

**CITY OF DUNCAN**

**BYLAW NO. 3166.08, 2025**

**A BYLAW TO AMEND THE CITY OF DUNCAN ZONING BYLAW NO. 3166, 2017**

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The Council of the City of Duncan enacts as follows:

**1. CITATION**

1.1 This Bylaw may be cited as “Zoning Bylaw Amendment Bylaw No. 3166.08, 2025”.

**2. AMENDMENT**

2.1 The “City of Duncan Zoning Bylaw No. 3166, 2017” is hereby amended, as follows:

- (a) in Section 2.1, by establishing a new “Highway Corridor Commercial 2 Zone – HCC2”;
- (b) in Section 3.30, by adding the following new section after Section 3.30.2:

3.30.3 Despite Section 3.30.1, the following site-specific minimum off-street parking regulations apply:

<b>Location</b>	<b>Minimum Number of <i>Off-Street Parking Spaces</i></b>
553 Dobson Road, AMENDED LOT 8 (DD 210508I), SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 6913, PID 005-778-654	48 for all <i>uses</i> combined for a development that is a <i>mixed-use development</i> comprised of commercial space, at least 200 m <sup>2</sup> of <i>commercial childcare</i> space, and 69 <i>dwelling units</i> that are <i>affordable housing</i> or meet other affordability parameters specified by the provincial government as a condition of funding from that organization.
561 Dobson Road, LOT B, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 37692, PID 001-033-387	
573 Dobson Road, LOT A, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 37692, PID 001-033-379	

- (c) in Part 4, by inserting the “Highway Corridor Commercial 2 Zone – HCC2” in Schedule A of this Bylaw after Section 5.15; and
- (d) in Schedule A – Zoning Map, by rezoning the following parcels of land from “Highway Corridor Commercial – HCC” to “Highway Corridor Commercial 2 Zone – HCC2”, as shown in Schedule B of this Bylaw:

- (i) Civic Address: 553 Dobson Road  
Legal Description: AMENDED LOT 8 (DD 210508I), SECTION 16, RANGE 7,  
QUAMICHAN DISTRICT, PLAN 6913, PID 005-778-654
- (ii) Civic Address: 561 Dobson Road  
Legal Description: LOT B, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN  
37692, PID 001-033-387
- (iii) Civic Address: 573 Dobson Road  
Legal Description: LOT A, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN  
37692, PID 001-033-379

PASSED FIRST READING

PASSED SECOND READING

PASSED THIRD READING

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

ADOPTED

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Michelle Staples,  
Mayor

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Paige MacWilliam,  
Director of Corporate Services

**Schedule 'A' to Bylaw No. 3166.08, 2025**

<b>Highway Corridor Commercial 2 Zone</b>	<b>HCC2</b>
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**5.16 Intent**

5.16.1 The intent of the HCC2 zone is to permit a range of commercial, community, and *mixed-use developments* close to the Trans-Canada Highway.

**5.17 Permitted Uses**

5.17.1 The *uses* permitted in the HCC2 zone are as follows:

<b>Principal Uses</b>	<b>Accessory Uses</b>	<b>Conditions of Use</b>
<p><b>Residential Uses:</b>  <i>Assisted Living Residential Facility*</i>  <i>Community Care Facility*</i>  <i>Dwelling, Multi-Unit*</i></p> <p><b>Non-Residential Uses:</b>  <i>Automotive Fueling Station</i>  <i>Car Wash</i>  <i>Cheque-Cashing**</i>  <i>Commercial Daycare</i>  <i>Community Use</i>  <i>Cultural Use</i>  <i>Craft Beverage Production</i>  <i>Dog Grooming</i>  <i>Drive Through</i>  <i>Education Facility</i>  <i>Financial Institution</i>  <i>Funeral Service Facility</i>  <i>Indoor Recreation Facilities</i>  <i>Mobile Food Vending</i>  <i>Office</i>  <i>Parking Facility</i>  <i>Pawn Shop**</i>  <i>Public Market</i>  <i>Repair Service, Automotive</i>  <i>Repair Service, General</i>  <i>Retail &amp; Personal Service</i>  <i>Restaurant</i>  <i>Social Service</i>  <i>Tourist Accommodation</i></p>	<p><i>Home-Based Business in a Multi-Unit Dwelling</i></p>	<p><i>* Dwelling units or sleeping units are permitted above the first storey only.</i></p> <p><i>* Uses on the first storey of a building with a residential use must provide service to persons off-site, not only to owners or occupiers of the building.</i></p> <p><i>* Off-street parking, access, and circulation (ex. entry, lobby, stairs, elevators, hallways, etc.), and other amenities and services associated with a residential use are permitted on the first storey.</i></p> <p><i>** A cheque-cashing business must be at least 500 m from any other cheque-cashing business.</i></p> <p><i>** A pawn shop must be at least 500 m from any other pawn shop.</i></p>

