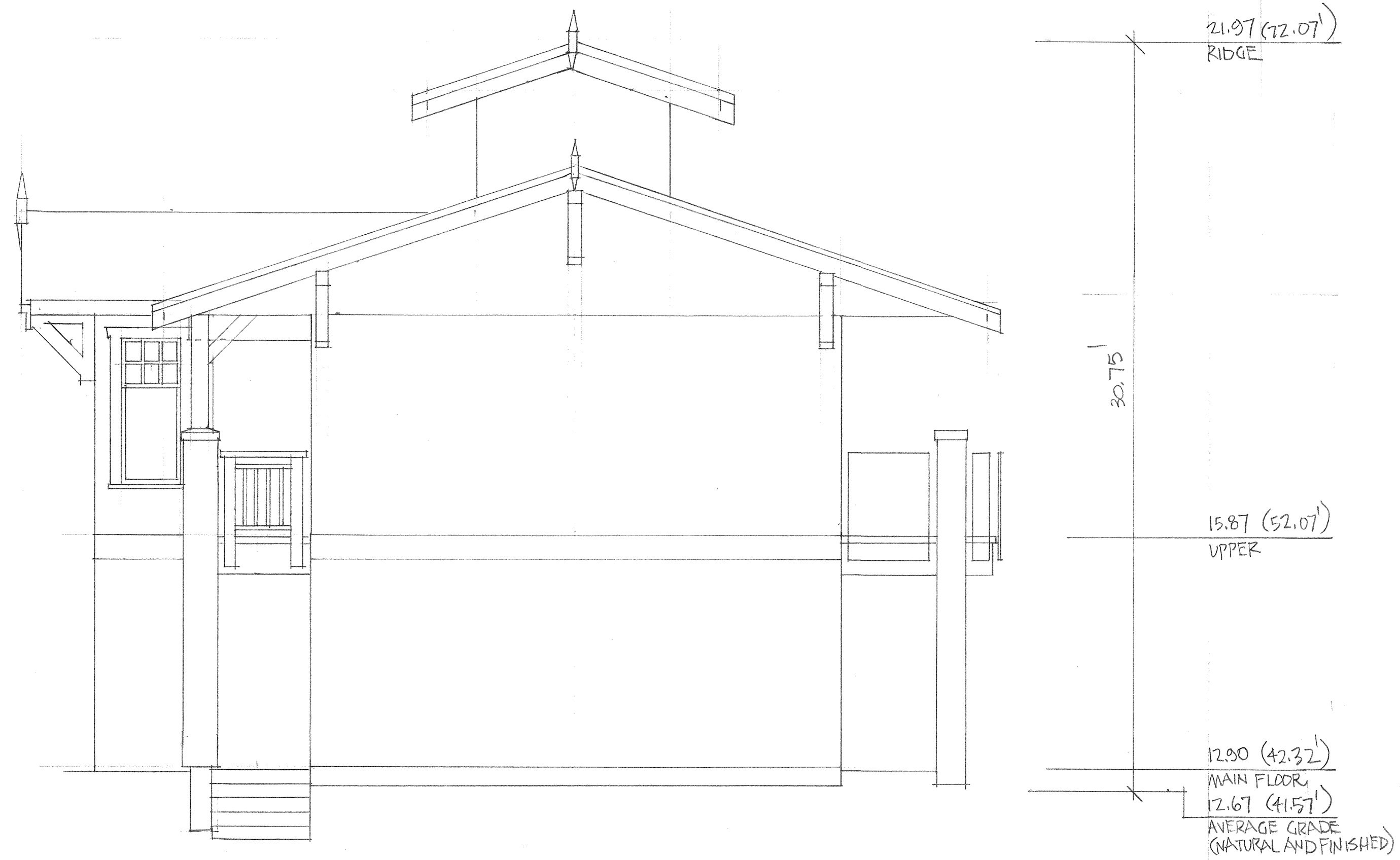
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A7



EAST ELEVATION-PROPOSED

1/4"=1'-0"



