
**Cowichan Valley Regional District
Electoral Area I – Youbou/Meade Creek**

Zoning Bylaw

No. 2465



Cowichan Valley Regional District
Electoral Area I – Youbou/Meade Creek
Zoning Bylaw No. 2465

Amended up to and including Bylaw No. 4579

CONSOLIDATED FOR CONVENIENCE ONLY

Please check with the Land Use Services Department (250.746.2620) for current information on this Bylaw



NOTE: CVRD Land Use Services Department staff have made every effort to provide the most up-to-date version of this consolidated bylaw and the associated maps. Nevertheless, this document may be somewhat out of date, particularly if there are amendments underway. Persons using this consolidated bylaw text and the maps should not rely on them for legal purposes or to make important decisions.

AMENDING BYLAWS:

- 2488 Greg Adams (Text and Map) – July 28/04
- 2575 LR-5 Density & Footage (Text) – December 8/04
- 2628 Separated Parcels (Text) – February 23, 2005
- 2635 Density Averaging Repeal – January 11, 2006 – Text Amendment Only
- 2661 Greg Adams/Dock Adjustment – July 27, 2005 – Map Amendment Only
- 2687 Community Water and Sewer Definitions – September 14, 2005 – Text Only
- 2696 I-2 and P-2 Amendments – September 14, 2005 – Text and Map
- 2848 F-1 Lot Size – April 11, 2007 – Text Amendment
- 2869 Community Sewer/Water Definitions – Text Amendment – May 9, 2007
- 2907 Limona C7 Cabin –Text Amendment - February 14, 2007
- 2974 Vancouver Island Vipassana Association – Text and Map – August 8, 2007
- 2979 Woodland Shores/Merdyn – Text and Map – October 24, 2007
- 2984 Lakweb – Text and Map – October 24, 2007
- 3102 R-3 Lot Size – Text Amendment – January 14, 2009
- 3126 Hamilton – Text and Map – August 13, 2008
- 3283 Housekeeping – Text – August 12, 2009
- 3214 Youbou Lands – Text and Map – June 9, 2010
- 3565 Van Isle Waterfront Development Corp. – Text and Map – December 11, 2013
- 3736 Cowichan Lake Holdings – Text and Map – November 13, 2013
- 3755 Medical Marihuana Regulations – Text – April 9, 2014
- 3860 Swimming Pool Fencing – Text – May 13, 2015
- 3888 Bowen - Text and Map – January 13, 2016
- 3958 Lake Town Ranch - Text and Map – January 13, 2016
- 4014 Russell - Text and Map – June 8, 2016
- 4060 Road End Water Zoning - Map Only – December 13, 2017
- 4125 Cannabis Regulations - Text Only – September 6, 2018
- 4227 PID: 000-222-3248 (Carly Cove) – Text and Map – July 22, 2020
- 4295 Woodland Shores Lot 66 -Text and Map – November 27, 2019
- 4320 8394 Sa-Seen-Os Road – Map Only – January 13, 2021
- 4336 Suites and Plumbing Fixtures – Text Only – October 14, 2020
- 4372 Woodland Shores – Text and Map – March 10, 2021
- 4389 Aquaculture Amendment – Text Only – July 14, 2021
- 4349 Cannabis Uses – Text Only – April 12, 2023
- 4430 Lake Town Ranch – Text and Map – May 10, 2023
- 4554 Bill 44 Compliance – Text only – May 22, 2024
- 4579 Miscellaneous Amendments – May 22, 2024

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COWICHAN VALLEY REGIONAL DISTRICT

ZONING BYLAW NO. 2465

**A Bylaw to establish zones and regulate
the use of land, water, buildings and structures
within Electoral Area I – Youbou/Meade Creek**

WHEREAS the Cowichan Valley Regional District Board of Directors considers it to be in the public interest to:

- a. Pursuant to Section 903 of the Local Government Act, regulate or prohibit the use of land, the surface of water, buildings and structures on land and water in Electoral Area I – Youbou/Meade Creek;
- b. Regulate the density of the use of land, water surfaces, buildings and structures, and the siting, size and dimensions of buildings and structures and the uses that are permitted on the land;
- c. Regulate the shape, dimension and area, including the establishment of minimum and maximum sizes of all parcels of land that may be created by subdivision;
- d. Regulate the provision of off-street parking and loading spaces pursuant to Section 906 of the Local Government Act;
- e. Regulate the provision of screening and landscaping to mask or separate certain land uses, pursuant to Section 909 of the Local Government Act;
- f. Establish Minimum parcel sizes for lots that may be subdivided pursuant to Section 946 of the Local Government Act.

