



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 4330

A Bylaw to Amend Zoning Bylaws for Consistency with the Harmonized Official Community Plan

WHEREAS the Regional Board of the Cowichan Valley Regional District has enacted zoning bylaws for Electoral Areas A/C, B, E, F and H;

AND WHEREAS the Regional Board of the Cowichan Valley Regional District wishes to amend the bylaws to ensure consistency between the bylaws and the Regional District's new Official Community Plan;

NOW THEREFORE the Regional Board of the Cowichan Valley Regional District enacts the following amendments to the bylaws indicated below:

1. CITATION

This bylaw may be cited for all purposes as “**CVRD Bylaw No. 4330 – Zoning Bylaw Harmonization Bylaw, 2021**”

2. AMENDMENT TO SOUTH COWICHAN ZONING BYLAW NO. 3520

1. Delete Section 11.7.5(a) and (b).
2. Add the following to Section 11.1.1:

11.1.1(d): home occupation
3. Within Section 9.2 (A-2 Zone), Section 8.1 (Creation of Zones) and Table of Contents, replace zone name “Small Lot Agriculture” with “Village Agriculture”.

3. AMENDMENT TO AREA B ZONING BYLAW NO. 985

1. Add the following to Section 9.5:

9.5(a)(17) residential suites located above a permitted commercial use, if parcel is serviced by community water and sewer.
2. Add the following to Section 9.5:

9.5(b)(4) there shall be no more than two residential suites per hectare.

1. Amend Schedule A Map to Zoning Bylaw No. 985 by rezoning the northwesterly portion of Lot 1, District Lot 132, Malahat District, Plan VIP 75146 (PID: 025-642-316) from I-1A to F-1.

4. AMENDMENT TO AREA E ZONING BYLAW NO. 1840

1. Add the following to Section 11.3(b):

11.3(b)(4) A vegetative screen shall be located and maintained along the entire length of parcel lines contiguous to a road or highway, and along interior parcel lines where the abutting parcel is not zoned Industrial. This vegetative screen shall consist of mature coniferous trees not less than 2 metres high when planted and shall be located in at least two offsetting rows and spaced not more than 5 metres apart. The vegetative screen is required if there is industrial manufacturing or processing occurring on the property.

2. Delete Section 10.4(e) Special Event Temporary Uses and relocate the following to General Regulations Section 5.32:

Section 5.32 Special Event Temporary Uses Applicable to P-4 Zone

(1) Temporary uses not permitted by this Bylaw may be permitted by a special events temporary use permit as follows:

- a. Outdoor recreational shot gun shooting between the hours of 6:00 p.m. and 9:00 p.m. on a weekday other than Tuesday that is specified in the temporary use permit, which need not be the same day of the week in every week, provided that not more than one weekday in any calendar week is used for recreational shooting on the premises;
- b. Outdoor recreational shot gun shooting on two consecutive weekend days specified in the temporary use permit, between the hours of 9:00 a.m. and 6:00 p.m.; and
- c. Outdoor recreational shot gun shooting on weekend days in excess of two weekend days per calendar month that are specified in the temporary use permit, between the hours of 9:00 a.m. and 6:00 p.m.

(2) A special events temporary use permit may specify any condition that the Regional Board considers appropriate for managing the impact of the temporary use on residents of the surrounding area.

5. AMENDMENT TO AREA F ZONING BYLAW NO. 2600

1. Amend Schedule A Zoning Map to Bylaw 2600 by rezoning Lot 1, Section 7, Range 1 Sahtlam District Plan EPP18497 (PID: 028-832-329); Lot C, Section 7, Range 1, Sahtlam District, Plan 13363 Except Part in Plan VIP 68383 And EPP18497 (PID 004-471-661); and Lot 2 Section 7 Range 1 Sahtlam District Plan EPP18497 (PID 028-832-337) from RC-5 to RC-3.

2. Delete the following:

Section 5.9(a) RC-5 Zone; Section 4.1 Creation of Zones RC-5 zone; Appendix One Minimum Parcel Size Summary for RC-5.

