

CITY OF DUNCAN

BYLAW NO. 3166.08, 2025

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

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 Part 5, by inserting the “Highway Corridor Commercial 2 Zone – HCC2” in Schedule A of this Bylaw after Section 5.15, and numbering the sections and sub-sections in accordance with the next available numbers on the date of adoption of the Bylaw; and
- (c) 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

Michelle Staples,
Mayor

Paige MacWilliam,
Director of Corporate Services

Schedule 'A' to Bylaw No. 3166.08, 2025

Highway Corridor Commercial 2 Zone	HCC2
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5.XX Intent

5.XX.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.XX Permitted Uses

5.XX.1 The *uses* permitted in the HCC2 zone are as follows:

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

5.XX Development Regulations

5.XX.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, 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 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
Minimum <i>parcel line setback</i> for accessory <i>structures</i> used solely to provide weather protection for <i>short-term bicycle parking</i>		0 m

5.XX.2 The *first storey* of a *building* must have non-residential uses, not including required parking for those uses, totaling a minimum floor area of 60% of the *building* footprint area.

5.XX Subdivision Regulations

5.XX.1 *Subdivision* in the HCC2 zone is subject to the following:

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

5.XX Site-Specific Development Regulations and Conditions of Use

5.XX.1 The following site-specific development regulations and conditions of use 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 m² 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 PID 005-778-654
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
Development Criteria	Regulations
Minimum Unit Mix for <i>Multi-Unit Dwelling</i>	2-bedroom <i>dwelling units</i> : 10% of total number of <i>dwelling units</i> 3-bedroom <i>dwelling units</i> : 11% 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
Minimum <i>Parcel Line Setback</i> for Underground Parkade	0 m
Maximum Permitted Projection of eaves, entryway covers and overhangs, exterior finish, green wall, gutter, cornice, sunlight control projection	1.5 m for entryway covers and overhangs 0.8 m for all other permitted projections

Minimum Number of Off-Street Parking Spaces	<p>52 for all <i>uses</i> combined for a development that is a <i>mixed-use development</i> comprised of commercial space, at least 200 m² 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.</p> <p>Up to 47% of the required off-street parking spaces are permitted to be for small vehicle parking.</p>
Visibility at Intersections	Despite Section 3.15, <i>principal buildings</i> may project up to 1.5 m into the 6 m by 6 m sight triangle.

Schedule 'B' to Bylaw No. 3166.08, 2025