SOUTH ELEVATION-PROPOSED

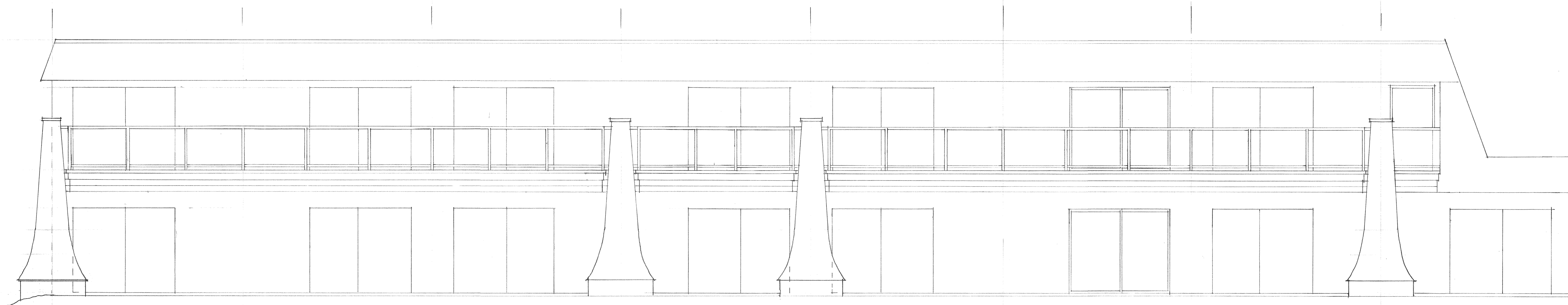
1/4"=1'-0"

180308 ISSUED FOR DP
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NORTH ELEVATION-EXISTING

