

ZONING AND LAND USE



DEPARTMENT OF
COMMUNITY PLANNING
AND BUILDING

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, among other things.

Zoning Affects Every Property

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. For example, areas of the City are designated for industrial uses and others are zoned for residential uses.

ZONING DESIGNATIONS DETERMINE:

- what uses can be located on the property;
- where buildings or structures can be located;
- how much of the property may be covered with buildings and structures;
- how tall the buildings can be;
- the permissible density of development;
- what the minimum parcel size is for subdivision purposes.

Before beginning any projects on your property, it is advisable to obtain the correct zoning regulations from the planning department.

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 Official Community Plan contains important information for anyone wishing to apply for a zoning amendment. An overview of the process is provided to the right.

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
- Council considers 1st & 2nd reading
- Applicant hosts public information meeting, if required by Council
- Public Hearing is held

FINAL APPROVALS

- Council considers 3rd reading
- Conditions are fulfilled or secured through security deposit
- Council considers 4th reading/final adoption of the new bylaw

Photo Captions

Cover photo: City of Parksville. IVAULT MapGuide 6.1

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



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