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open and public meeting assembled, enacts as follows:

PART ONE **INTERPRETATION**

1.1 **Title**

This Bylaw may be cited for all purposes as “**CVRD Zoning Bylaw No. 2465, 2004, Electoral Area I – Youbou/Meade Creek**”.

1.2 **Application**

This Bylaw shall be applicable to all lands, including the surface of water, and all uses, buildings and structures located within Electoral Area I – Youbou/Meade Creek of the Cowichan Valley Regional District, as indicated on Schedule “A”, the Zoning Map, which is attached to and forms part of this Bylaw.

1.3 **Definitions**

In this bylaw:

“**accessible**” means that a disabled person, without assistance from another person, is able to approach, enter, pass to and from and make use of an area and/or its facilities;

“**Accessory**” means a use, building or structure which is incidental to, subordinate to, and exclusively devoted to a principal use, building or structure that is located on the same parcel or on common property within the same strata plan as the principal use, building or structure;

“**administrator**” means the person appointed from time to time as the Chief Administrative Officer of the CVRD and includes any person designated by the Administrator;

“**Agriculture**” means growing, rearing, producing or harvesting livestock or agricultural crops other than cannabis, and includes the processing on a parcel of the primary agricultural products harvested, reared or produced on that parcel and the use and storage of associated farm machinery, implements and agricultural supplies;

“**alteration**” means a structural change to a building or structure and also includes:

- a. an addition to floor area or height;
- b. the removal of a portion of a building or structure;
- c. construction of, cutting into, or removal of a wall, partition, column, beam, joist, floor or chimney;
- d. any change to, or opening or closing of, any means of access.

“**animal hospital**” means a building or part thereof provided for the prevention, treatment, care and alleviation of disease and injury to animals and includes a shelter for animals exclusively for animals during their period of treatment and recovery;

“**assembly**” means the gathering of persons for charitable, civic, cultural, educational, entertainment, recreational or religious purposes, and excludes music festival.

“**assisted living residence**” has the same meaning as under the Community Care and Assisted Living Act;

“**bed and breakfast accommodation**” means the accessory use of a residential dwelling for the overnight tourist accommodation of transient paying guests, in which breakfast is the only meal served;

“**Board**” means the Board of Directors of the CVRD;

“**Building**” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“**building footprint**” means the total area of a building, measured on the ground level, which is supported by a concrete perimeter foundation, structural support columns and includes cantilevered enclosed floor area, but does not include deck areas;

“**campground**” means a use in which campground spaces are provided, occupied and maintained for temporary accommodation of the travelling public in tents, trailers or recreational vehicles;

“**campground space**” means an area within a campground, used or intended to be used, rented or leased for the temporary accommodation of the travelling public in tents, trailers or recreational vehicles;

“**Cannabis**” means cannabis as defined in the *Cannabis Act* (Canada);

“**Cannabis – Micro Production and Processing**” means the commercial cultivation, processing, storage and wholesale distribution of cannabis and products derived from cannabis, contained entirely within a building where the gross floor area used for the production and growing of cannabis products does not exceed 200m², and does not include the cultivation of up to four cannabis plants in a dwelling house for personal use in accordance with the *Cannabis Control and Licensing Act* (British Columbia).

“**Cannabis – Standard Production and Processing**” means the commercial cultivation, processing, storage and wholesale distribution of cannabis and products derived from cannabis, and does not include the cultivation of up to four cannabis plants in a dwelling house for personal use in accordance with the *Cannabis Control and Licensing Act* (British Columbia);

“**civic use**” means a use providing for government functions and services, including but not limited to federal, provincial, regional and municipal offices, public schools and colleges, publicly owned and operated hospitals, fire halls, community halls, libraries, museums, parks, cemeteries, jails and prisons, courts of law, waterworks facilities and sewage facilities;

“**clinic**” means a building or structure or part of a building or structure used for the medical, dental, surgical or therapeutic treatment of human beings, but does not include a private hospital;

“**community care facility**” means a community care facility as defined in the *Community Care Facility Act* or successor enactment;

“**community service facility**” means a building or structure or grouping of buildings or structures intended to provide limited recreational and commercial services to comprehensively developed housing projects and may include a swimming pool, health club, craft, hobby or activity rooms, tennis courts, lawn bowling, a refreshment or news stand, an accessory food service facility and a postal outlet;

