

**TOWN OF COMOX
BYLAW 2056.02 (1301 Knight Road)**

A BYLAW TO AMEND COMOX ZONING BYLAW

WHEREAS Council has the authority under the provisions of the *Local Government Act* to amend the Zoning Bylaw;

NOW THEREFORE the Council of the Town of Comox, in open meeting assembled, enacts as follows:

1. Title

This bylaw may be cited for all purposes as the "Comox Zoning Amendment Bylaw 2056.02 (1301 Knight Road)"

2. Amendments

Comox Zoning Bylaw 2056 is hereby amended as follows:

- A. Adding a new definition to **Section 4 Definitions**, between "Utilities" and "Veterinary Services, Major"

Vegetative Landscaping Medium means a spreadable material composed of organic components, used for landscaping. Includes soils, compost (sourced from yard waste only) and bark mulch. vegetative landscaping mediums do not include products sourced from agricultural waste and food waste that has been diverted from residential, commercial or institutional sources.

- B. Adding a new CD zone to **Section 16 Comprehensive Development Zones**, after CD27 – Grumman Place:

- i. **CD28 – 1301 Knight Road**, as shown on **Schedule "1"** which is attached to and forms part of this Bylaw.

- C. **Schedule A - Zoning Map** is amended by rezoning:

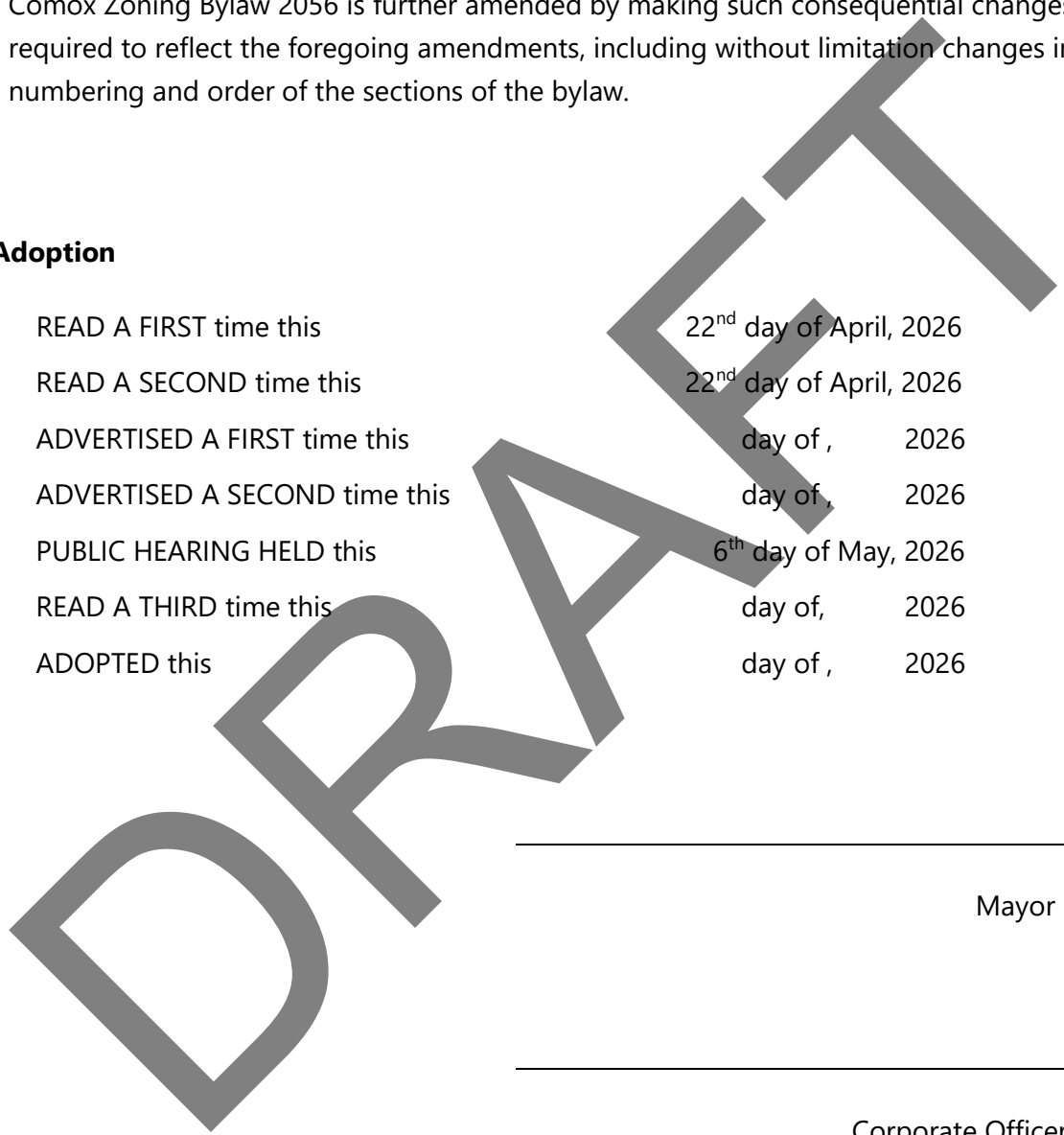
- i. The property legally described as LOT D, DISTRICT LOT 217, COMOX DISTRICT, PLAN 47754 (1301 Knight Road) shown shaded on **Schedule "2"** which is attached to and forms part of this Bylaw,