1/4" = 1'-0"

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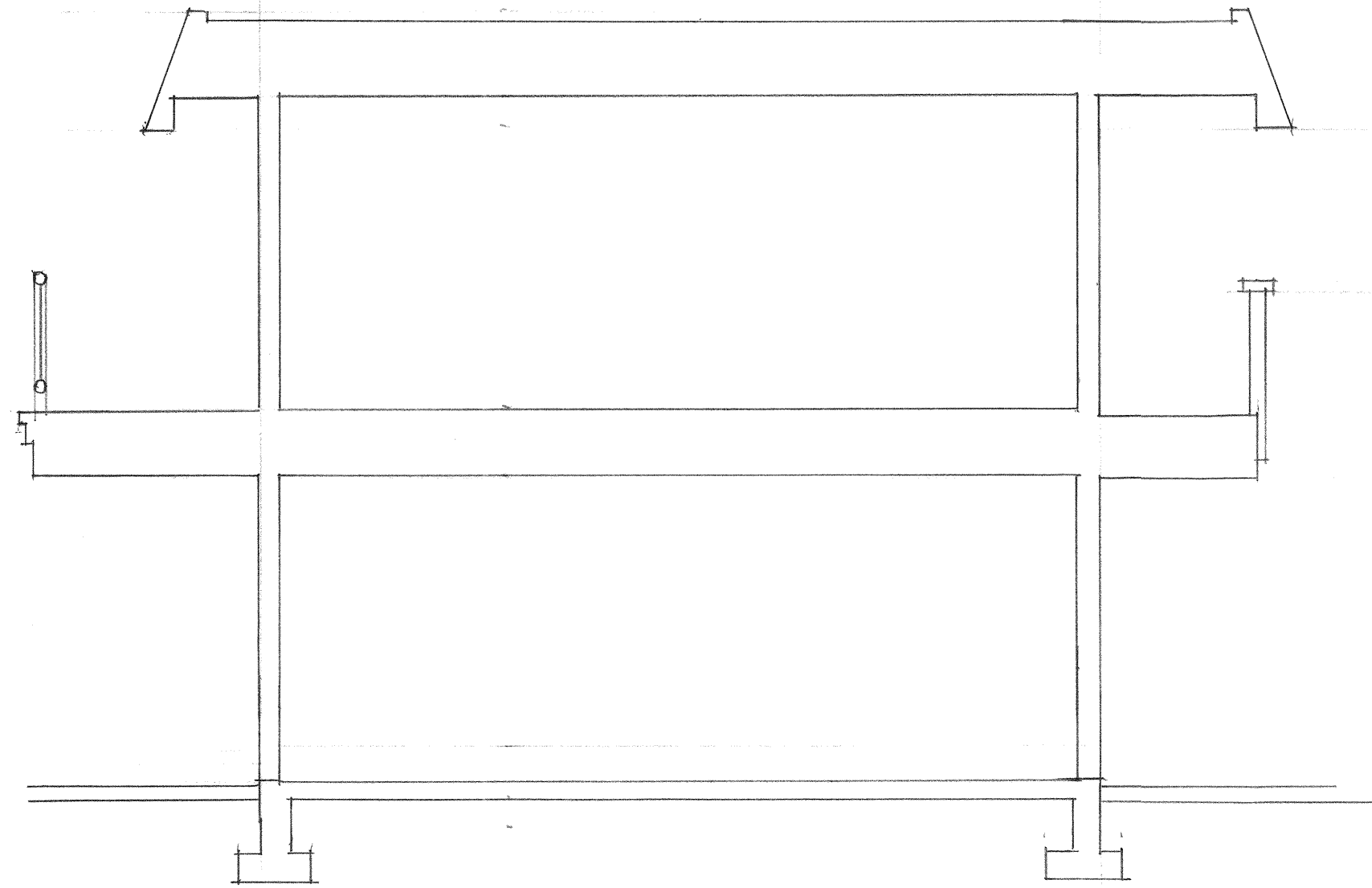
NORTH ELEVATION-PROPOSED
1/4" = 1'-0"