“**community sewer system**” means a system of sewerage works or sewage collection, treatment and disposal which serves 60 residential unit equivalents or more and which is owned, operated and maintained by the Cowichan Valley Regional District, a municipality incorporated under the *Local Government Act*, or a corporation authorized by the Cowichan Valley Regional District;

“**community water system**” means a system of waterworks which serves 60 residential unit equivalents or more and which is owned, operated and maintained by an Improvement District under the *Water Act* or *Local Government Act*, the Cowichan Valley Regional District, a municipality incorporated under the *Local Government Act*, or a corporation authorized by the Cowichan Valley Regional District;

“**Congregate Housing**” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“**contiguous**” means adjoining and touching;

“**convenience store**” means a retail sales outlet contained under one roof, having a floor area not exceeding 250 m² that provides for the sale of items regularly used by households, including food, books, magazines and household accessories;

“**convention facility**” means a building or part thereof in which facilities are provided for such purposes as meetings for groups of civic, educational, political, religious or social purposes, but does not include overnight accommodation;

“**cottage**” means a commercial use which is a self-contained residential building that consists of sleeping, sanitary and cooking facilities, not to exceed 74 m² in building footprint and 95 m² in gross floor area, that is used for the temporary accommodation of an owner, lessee, renter or member of the travelling public;

“**CVRD**” means the Cowichan Valley Regional District;

“**day care**” means a facility pursuant to the Community Care Facilities Act or a successor enactment where persons who do not reside at the facility are cared for during the day;

“**derelict motor vehicle**” means any vehicle as defined under the Motor Vehicle Act, that has not been licensed under the Act for over a period of one (1) year and is not housed within a carport or garage;

“**Dwelling**” and “**Dwelling Unit**” means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- a. not more than one kitchen;
- b. not more than one kitchenette;
- c. one or more washrooms;
- d. one or more sleeping areas;

Excludes: Temporary accommodation or tourist accommodation unless expressly permitted in this Bylaw;

“**Dwelling, Duplex**” and “**Duplex**” means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“**Dwelling, Multiple-Unit**” means a building or cluster of buildings consisting of three or more dwelling units. Includes: Congregate Housing; Excludes: Tourist accommodation unless expressly permitted in this Bylaw;

“**Dwelling, Single Detached**” means a building containing one dwelling unit or, where permitted by this bylaw, one dwelling unit and one attached suite;

“**environmental conservation**” means activities directed towards the protection of natural areas and reduction of natural hazards, including the development of trails and associated facilities to allow the public to better understand the importance of protecting such areas;

“**exterior side parcel line**” means a parcel boundary, other than a front parcel line or a rear parcel line, that abuts a highway;

“**equestrian centre**” means the use of land, buildings or structures for the boarding of horses, the training of horses and riders and the staging of equestrian events, but does not include race tracks, gaming or gambling establishments, feed lots or auctions;

“**fence**” means a freestanding structure and includes arbour, archway, gate, screen, trellis and wall, including retaining wall, but does not include hedges and similar landscaping;

“**fish farm**” means a facility for the commercial growing and rearing of farmed fish;

“floor area” means the space on any storey of a building between exterior walls and required firewalls, measured from the outside walls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces and their enclosing assemblies;

“floor area ratio”, and “FAR” mean the figure obtained when the total gross floor area of all buildings and structures located on a parcel is divided by the total land area of the parcel of land upon which they are located;

“front parcel line” means a parcel boundary common to a parcel and a highway other than a lane, provided that where a parcel is adjoining the intersection of two highways, the front parcel line is the shortest parcel boundary adjoining a highway other than a lane;

“frontage” means the side of a parcel abutting on a highway, other than a lane or walkway;

“gross floor area” means the total floor area of all buildings on a parcel measured to the outer limits of each building including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas, and excluding auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating equipment;

“group home” means a facility that meets the definition of assisted living residence under the Community Care and Assisted Living Act or is used as a licensed community care facility operated as a daycare for more than eight persons or as a care residence for more than ten persons;

“ha” means hectares, a measure of land equivalent to 10,000 m² (square metres);

“height” means the vertical distance from the average existing natural grade (or the surface water at high water/tide) at the perimeter of a building or structure, to the highest point of the building or structure;

“high water mark” with respect to Cowichan Lake, means the 164 metre contour above mean geodetic sea level;

“highway” means a way open to public use, and includes a street, road, lane, bridge, viaduct, but does not include a private right-of-way or easement on private property;

“home occupation” means a profession, occupation, business or craft and the sale of the services and goods where such activities are carried on as an accessory use in a dwelling or accessory building to the dwelling;

“home office” means a use accessory to a residential use, to conduct only the administrative affairs of a business, profession or service;

“hotel” means a building or buildings used for the temporary accommodation of persons, which contains sleeping units and may contain accessory assembly, entertainment, restaurant, indoor recreation and retail sales uses;

“Horticulture” means the practice of growing fruits, vegetables, flowers, non-invasive or ornamental plants and excludes mushroom farming and commercial cannabis production.

