



BYLAW NO. 400

A BYLAW TO AMEND THE ZONING REGULATIONS APPLICABLE TO ELECTORAL AREA D

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area D pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1404 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 1404 being, Campbell River Area Zoning Bylaw 1991, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 400, being Campbell River Area Zoning Bylaw 1991, Amendment No. 59.

READ A FIRST TIME ON THE 19TH DAY OF AUGUST, 2020

READ A SECOND TIME ON THE 19TH DAY OF AUGUST, 2020

PUBLIC HEARING WAIVED ON THE 19TH DAY OF AUGUST, 2020

READ A THIRD TIME ON THE 16TH DAY OF SEPTEMBER, 2020

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 16TH DAY OF SEPTEMBER, 2020



Chair



Corporate Officer

SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

1) Part 2 'INTERPRETATION' is amended by inserting or, where applicable, replacing the following:

- 'AGRICULTURAL USE'** means a use providing for the growing, rearing or harvesting of primarily agricultural products harvested, reared or grown on that lot and may include lawful cannabis production where the lot is 2.0 hectares or greater in area or where permitted as an ALCA protected use.
- 'ALCA PROTECTED USE'** means a use, which may be farm use or non-farm use, defined and regulated by the *Agricultural Land Commission Act (BC)* and ALR Regulations that may not be prohibited by local government when it takes place on ALR.
- 'CANNABIS'** means the same as in the *Cannabis Act (Canada)*.
- 'CANNABIS PRODUCT'** means the same as in the Cannabis Regulations (Canada).
- 'CANNABIS PRODUCTION'** means the lawful production of cannabis as licensed under the Cannabis Regulations (Canada).
- 'CANNABIS RETAIL'** means the lawful retail sale of cannabis and/or cannabis products for consumption off premise and for the purposes of this bylaw, does not include lawful cannabis sale for medical purposes.
- 'COMMERCIAL'** means any activity in which goods or services are exchanged for monetary gain but excludes cannabis production. Commercial use may include lawful cannabis retail sales as licensed through the Liquor and Cannabis Regulation Branch pursuant to the *Cannabis Control and Licensing Act*.
- 'COMMERCIAL GREENHOUSE'** means a building for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse but are sold directly from such lot at wholesale or retail. A commercial greenhouse may include cannabis production.
- 'GARDEN NURSERY'** means an area used only for the display and sale of wholesale and retail nursery stock, fertilizers, insecticides, herbicides, seeds and small garden hand tools and includes lawful cannabis production.

'INDUSTRIAL USE, LIGHT' means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing or repairing of goods, materials or things. Light industrial use may include cannabis production only where explicitly permitted in this bylaw or where it is an ALCA protected use.

'RETAIL' means the sale of goods to the public and may include the lawful sale of cannabis as licensed through the Liquor and Cannabis Regulation Branch and pursuant to the *Cannabis Control and Licensing Act*.

'RETAIL STORE' means a building, or part thereof, in which retail takes place.