## 5.18 Development Regulations

5.18.1 Development in the HCC2 zone is subject to the following:

Development Criteria		Regulations
Maximum <i>Parcel Coverage</i>		60%
Minimum <i>Floor Area Ratio</i>		1:1
Maximum <i>Floor Area Ratio</i>		3:1
Principal Building		Regulations
Maximum <i>Height</i>		24 m (6 <i>habitable storeys</i> )
Minimum <i>Height</i>		2 <i>habitable storeys</i>
Minimum <i>Parcel Line Setback</i>	Front	4 m
	Rear	4 m, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>rear parcel line setback</i> is 8 m.
	Side, Interior	4 m
	Side, Exterior	4 m
Accessory Buildings and Structures		Regulations
Maximum <i>Height</i>		5 m
Minimum <i>Parcel Line Setback</i>	Front	4 m
	Rear	4 m, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>rear parcel line setback</i> is 8 m.
	Side, Interior	4 m, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>interior side parcel line setback</i> is 5 m.
	Side, Exterior	4 m
Accessory <i>structures</i> used solely to provide weather protection for short-term bicycle parking		0 m
Play <i>structures</i> and other minor <i>structures</i> in an outdoor play space for a <i>commercial daycare use</i> .		0 m

5.18.2 The *first storey* of a *building* must have non-residential uses totaling a minimum of 60% of the *building* footprint area and, for clarity, off-street parking, amenity rooms, and similar uses associated with and accessory to a *residential use* are considered *residential uses*.

## 5.19 Subdivision Regulations

5.19.1 *Subdivision* in the HCC2 zone is subject to the following:

Subdivision Criteria	Conditions
Minimum <i>Parcel Area</i>	600 m <sup>2</sup>
Minimum <i>Parcel Frontage</i>	15 m

## 5.20 Site-Specific Development Regulations

5.20.1 The following site-specific development regulations apply to the properties listed in this sub-section and are applicable only to a *mixed-use development* comprised of commercial space, at least 200 m<sup>2</sup> of *commercial childcare* space, and 69 *dwelling units* that are *affordable housing* or meet other affordability parameters specified by the provincial government as a condition of funding from that organization:

Civic Address	Legal Description
553 Dobson Road	AMENDED LOT 8 (DD 210508I), SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 6913 <b>PID 005-778-654</b>
561 Dobson Road	LOT B, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 37692 <b>PID 001-033-387</b>
573 Dobson Road	LOT A, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 37692, <b>PID 001-033-379</b>
Development Criteria	Regulations
Minimum Unit Mix	2-bedroom <i>dwelling units</i> : 5% of total number of <i>dwelling units</i> 3-bedroom <i>dwelling units</i> : 10% of total number of <i>dwelling units</i>
Minimum <i>Parcel Line Setbacks</i>	Front Side (New Road): 1.5 m Exterior Side (Dobson Road): 3 m Interior Side: 4 m, except that for an underground parkade, the minimum <i>interior side parcel line</i> setback is 0 m
Maximum Permitted Projection of eaves, exterior finish, green wall, gutter, cornice, sunlight control projection	0.8 m

Schedule 'B' to Bylaw No. 3166.08, 2025