“institutional retreat use” means non-profit buildings or operations, which are open to the public or serves public purposes;

“institutional use” means a non-profit building or operation which is open to the public or which serves public purposes and includes, but is not limited to: an ambulance station, arena, armoury, cemetery, civic use, college, community centre, community hall, fire hall, government office, hospital, library, outdoor recreation use, park, playground, police station, post office, public art gallery, public botanical gardens, public museum, religious facility, school, stadium, public swimming pool and utility;

“intensive agriculture” means the commercial use of land for:

- a. the growing of mushrooms;
- b. the confinement, rearing, producing or processing of livestock, including poultry, swine or fur-bearing animals;
- c. the operation of feed lots or dairies;
- d. the keeping of bees;

“interior side parcel line” means a parcel boundary between two parcels, other than a front parcel line or a rear parcel line;

“jurisdictional boundary” means a line representing a boundary between electoral areas, municipalities or regional districts, but does not include a boundary between different Official Community Plan designations or zones under this Bylaw;

“kennel” means the use of a parcel, building or structure for the keeping, boarding and/or breeding of four or more dogs or cats of at least four months of age;

“Kitchen” means any area in a building that is equipped with any of the following:

- a. Any equipment, device or appliance used to prepare, heat or cook food;
- b. Services for energy supply to any equipment, device or appliance used to heat or cook food;
- c. Appliances or plumbing associated with food preparation or cleaning of cooking equipment, dishes or utensils;
- d. Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- e. Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one each of the following: sink, refrigerator, microwave oven, and coffeemaker;

“lane” means a highway less than 11 metres in width, which provides a second means of legal access to a parcel;

“m²” means a measure of surface area expressed in square metres;

“manufactured home” for the purposes of parcels of land that are not subject to Cowichan Valley Regional District Mobile Home Park Bylaw No. 275, 1976, means a transportable, factory-built dwelling unit that is:

- a. Regulated by the *British Columbia Building Code*;
- b. able to be connected to water and sewer utility services;
- c. designed to provide year-round living accommodation to one family; and
- d. meets the CSA Z240 MH standard.

“manufactured home park” means land used or occupied for the purpose of providing space for the accommodation of mobile homes, as defined in and permitted by the Cowichan Valley Regional District Mobile Home Park Bylaw, as amended;

“**motel**” means the same as “hotel”, as defined in this Bylaw;

“**natural boundary**” means:

- a. the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and
- b. the edge of dormant side channels of any lake, river, stream or other body of water;

“**natural grade**” means the elevation of the ground surface in its natural state, before alterations, as it adjoins each face of a structure;

“**Nursery**” means the use of land, a building or structure for growing and the wholesale or retail sales of flowers, fruits, vegetables, plants other than cannabis, shrubs, trees and similar vegetation;

“**OCP**” means the West Cowichan Official Community Plan of the CVRD;

“**office**” means the occupancy or use of a building for the purpose of carrying out business or professional activities, but specifically excludes retail activities and personal service use;

“**outdoor recreation**” means a recreational activity undertaken where the outdoor setting and landscape is a significant element in the activity, and the density of recreational users is not a significant element and includes but is not limited to a golf course, park or open space, playing field and botanical garden;

“**parcel**” means any lot, block or other area in which land is held or into which it is subdivided, including water lease lots and strata lots, but not including a highway;

“**parcel coverage**” means the total horizontal ground floor area as measured from the outermost perimeter of all buildings and structures or part thereof on the parcel expressed as a percentage of the total parcel area;

“**park model mobile home**” means a transportable dwelling unit with cooking, sanitary and living facilities that meets the CAN/CSA Z241 standard;

“**passive recreation**” means outdoor recreation activities which do not involve the use of buildings or structures;

“**Personal Service**” means use of a building to provide services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products. Includes: Uses such as barber shop, dry cleaning establishment, fitness studio, hair salon, nail salon, photographer's studio, shoe repair shop, tailor, tattoo parlour;

“**Principal Use**” means the primary purpose for which land, buildings or structures are ordinarily used, or designed to be used;

“**private camping space**” means a designated area intended for the exclusive temporary occupancy of one tent, or one recreational vehicle or park model mobile home that is equipped with a sewage disposal system compliant with the *Sewage System Regulation* or otherwise authorized by Island Health.