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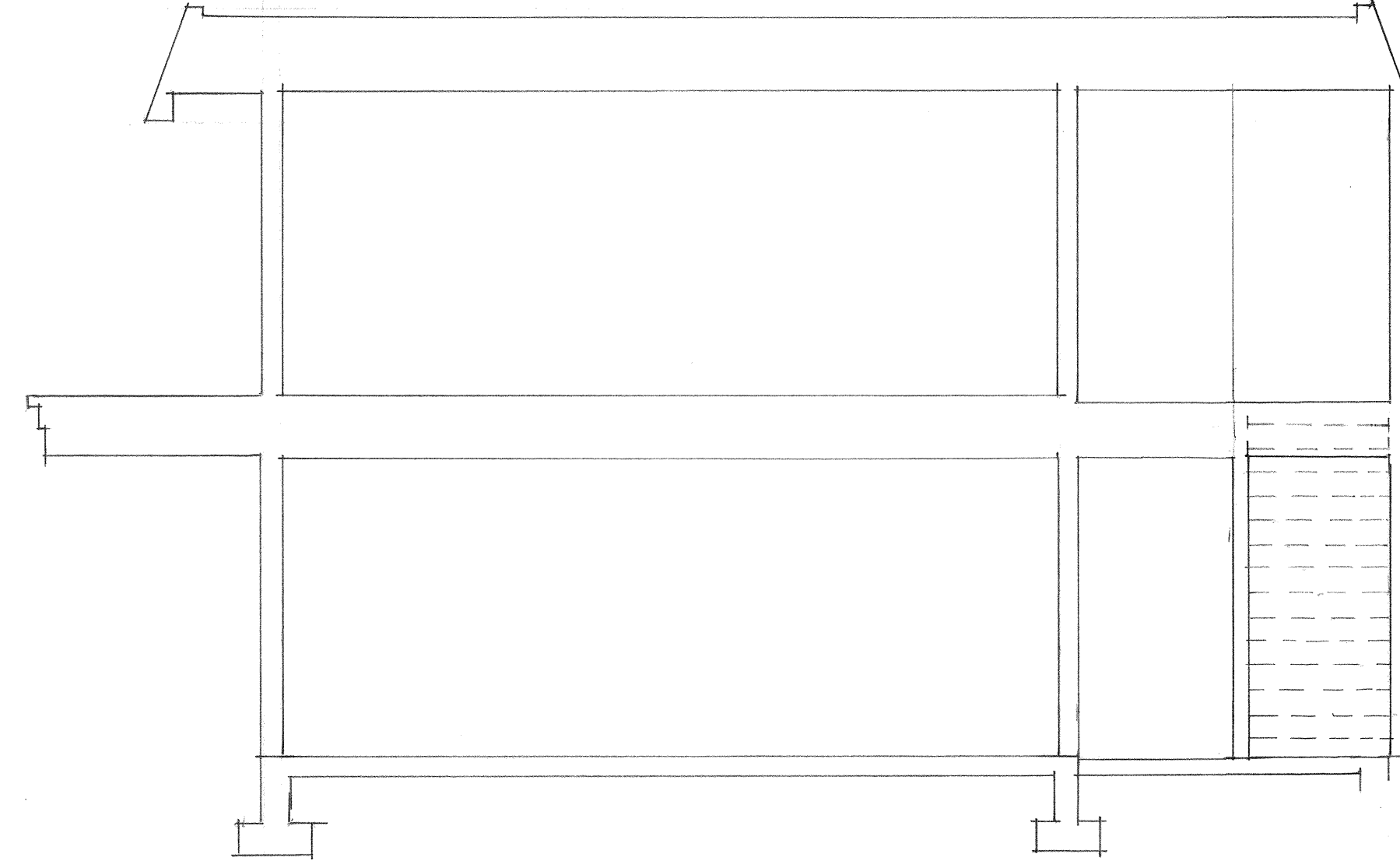
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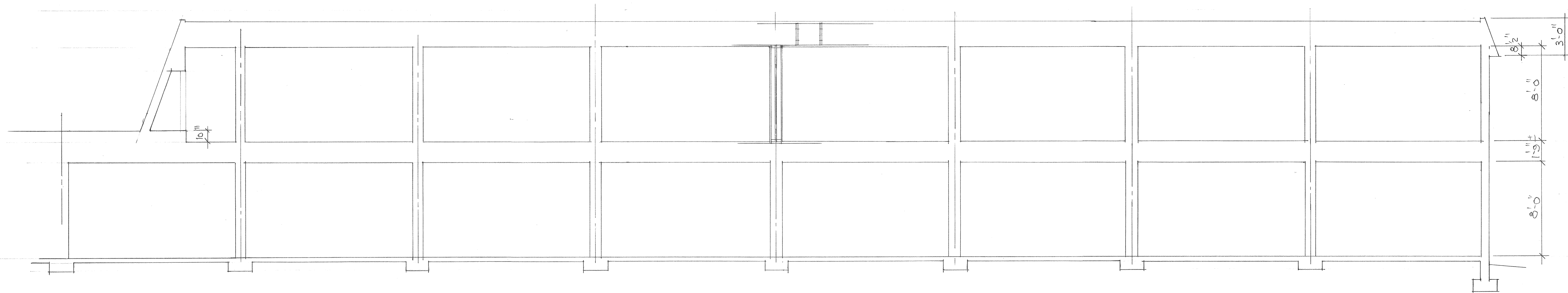
A10



