

TOWN OF COMOX

BYLAW 2056.01 (721 Lazo Road)

A BYLAW TO AMEND COMOX ZONING BYLAW 2056

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

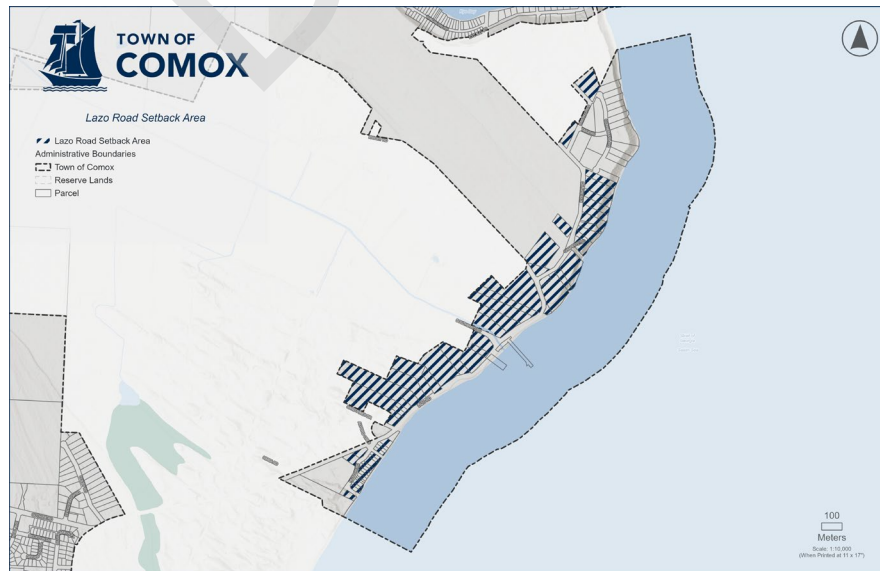
This bylaw may be cited for all purposes as the "Comox Zoning Amendment Bylaw No. 2056.01"

2. Amendments

Comox Zoning Bylaw 2056 is hereby amended as follows:

A. Schedule "A" is amended by:

1. Replacing Map 9-4 in low density zones section – accessory buildings setbacks with the Map below:



2. Adding to Section 16 Comprehensive Development 29 zone (721 Lazo Road) as shown in Schedule "2", which is attached to and forms part of this Bylaw

B. Schedule "B" the Zoning Map is hereby amended by:

Rezoning the property legally described as
PARCEL B (DD 20772N) OF DISTRICT LOT 191 COMOX DISTRICT (721 Lazo Road),
shown shaded on Schedule "1" which is attached to and forms part of this Bylaw,

from R- CL Cape Lazo Residential
to Comprehensive Development 29 (CD29) Zone

- C. Comox Zoning Bylaw No. 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) ADVERTISED from this | 11 th day of May, 2026 |
| until this | 20 th day of May, 2026 |
| (2) READ FIRST, SECOND and THIRD time this | ___ day of ____, 2026 |
| (3) ADOPTED this | ___ day of ____, 2026 |