“**private utility**” means a use and associated works which are privately-owned and provide services such as water and sewer to more than one parcel of land and which do not meet this Bylaw’s definition of “community water system” or “community sewer system”;

“**province**” means the government of the Province of British Columbia, Canada;

“**public park**” means publicly owned land and waterways used or intended to be used for recreation, archaeological, historical, or ecological purposes, and may also include buildings, structures and infrastructure dedicated to the support of ecological preservation and/or indoor and outdoor recreation;

“**public utility**” means a use and associated works which provide for essential services such as community water service, community sewer service, electricity, telephone, natural gas, cable television, and similar services, where such use is established by the CVRD Board of Directors, a municipality, an improvement district, a senior government or by a body that is subject to the Utility Commission Act. In addition to the uses and services listed above, public utility includes any service established by the CVRD Board of Directors. Public utility also includes communications infrastructure, solid waste disposal services, navigation aids and seawalls. Public utility does not include exterior storage of any kind, offices, vehicle or equipment repair facilities, grid-connected power generation plants of any sort, including grid-connected wind turbines, or anything that falls under the definition of private utility;

“**pump house**” means a building not exceeding one storey in height, measuring not more than 9 m² in gross floor area and used exclusively for housing water-pumping and treating equipment;

“**rear parcel line**” means the parcel boundary that lies the most opposite to and is not connected to the front lot line;

“**rear yard**” means the total area of a parcel, exclusive of an area bounded by the front parcel line, the interior side parcel lines and a line drawn parallel to the front parcel line at a point 15 metres distant from the front parcel line;

“**recreational facility**” means a facility used and equipped for the conduct of sports and leisure activities;

“**recreational residence**” means a building similar to a single detached dwelling residence, which may be either occupied seasonally or full-time by one or more persons, and which may also be rented on a commercial basis, for short-term stays;

“**recreational vehicle or RV**” means a vehicle capable of being licensed under the Motor Vehicle Act, which is designed for the temporary accommodation of people, and includes motorhomes, camper vans, tent and camper trailers, 5th wheels and other motor vehicles converted or adapted for temporary human accommodation;

“**regional district**” means the Cowichan Valley Regional District;

“**religious facility**” means a building or structure dedicated to religious worship and may include such accessory uses as a day care centre, religious education and assembly activities and a manse;

“**residence**” means the occupancy or use of a building or part thereof as a dwelling;

“**resort**” means a commercially operated facility for transient guests where the primary attraction is one or more recreational features or activities and accommodation is in a lodge, hotel, motel, cottages, separate units or buildings or any combination of them used for temporary accommodation, which may contain sleeping units with cooking facilities, and may include accessory assembly and related uses;

“**retail**” means the sale and rental of goods and wares to the general public;

“**service station**” means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle parts and accessories, and the accessory servicing of motor vehicles and boat engines, but not including wholesale sales or motor vehicle body repairs, painting, storage or wrecking;

“**setback**” means the minimum permitted horizontal distance required under this Bylaw, between a building or structure and a specified parcel line;

“**silviculture**” means all resource use activities related to the development and care of forests for commercial purposes, including seedling and tree nursery and harvesting, but specifically excluding the processing of wood or wood products;

“**sleeping unit**” means a room or group of rooms which does not contain cooking facilities, used for the temporary accommodation of any person;

“**storey**” means the portion of a building that is situated between the top of any floor and:

- a. the top of the next floor above it; or
- b. the ceiling above it where there is no floor above the ceiling;

“**strata lot**” has the same meaning as in the Strata Property Act;

“**Structure**” means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade, underground commercial or industrial tanks. Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

“**subdivision**” means:

- a. a subdivision as defined in the Land Title Act; and
- b. a subdivision under the Strata Property Act;

“**Suite, Attached (or Attached Suite)**” means a dwelling unit that is located within a building that also contains a principal dwelling unit, and that complies with Section 3.17 of this Bylaw;

“**Suite, Detached**” means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies with Section 3.18 of this Bylaw;

“**temporary accommodation**” means the accommodation of any person for a total of less than twenty-two (22) weeks in a calendar year;

“**temporary stay accommodation unit**” means the accommodation of one person for a total of less than seven (7) weeks in a calendar year, in a camping site or in a building;

“**theatre**” means a building or outdoor structure used for presenting dramatic performances, motion pictures, or lectures;

“**use**”, “**uses**” and “**used**” mean the purpose or function to which land, the surface of water, buildings or structures are designed, occupied, put or intended to be put;

“**utility**” please see the definitions of “public utility” and “private utility”;

“**watercourse**” means any natural drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, wetland, the sea or source of ground water and includes portions that may be contained within a conduit or culvert;

“wetland” means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, estuaries and similar areas.

