

### Explanatory Table to Bylaw No. 4330 (Zoning Bylaw Harmonization Bylaw)

| <b>Amendment to South Cowichan Zoning Bylaw No. 3520 (Area A and C)</b>   |   |                      |
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| <b>Amendments as shown in Bylaw No. 4330</b>  | <b>Explanation</b>  | <b>Rationale</b>     |
| 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". | Replace the A-2 zone name from "Small Lot Agriculture" to "Village Agriculture" | Consistency of terms |

| <b>Amendment to Area B Zoning Bylaw No. 985</b>  |  |   |
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| <b>Amendments as shown in Bylaw No. 4330</b>   | <b>Explanation</b>   | <b>Rationale</b>                                  |
| Add the following to Section 9.5:<br>9.5(a)(17) residential suites located above a permitted commercial use, if parcel is serviced by community water and sewer. | Applicable to C-2 Local Commercial Zone, allow residential suites located above a permitted commercial use, if parcel is serviced. | Implement OCP policy, Commercial designation.     |
| Add the following to Section 9.5<br>9.5(b)(4) there shall be no more than two residential suites per hectare.  | Applicable to C-2 Local Commercial Zone, set a density limit for residential suites.   | Implement a density limit for residential suites. |

| <b>Amendment to Area E Zoning Bylaw No. 1840</b>  |   |  |
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| <b>Amendments as shown in Bylaw 4330</b>  | <b>Explanation</b>  | <b>Rationale</b>   |
| Add the following to Section 11.3(b):<br>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 | Applicable to the I-4 Aggregate and Mineral Processing Industrial Zone. | Implement a General Industrial policy to minimize the impact of mineral processing on adjacent property. |

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| than 5 metres apart. The vegetative screen is required if there is industrial manufacturing or processing occurring on the property. |  |  |
| Delete Section 10.4(e) Special Event Temporary Uses and relocate to General Regulations Section 5.32.                                | Moving content from within the P-4 (Shooting Range) zone to the General Regulations. No change to the content. | Regulations pertaining to special event temporary uses are more appropriately located in the General Regulations rather than in a particular zone. |
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| <b>Amendment to Area F Zoning Bylaw No. 2600</b>   |  |   |
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| <b>Amendments as shown in Bylaw 4330</b>   | <b>Explanation</b>   | <b>Rationale</b>  |
| 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.<br><br>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. | Rezone three parcels (located at 5724, 5710/5720, 5698 Riverbottom Rd W) from RC-5 to RC-3 zone.<br><br>Eliminate the RC-5 zone from the zoning bylaw to simplify the number of existing zones | Create consistency within the River Corridor Designation.<br><br>The permitted uses are the same in RC-3 and RC-5 zone. |
| Replace Section 5.13.3 with the following: (see table in Amendment Bylaw 4330)   | No change in content. Rewrite the section applicable to MR-1 zone in table format for clarity  | For clarity in the MR-1 zone.   |
| Insert the following in Section 5.13.2(b)<br>x. A minimum of 14 m <sup>2</sup> of private open space is required at finished grade.<br><br>Insert the following in Section 5.13.12:<br>d. Buildings for residential vehicle parking will accommodate not more than two vehicles spaces.<br><br>Insert the following as Section 5.13.14:<br>14. Private Open Space  | Applicable to the MR-1 Mixed Residential 1 zone (Couverdon)<br><br>Limit residential dwelling units to 6 per building<br><br>Limit garages to no more than 2 car garages                       | Implement policies from Amendment Bylaw 4256 (Couverdon)  |

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| <p>A minimum of 14 m<sup>2</sup> of private open space is required per dwelling unit of a duplex, triplex, and quadruplex.</p> <p>Private open space shall be provided at finished grade for ground floor units.</p> <p>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.</p> <p>Private open space shall be bordered by fencing and landscaping.</p>   | <p>Require private open space per multi family dwelling or secondary dwelling unit</p>  |   |
| <p>Add the following in Section 5.15.3:<br/>v. The total number of residential units per building must not exceed 6</p> <p>Replace Section 5.15.12 with the following:<br/>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.</p> <p>Replace Section 5.15.13 with the following:<br/>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.</p> <p>Replace Section 5.15.15 with the following:<br/>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.</p> | <p>Applicable to the CD-2 Zone (Pebbleswest)</p> <p>Require open space for multi family units</p> <p>Require landscape buffer along a road</p> <p>Require setback and fencing for facilities.</p> | <p>Implement policies from Amendment Bylaw 4163 (Pebbleswest)</p> |
| <p>Replace Section 5.16.2.c with the following:<br/>c. A minimum of 14 m<sup>2</sup> of private open space is required per dwelling unit.</p> <p>Add the following in Section 5.16.2:<br/>d. Private open space must be provided at finished grade for ground floor units.<br/>e. For above ground units, private open space shall be provided either at finished grade or by balcony or roof decks.</p>  | <p>Applicable to the MCR-1 Mixed Commercial Residential 1 Zone (Couverdon)</p> <p>Require open space per multi family dwelling unit.</p>  | <p>Implement policies from Amendment Bylaw 4256 (Couverdon)</p>   |
| <p>Insert the following in Section 1.3 Definitions, in alphabetical order:<br/><b>“private open space”</b> means useable outdoor space for the recreational use of the residents</p>  | <p>Create a definition of private open space</p>  | <p>Implement policies from Amendment Bylaw 4256 (Couverdon)</p>   |

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| of a dwelling unit that is an extension of the indoor dwelling space, but that excludes parking; |  |  |
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| <b>Amendment to Area H Bylaw No. 1020</b>   |  |   |
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| <b>Amendments as shown in Bylaw 4330</b>  | <b>Explanation</b>   | <b>Rationale</b>  |
| Add the following in bold to Section 7.1(a):<br>The following uses and no others are permitted in the A-1 Zone, <b>subject to compliance with the ALC Act:</b>  | Applicable to the A-1 zone, add reference to the <i>Agricultural Land Commission Act</i> | <i>Agricultural Land Commission Act</i> regulates uses on lands within the ALR. |
| Add the following in bold to Section 7.2(a):<br>The following uses and no others are permitted in the A-2 Zone, <b>subject to compliance with the ALC Act:</b>  | Applicable to the A-2 zone, add reference to the <i>Agricultural Land Commission Act</i> | <i>Agricultural Land Commission Act</i> regulates uses on lands within the ALR. |
| Add the following in bold to Section 7.3(a):<br>7.3(a)4. Silviculture, horticulture, <b>agriculture</b>   | Add agriculture as a permitted use in the F-1 zone.                                      | Implement OCP Forestry policy   |
| Add the following General Regulation Section 5.26<br><br>Section 5.26 Farm Gate Sales<br>For zones permitting the sale of products grown or reared on a farm, farm stands shall:<br>A. be limited to a size of 32 m <sup>2</sup><br>B. be used exclusively to sell agricultural products grown on the farm. | Establish general regulations for farm gate sales.                                       | Implement OCP Agricultural policy   |