2 SECTION-EXISTING
1/4" = 1'-0"



3 SECTION-EXISTING
1/4" = 1'-0"



1 SECTION-EXISTING
1/4" = 1'-0"

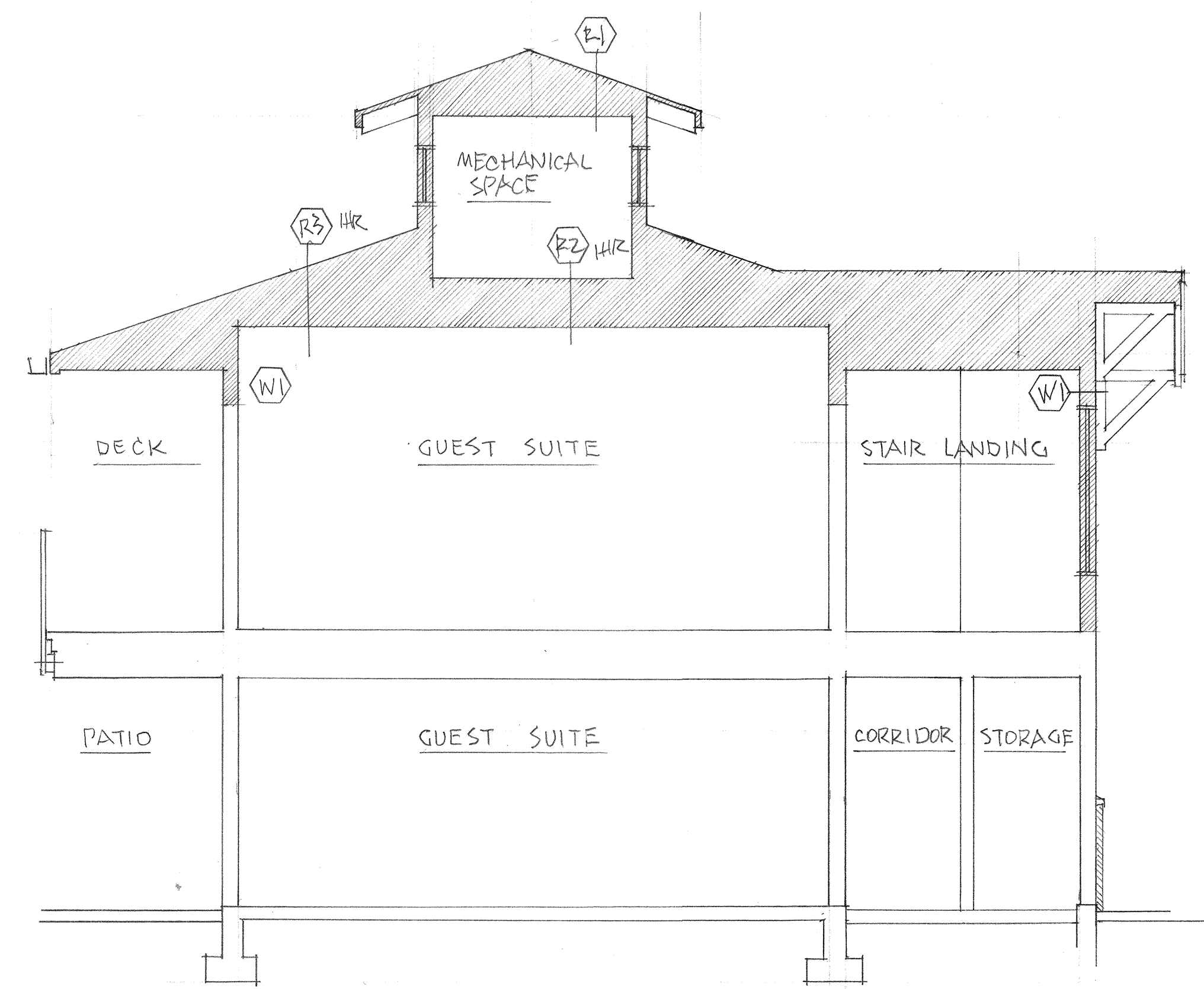
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3 SECTION-PROPOSED
 $1/4^h = 1 - 0^h$



904**Tourist Commercial Two [Rural] (TC-2)****1. PRINCIPAL USES****i) On any lot:**

- a) Campgrounds (including RV park);
- b) Tourist accommodation;
- c) Recreation facilities.

ii) On any lot within the ALR where approved by the Provincial Land Reserve Commission:

- a) Campgrounds (excluding RV parks).

2. ACCESSORY USES**i) On any lot:**

- a) Restaurants;
- b) A licensed establishment;
- c) Gift shop;
- d) Accessory buildings;
- e) Offices;
- f) Active outdoor recreation use;
- g) Marinas;
- h) Residential use limited to one dwelling unit.

ii) On any lot within the ALR where campground use has been approved by the Provincial Land Reserve Commission, only:

- a) Accessory buildings associated with campground use;
- b) Offices associated with campground use;
- c) Outdoor recreation use.

3. CONDITIONS OF USE**i) All permitted uses listed in Section (1)(i), "Campgrounds", shall be subject to the following conditions:**

- a) Every camping space shall have a minimum area of not less than 110.0 metres² (1184.1 feet²).
- b) No camping space shall be located within 3.0 metres (9.8 feet) of an internal access road.
- c) Washrooms shall be provided for in accordance with Ministry of Health requirements.
- d) A minimum of one container for every two camping spaces shall be provided for purposes of garbage disposal or a centralized collection centre of suitable capacity. Each container must be durable, insect-tight, water-tight, and rodent proof

