

Attachment No. 3: Comparative analysis of proposed uses with ALC and City of Courtenay Zoning regulations

Existing or proposed use	Permission of uses under ALC Act	Permission of uses under Zoning Bylaw
<p>Larger scale events (E.g. Music Fest). Classified as multi-day events attended by more than 150 persons.</p> <p>These uses currently take place.</p>	<p>Yes, when farm uses are occurring on the property, and only if the applicant is holding more than ten (10) gatherings per calendar year.</p> <p>Permission for additional large scale events is required.</p>	<p>Is permitted on the A-2 zoned properties under the use “fairground”. 4875 Headquarters property (A-1 zone) however does not have this designation. To permit this use on this parcel, an OCP land use amendment and rezoning application would be required.</p>
<p>Retail sales of farm products not produced on CVEG lands (i.e. vendors who sell at the Farmer’s Market but who produce elsewhere).</p> <p>These uses currently take place.</p>	<p>Same as for ‘larger scale events’.</p>	<p>Is permitted in the A-2 zoned properties. Outdoor markets is part of the “fairground” definition. This use is not permitted on the 4875 Headquarters property (A-1 zone). To permit this use on this parcel, an OCP land use amendment and rezoning application would be required.</p>
<p>Tsolum River recreation trail improvements and associated wayfinding signage and kiosks.</p>	<p>No. While, conservation, passive recreation and open land parks are a permitted non-farm use, they must be permitted through special ALC permitting.</p>	<p>Yes. Parks and playgrounds may be permitted in any zone. Parks established under certain provincial acts may not be prohibited on ALR land by a municipality.</p>
<p>Equestrian facilities including horse boarding, shows, competitions and training.</p>	<p>Yes, horse facilities in the form of horse riding, training and boarding are classified as a farm use. Larger scale horse show events must follow the same criteria as for large scale events.</p>	<p>Although horse/equestrian facilities are not defined in the Zoning Bylaw, the A-2 zone “fairground” definition includes rodeos and equestrian events and both the A-1 and A-2 allow agricultural use. The ALC Act considers horse facilities a farm use. In general, equestrian facilities may not be prohibited on ALR land by a municipality.</p>
<p>Education gardens including small scale composting yard.</p>	<p>Yes, permitted as a non-farm use (education and research).</p>	<p>Is permitted on the A-2 zoned properties which permit a wide range of public assembly uses. 4875 Headquarters property (A-1 zone) however does not have this designation. To permit this use on this parcel, an OCP land use amendment and rezoning application would be required. Under certain</p>

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		circumstances, a municipality may not prohibit these uses.
Curling rink including rental banquet room.	No, although the historical use is existing. ALC application provides an opportunity to formalize the historical non-farm use.	The A-2 properties permit it as a recreational facility. The A-1 property does not. The concept plan does not propose these uses for the A-1 property.
Storage facilities to support in the future agriculturally-focused events.	No. Structures, ancillary services and land development works are only permitted when in support of farm uses. Permission is required.	Yes, provided that the storage facilities are accessory to the primary permitted uses of the zone.
Public gathering features such as urban plaza opportunity into existing parking lot, new amphitheatre into landscape, covered picnic table and bike rack shelter.	No. Structures, ancillary services and land development works are only permitted when in support of farm uses. Permission is required. And, while open land parks are a permitted non-farm use, they must be permitted through special ALC permitting.	Yes. Falls into the same classification as parks and playgrounds which may be permitted in any zone. Accessory structures may be permitted so long as the principal use is being performed.
Public washroom	No. Permission is required.	Is permitted on the A-2 properties as recreational and fairground facilities which may also include public washrooms as part of those uses. Public washrooms are only proposed on the A-2 properties. To permit this use on the A-1 parcel, an OCP land use amendment and rezoning application would be required.
Upgrades to internal access roads that are associated with non-farm uses including portions of the Main Spine Road and Tsolum Way.	No. These are ancillary services and land development works needed to support non-farm uses. Permission is required.	Not uses as defined in the Zoning Bylaw. These activities are permitted in order to service permitted uses.
Parking facilities. Parking lots currently exist in proximity to the curling rink and community education	No. These are ancillary services and land development works needed to support non-	Is permitted on the A-2 properties as recreational and fairground facilities which may also include parking lots as part of those uses. To permit this use on the A-1 parcel, an OCP land use

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gardens. A new one (10 stalls) is proposed with Dove Creek Place.	farm uses. Permission is required.	amendment and rezoning application would be required.