

CITY OF DUNCAN

BYLAW NO. 3166.09, 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. 3166.09, 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 3 Zone – HCC3”;
- (b) in Part 4, by adding the following site-specific development regulations and conditions of use in the High Density Residential – HDR Zone after Section 4.12, with the section and subsection numbers to be in accordance with the next available numbers on the date of adoption of the Bylaw:

“4.XX Site-Specific Development Regulations and Conditions of Use

4.XX.1 The following site-specific development regulations and conditions of use apply to the property listed in this sub-section:

Civic Address	Legal Description
140 Trans-Canada Highway	LOT A, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 48762 PID 014-377-004
Development Criteria	Regulations
Minimum Unit Mix for <i>Multi-Unit Dwelling</i>	2-bedroom <i>dwelling units</i> : 20% of total number of <i>dwelling units</i> 3-bedroom <i>dwelling units</i> : 10% of total number of <i>dwelling units</i>
Maximum <i>Principal Building Height</i>	24 m (6 <i>habitable storeys</i>)
Minimum <i>parcel line setback</i> for accessory structures used solely to provide weather protection for <i>short-term bicycle parking</i>	0 m

Minimum <i>Parcel Line Setback</i> for Underground Parkade	0 m
Maximum Permitted Projection of eaves, entryway covers, exterior finish, green wall, gutter, cornice, sunlight control projection	1 m
Minimum Number of Off-Street Parking Spaces	1 per <i>dwelling unit</i>

- (c) in Part 5, by inserting the “Highway Corridor Commercial 3 Zone – HCC3” 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
- (d) in Schedule A – Zoning Map, by rezoning 140 Trans-Canada Highway, LOT A, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 48762 (PID 014-377-004) from “Highway Corridor Commercial – HCC” to “Highway Corridor Commercial 3 Zone – HCC3” and “High Density Residential Zone – HDR”, as shown in Schedule B of this Bylaw.

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. 3166.09, 2025

Highway Corridor Commercial 3 Zone	HCC3
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5.XX Intent

5.XX.1 The intent of the HCC3 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 HCC3 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 HCC3 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 HCC3 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

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Development Criteria	Regulations
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Minimum <i>Parcel Line Setbacks</i>	Front Side: 3 m Rear Side: 3 m
Minimum <i>Parcel Line Setback</i> for Underground Parkade	0 m
Minimum Number of Off-Street Parking Spaces	1 per <i>dwelling unit</i> 1 per 40 m ² <i>gross floor area</i> of commercial or <i>community use</i>

Schedule 'B' to Bylaw No. 3166.08, 2025