- e) Occupancy shall be temporary in nature with 50% of the total possible occupancy limited to a maximum stay of 6 months per visitor for any 12 month period within any RV site on the lot, concurrent or non-consecutive. The remaining 50% of total occupancy is to be limited to stays of with durations shorter than 6 months. The relocation of RV's to other RV sites within the lot does not constitute the start of a new stay. #59
- ii) **All permitted Tourist Accommodation or Recreation Facilities, but specifically excluding Campgrounds and RV Parks, as listed in Section (1), “Principal Use”, shall be subject to the following conditions.**
- a) Landscaping shall be in accordance with the conditions of the required Development Permit.
- b) Floor Area Ratio (F.A.R.) (see also Part 2, Interpretation) shall be defined as: “The gross floor area of all buildings divided by the gross area of the subject lot.”
- 1) Permitted F.A.R. = 0.3
 For each 10% increase in "Open Space", to a maximum of 70%, F.A.R. is increased by 0.05.
- c) A minimum of 50% of the lot area shall be retained as open space.
- d) Occupancy of tourist accommodation units shall be limited to temporary occupancy for 50% of the total possible occupancy for a maximum stay of 6 months per visitor for any 12 month period. The remaining 50% of the total possible occupancy for tourist accommodation units only, and specifically excluding RV sites, are permitted permanent residential use through full time occupancy, where occupancy of 12 months per calendar year is permitted. The relocation of RV's to other RV sites within the lot does not constitute the start of a new stay. #59

4. **SITING OF BUILDINGS AND STRUCTURES**

The setbacks required for buildings and structures within the Tourist Commercial Two zone shall be as set out in the table below.

Type of Structure	Required Setback			
	Front yard	Rear yard	Side yard	Side yard abutting road
Principal	7.5m (24.6ft)	7.5m (24.6ft)	3.5m (11.5ft)	7.5m (24.6ft)
Accessory	7.5m (24.6ft)	1.0m (3.3ft)	3.5m (11.0ft)	7.5m (24.6ft)

Except that when the property abuts a lake or sea or where the area is a foreshore lease, no yard minimum applies to the area abutting or within a water area, except for buildings used for habitation or storage of goods damageable by flood waters.

Except where otherwise specified in this bylaw, no building or structure shall be located in any required front and side yard setback area. [Note: Part 400, Siting Exceptions, of this bylaw and Bylaw No. 1836 being the “Floodplain Management Bylaw, 1997” may affect the siting of structures adjacent to major roads and the natural boundaries of watercourses and the sea, respectively.]

5. **HEIGHT OF STRUCTURES**

The maximum permitted height of principal structures shall be:

- i) At required side yard setback: 8.0 metres (26.3 feet)
- ii) At 7.5 metres (24.6 feet) from any lot line: 10.0 metres (32.8 feet)
- iii) At 12.0 metres (39.7 feet) from any lot line: 12.0 metres (39.4 feet)

6. **DENSITY**

- i) Minimum tourist accommodation unit area: 40.0 metres² (430.6 feet²).
- ii) Residential unit allocation ration: 0.75
- iii) Permitted density of development:

$\frac{\text{Gross Lot Area (F.A.R. X 0.75)}}{\text{Minimum Tourist Accommodation Unit Area}}$	=	Number of Units Permitted
--	---	------------------------------

7. **LOT COVERAGE**

- i) The maximum permitted coverage of all buildings and structures shall not exceed 25% of the site area.

8. **SUBDIVISION REQUIREMENTS**

- i) Despite any other provision of this bylaw, the minimum permitted lot area within areas designated as “settlement expansion areas” under “Comox Valley Regional Growth Strategy Bylaw No. 120, 2010” is 4.0 hectares. #200
- ii) Despite any other provision of this bylaw, for the purpose of subdivision, the following sections of this bylaw do not apply to lots within areas designated as “settlement expansion areas” under “Comox Valley Regional Growth Strategy Bylaw No. 120, 2010”:
 - a) Section 503 Subdivision Standards 1. AREA AND FRONTAGE REQUIREMENTS i);
 - b) Section 503 Subdivision Standards 2. LOT SIZE EXCEPTIONS i) a); and
 - c) Section 503 Subdivision Standards 2. LOT SIZE EXCEPTIONS iii).

iii) **Lot Area**

The minimum average lot area permitted shall be 4000 metres² (1.0 acres) with the exception that no minimum lot area shall apply when a structure is proposed for a strata title subdivision plan pursuant to the *Strata Property Act*, subject to the parent lot before strata having a minimum lot area of 4000 metres² (1.0 acres).

End • TC-2