from: **E-3 Light Industrial**
to: **CD28 – 1301 Knight Road**

D. Comox Zoning Bylaw 2056 is further amended by making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and order of the sections of the bylaw.

3. Adoption

- (1) READ A FIRST time this 22nd day of April, 2026
- (2) READ A SECOND time this 22nd day of April, 2026
- (3) ADVERTISED A FIRST time this day of , 2026
- (4) ADVERTISED A SECOND time this day of , 2026
- (5) PUBLIC HEARING HELD this 6th day of May, 2026
- (6) READ A THIRD time this day of, 2026
- (7) ADOPTED this day of , 2026



Mayor

Corporate Officer

BYLAW 2056.02 (1301 Knight Road)

SCHEDULE "1"

DRAFT

CD28 – 1301 Knight Road

CD28.1 Permitted Uses

- (1) In the CD27 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Principal Uses:
 - i. Outdoor Processing and Sorting of Sands and [Vegetative Landscaping Mediums](#)
 - ii. [Storage, Outdoor](#)
 - (b) Secondary Uses:
 - i. [Accessory Buildings](#)
 - ii. [Caretaker Suite](#)
 - iii. [Plant Nursery](#)
 - iv. [Retail Sales](#)
 - v. [Storage Facility; Warehouse](#)
 - vi. [Wholesale Services](#)

CD28.2 Minimum Lot Area

- (1) Minimum [lot area](#) shall be 25,000 square metres.

CD28.3 Minimum Lot Width

- (1) Minimum [lot width](#) shall be 120.0 metres

CD28.4 General Regulations

- (1) [Lot coverage](#) shall not exceed 60%.
- (2) [Lot coverage including Impervious Surfaces](#) shall not exceed 80%.
- (3) Maximum Number of Dwelling Units shall not exceed 1 Caretaker Suite per lot.

CD28.5 Development Regulations for Buildings and Structures – Principal and Secondary

- (1) For any portion of a [building](#) or [structure](#):
 - (a) Maximum [height](#) shall not exceed 15.0 metres; and
 - (b) Maximum number [storeys](#) of is 2.

CD28.6 Minimum Setbacks

- (1) Front **Setback**: 12.0 metres
- (2) Rear **Setback**: 7.5 metres
- (3) Side **Setback**:
 - (a) East side: 8.0 metres
 - (b) West side: 7.5 metres
- (4) Exterior Side **Setback**: N/A
- (5) **Outdoor Storage** of compost: 3.0 metres from a buffer or SPEA area.

CD28.7 Development Regulations for Accessory Buildings

- (1) **Accessory buildings** shall not exceed 10.0 metres in **height**.

CD28.8 Conditions

- (1) **Storage, Outdoor** is only permitted for landscaping rock, landscaping gravel, sand, and **vegetative landscaping mediums**.
- (2) **Storage, Outdoor** arranged in piles of material shall be a maximum of 22.0 metres high, as measured from adjacent grade.
- (3) **Dwelling Units** shall only be permitted in the form of a **Caretaker Suite**.
- (4) Despite section 6.3(1) of this bylaw, one **Caretaker Suite** may be located within a single detached residential building that is up to 150.0 square metres in floor area.
- (5) A **Home Occupation** is not permitted for the Caretaker Suite.
- (6) **Retail sales** is only permitted for landscaping rock, landscaping gravel, sand, and **Vegetative Landscaping Mediums**.
- (7) **Wholesale services** is only permitted for landscaping rock, landscaping gravel, sand, and **Vegetative Landscaping Mediums**.
- (8) **Storage Facility; Warehouse** is only permitted for the indoor storage of landscaping rock, landscaping gravel, sand, and **Vegetative Landscaping Mediums**.

BYLAW 2056.02

SCHEDULE "2"



Subject Property:
1301 Knight Road
LOT D, DISTRICT LOT 217, COMOX DISTRICT, PLAN 47754