3. Replace Section 5.13.3 with the following:

3. Parcel Size and Dimensions

- a. The minimum parcel size in the MR-1 zone is 600 m².
- b. The following parcel area, frontage and depth requirements apply:

	Minimum parcel area	Minimum frontage	Minimum frontage on a cul-de-sac	Minimum parcel frontage with exterior side parcel line	Minimum parcel depth
Single-family Dwelling	600 m ²	15 m	12.5	17 m	30 m
Single-family Dwelling with Secondary Dwelling Unit	800 m ² OR 700 m ² for a corner parcel	18 m OR 17 m for a corner parcel	n/a	n/a	30 m
Duplex	800 m ²	18 m	n/a	20 m	30 m
Triplex	1000 m ²	21 m	n/a	n/a	30 m
Quadruplex	1,200 m ² , however only permitted on a corner parcel or internal parcel with a lane	24 m	n/a	n/a	30 m

- 4. Insert the following in Section 5.13.2(b):
 - x. A minimum of 14 m² of private open space is required at finished grade.
- 5. Insert the following in Section 5.13.12:
 - d. Buildings for residential vehicle parking will accommodate not more than two vehicle spaces.
- 6. Insert the following as Section 5.13.14:

14. Private Open Space

- a. A minimum of 14 m² of private open space is required per dwelling unit of a duplex, triplex and quadruplex.
 - b. Private open space shall be provided at finished grade for ground floor units.
 - c. For above ground units of a triplex or quadruplex, private open space shall be provided either at finished grade or by balcony or roof decks.
 - d. Private open space shall be bordered by fencing and landscaping.
- 7. Add the following in Section 5.15.3:

- v. The total number of residential units per building must not exceed 6.
- 8. Replace Section 5.15.12 with the following:
 - 12. A minimum of 30% of the lot area of a commercial or multifamily parcel must be dedicated to landscaped open space. Fifty (50%) of that area must be dedicated and designed for private open space for residential occupants.
- 9. Replace Section 5.15.13 with the following:
 - 13. A landscaped area, consisting of trees and shrubs and low fencing, not less than 3 metres wide, must be provided along the entire length of a lot line that abuts a residential use or private or public road.
- 10. Replace Section 5.15.15 with the following:
 - 15. Storage, solid waste and recycling, and service areas must be fenced and screened, and setback a minimum of 1.5 metres from a property line and 3 metres from a property line abutting a public road.
- 11. Replace Section 5.16.2.c with the following:
 - c. A minimum of 14 m² of private open space is required per dwelling unit.
- 12. Add the following in Section 5.16.2:
 - d. Private open space must be provided at finished grade for ground floor units.
 - e. For above ground units, private open space shall be provided either at finished grade or by balcony or roof decks.
- 13. Insert the following in Section 1.3 Definitions, in alphabetical order:

“**private open space**” means useable outdoor space for the recreational use of the residents of a dwelling unit that is an extension of the indoor dwelling space, but that excludes parking;

6. AMENDMENT TO AREA H ZONING BYLAW NO. 1020

- 1. Add the following in bold to Section 7.1(a):

The following uses and no others are permitted in the A-1 Zone, **subject to compliance with the ALC Act:**
- 2. Add the following in bold to Section 7.2(a):

The following uses and no others are permitted in the A-2 Zone, **subject to compliance with the ALC Act:**
- 3. Add the following in bold to Section 7.3(a):

7.3(a)4. Silviculture, horticulture, **agriculture**.

4. Add the following General Regulation Section 5.26:

Section 5.26 Farm Gate Sales

For zones permitting the sale of products grown or reared on a farm, farm stands shall:

A. be limited to a size of 32 m²

B. be used exclusively to sell agricultural products grown on the farm.

7. FORCE AND EFFECT

This bylaw shall take effect upon its adoption by the Regional Board.

READ A FIRST TIME this _____ day of _____, 2021.

READ A SECOND TIME this _____ day of _____, 2021.

READ A THIRD TIME this _____ day of _____, 2021.

ADOPTED this _____ day of _____, 2021.

Chairperson

Corporate Officer