



Zoning and Land Use

Zoning is one of the tools local governments use to regulate how land is developed within their boundaries. The "City of Parksville Zoning and Development Bylaw 1994, No. 2000" regulates the location, use, and density of development.

How Does Zoning Affect Me?

Every property in Parksville has a specific land use zone that applies to the development of the site. Each property is mapped within a certain land use zone. To determine your zone, please refer to the City's website (parksville.ca) for the online zoning map or seek assistance from department staff.

Zoning regulates uses in order to minimize potential conflicts between neighbouring areas and to ensure there is some land for all uses within a city. For example, areas of the City are designated for industrial use and others are zoned for residential uses.

The specific zone designation determines:

- What uses you can undertake on the land;
- Where you can locate buildings and structures;
- How much of the property you can cover with buildings;
- How tall the buildings can be;
- What the floor area ratio and parcel coverage can be (i.e. density of use);
- What the minimum parcel size is for subdivision purposes.

Several other brochures provide information related to the zoning bylaw regulations. You may wish to view:

- Bylaw Variances;
- Building Setbacks;
- Official Community Plan;
- Subdivision Information

Prior to starting any projects on your property, it is advisable to obtain the correct zoning regulations from the Department of Community Planning and Building.

Changing Your Zoning

If you're thinking of rezoning your property, first determine whether you require a zoning amendment or can achieve your goals with a variance to a particular element of your current zone. City staff can assist with this, but if you wish to change the permitted uses or the density, you will likely need to make an application for a zoning amendment.

City Council is responsible for making decisions on proposed zoning amendments. Staff cannot predict the outcome of a zoning amendment application. The process involves substantial consultation opportunities with the public, internal city departments and other government agencies.

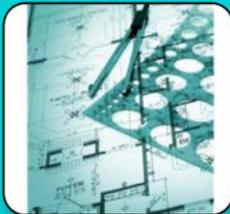
The minimum legal steps to undertake a zoning amendment review are outlined in the *Local Government Act* and the City has several applicable land use policies governing the process. Section 5.1 of the City's OCP contains important information for anyone wishing to apply for a zoning amendment. An overview of the process is provided on the next page.

Bylaw Amendment Process



Pre-Application

- Prepare a Concept Plan
- Meet with City staff to determine requirements
- Seek independent professional advice



Submit Application

- Complete the application package
- Refer to checklists and pay fees



Application Review

- Referrals to internal departments
- Technical review of proposal



Council Consideration

- Staff report(s) & recommendations to Council
- 1st and 2nd Reading considered
- Applicant Open House, if required by Council
- Public Hearing



Final Approvals

- 3rd Reading considered
- Conditions are fulfilled or secured through bonding
- Consideration of final adoption of new bylaw

Information is for convenience only. Contact department staff to discuss current and applicable bylaws.

Department of Community Planning and Building

100 Jensen Avenue East (PO Box 1390), Parksville, BC V9P 2H3

General Inquiries: 250 954-3061

Email: planning@parksville.ca