Mayor

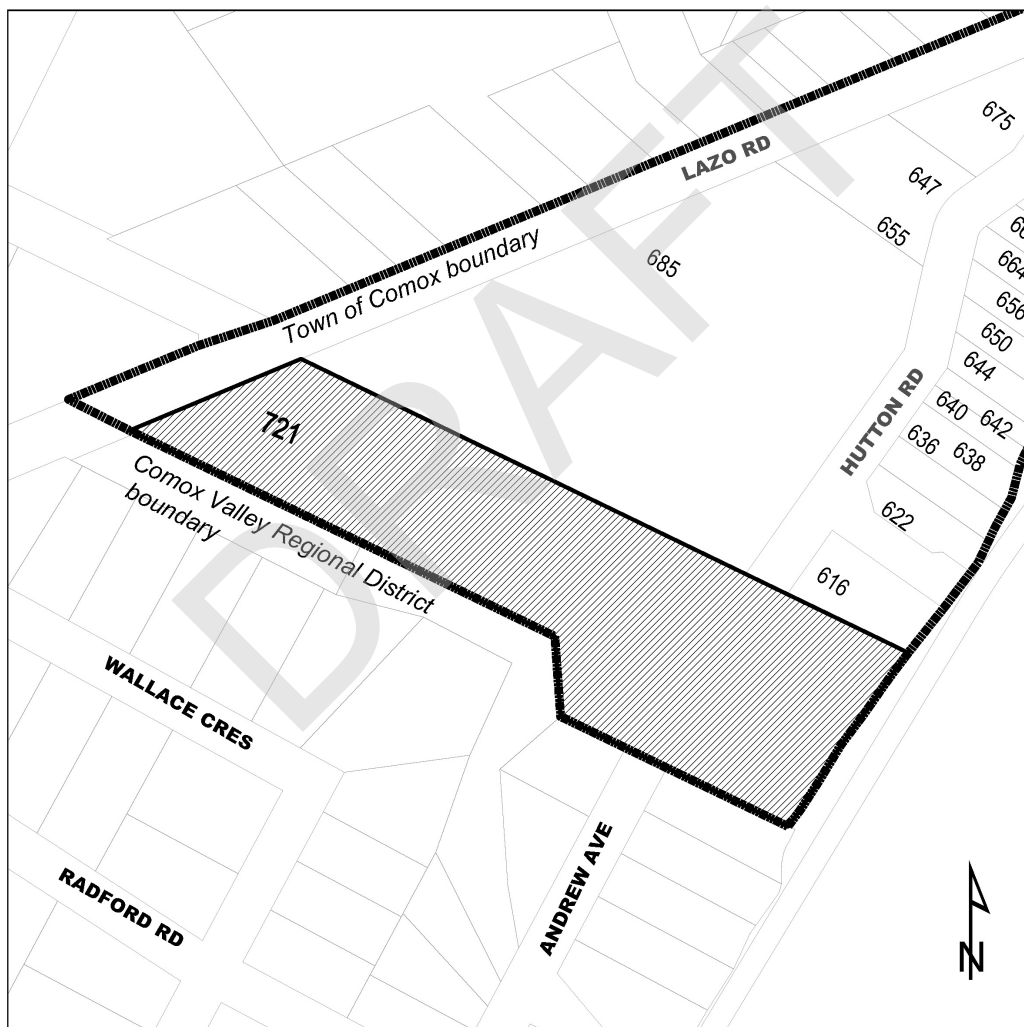
Corporate Officer

BYLAW 2056.01

SCHEDULE "1"

Shown shaded on the map

**721 Lazo Road
PARCEL B (DD 20772N) OF DISTRICT LOT 191 COMOX DISTRICT**



BYLAW 2056.01

SCHEDULE "2"

Comprehensive Development Zone 29

DRAFT

COMPREHENSIVE DEVELOPMENT ZONE CD29

LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 721 LAZO RD

29.1 Zone Intent

Table 29.1 Intent of CD 29 Zone		
Zone	Zone Name	Intent of Zone
CD29	Low Density Single-Family Residential	<p>This zone is intended to accommodate low-density single-family residential development at 721 Lazo Road (PARCEL B (DD 20772N) OF DISTRICT LOT 191 COMOX DISTRICT)</p> <p>Due to location and environmental constraints, certain regulations under CD29 zone are different on waterfront and up-slope lots.</p>

29.2 Permitted Uses

Table 29.2 Permitted Uses			
P = permitted as a principal use S = permitted as a secondary use N = not permitted			
Use			CD29
(a) Dwelling Units			P
(b) Home occupation	(i) Minor		S
	(iii) Bed and Breakfast Accommodation		S
	(iv) Vacation Rental Accommodation		S
(c) Coach Houses			N
(d) Secondary Suites			S

29.3 Subdivision Standards

Table 29.3(1) Subdivision Standards	
Criteria	CD29
(a) Minimum Lot Area	800.0 m ²
(b) Average Lot Area	1,100.0 m ²
(c) Minimum Lot Width	18.0 m

29.4 General Regulations

Table 29.4(1) General Regulations		
Criteria	CD29 waterfront	CD29 up-slope
(a) Maximum Lot Coverage	20%	15%
(b) Maximum Lot Coverage Including Impervious Surfaces	30%	25%
(c) Maximum Number of principal Dwelling Units	1 per lot	1 per lot
(d) Maximum GFA for all Buildings	300 m ²	300 m ²
(e) Maximum GFA for Accessory Buildings	60.0 m ²	60.0 m ²

29.5 Development Standards

(1) For the purpose of CD29 zone:

(a) Front Lot Line means the lot line that is abutting a common access driveway.

(b) Side Lot Line means any lot line between two or more lots other than the front or rear lot line and includes public pedestrian and beach access paths.

Table 29.5(1) Development Regulations for Principal Buildings

Criteria	CD29 waterfront	CD29 up-slope
(a) Maximum of principal buildings per lot	1	1
(b) Maximum Height of principal building	9.0 m	12.0 m
(c) Maximum Number of Storeys	2	3
(d) Minimum Front Setback to garage or carport	6.0 m	6.0 m
(e) Minimum Front Setback to all other portions of principal building	3.0 m	2.0 m
(f) Maximum Front Setback	10.0 m	6.0 m
(g) Minimum Rear Setback	15.0 m from the Present Natural Boundary	12.0 m
(h) Minimum Side Setback	2.0 m	2.0 m
(i) Minimum Side Setback on a lot where public beach access is provided	4.0 m	n/a
(j) Minimum Corner Cut-Off Setback	1.0 m	1.0 m

Table 29.5(2) Development Regulations for Accessory Buildings

Criteria	CD29 waterfront	CD29 up-slope
(a) Maximum Height of Accessory Buildings	4.5 m	4.5 m
(b) Minimum Front Setback for detached garage or carport	6.0 m	6.0 m
(c) Minimum Front Setback all other accessory buildings	3.0 m	2.0 m
(d) Minimum Rear Setback	7.5 m	12.0 m
(e) Minimum Side Setback	2.0 m	2.0 m
(f) Minimum Side Setback on a lot where public beach access is provided	4.0 m	n/a

- (1) Despite **Section 5.3.3** no building or structure within CD29 zone shall be placed, erected, constructed, sunk into, re-constructed, altered, or enlarged nearer to the lot line than the distance specified in Table 29.5.1 and Table 29.5.2, including the following structures:
- (a) arbours, trellises, pergolas, and other such landscaping features;
 - (b) retaining walls;
 - (c) decks and impervious patios; and
 - (d) playground equipment.

Table 29.5(3) Fence Regulations	
	Maximum Height
Front, Side and Rear Yard	1.2 m
<p>CONDITIONS [Table 29.5(3)]:</p> <p>1 The maximum height of a fence erected on a lot which abuts a neighbouring lot where the finished grade is higher than that of subject lot is 2.4 metres, provided the fence does not protrude more than 1.2 metres above the finished grade of the neighbouring lot (see Figure 7-1).</p> <p>2 The fences should also have sections with clear distance of 0.45 metres from the finished grade to the bottom wire or rail, to allow for the safe passage of small mammals and fawns.</p>	

(2) **Landscaping**

- (a) Waterfront lots shall have only one max. 1.5 m wide path for private beach access and minimum 5.0 m of native landscaping buffer as measured from top of concrete blocks.
- (b) Yards adjacent to common access road shall have soil-based landscaping except for driveway and parking area of maximum 6.0 m in width.
- (c) Pervious treatment shall be provided for any additional surface parking areas.