2.1 Conformity

Land or water must not be used and buildings and structures must not be constructed, altered, located or used except as specifically permitted in this Bylaw.

2.2 Enforcement

1. The Administrator, or other such person as may be designated by the Board to act in the place of the Administrator, may enter any parcel, building or premises at any reasonable time, to ascertain whether the regulations of this Bylaw are being obeyed. In the event that the owner denies access to a parcel, building or premises, the Administrator may instruct staff to obtain a Court Order to gain access under this Section.
2. The Building Inspector or other such person that may be appointed by the Board may enforce this Bylaw.

2.3 Prohibitions

1. Any use not expressly permitted in Part 3 or Part 5 of this Bylaw is prohibited.
2. Non-conforming uses of land, buildings and structures, as well as siting, size or dimensions of buildings and structures are governed by Section 911 of the Local Government Act.

2.4 Violation

1. Every person who:
 - a. violates any provision of this Bylaw,
 - b. causes or permits any act or thing to be done in contravention or violation of any provision of this Bylaw,
 - c. neglects to do or refrains from doing any act or thing required under this Bylaw;
 - d. carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to this Bylaw,
 - e. fails to comply with an order, direction or notice given under this Bylaw, or
 - f. prevents or obstructs or attempts to prevent or obstruct the authorised entry of the Administrator, or person designated to act in the place of the Administrator, commits an offence under this Bylaw.
2. Each day's continuance of an offence under Section 2.4.1 constitutes a new and distinct offence.

2.5 Penalty

A person who commits an offence against this Bylaw is liable, upon conviction in a prosecution under the Offence Act, to the maximum penalties prescribed under the Community Charter for each offence committed by that person.

2.6 Severability

If any section, sentence, clause, phrase or schedule of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid must not affect the validity of the remainder.

2.7 Amendment

1. Application for amendment to this bylaw shall be subject to the provisions of the Local Government Act.
2. All applications for amendment to this Bylaw shall be subject to the requirements of Cowichan Valley Regional District Development Application Procedures and Fees Bylaw No. 2255, as amended.

2.8 Effective Date

This Bylaw shall become effective upon adoption.

2.9 Repeal

1. That part of Cowichan Valley Regional District Electoral Area “F” & “I” Zoning Bylaw No. 1000, 1986 and all amendments thereto, which applies to Electoral Area I – Youbou Meade Creek, is hereby repealed.
2. That part of Cowichan Valley Regional District West Coast Rural Land Use Bylaw No. 1220, 1989 and all amendments thereto, which applies to Electoral Area I – Youbou Meade Creek, is hereby repealed.

3.1 Application

Except as otherwise specified in this Bylaw, all provisions of Part Three apply to all the zones established under this Bylaw in Electoral Area I.

3.2 Accessory Buildings and Structures

For zones within which accessory buildings and structures are permitted, the following general regulations apply:

1. No accessory building or structure shall be situated on a parcel unless the principal building, to which the accessory building is incidental, has already been erected or will be erected simultaneously with the accessory building on the same parcel, with the exception of one accessory building or structure not exceeding 25 m² of gross floor area, used only for storage purposes.
2. Notwithstanding Section 3.2.1, an accessory building may be situated on a parcel contiguous to a parcel on which the principal building is situated, provided the owner of both parcels agrees to have registered on the title a restrictive covenant in favour of the CVRD stating that the parcel with the accessory building will not be sold independently of the adjacent parcel with the dwelling, unless the accessory building is firstly removed.
3. No part of an accessory building shall be used as a dwelling unit or sleeping unit, except as otherwise provided for in this Bylaw.
4. An accessory building shall be located on the same parcel as the principal building or use.
5. One greenhouse, not exceeding 25 m² in floor area shall be permitted as an accessory residential structure. Greenhouses exceeding 25 m² in floor area shall be considered agricultural buildings, be permitted only in zones where agriculture is listed as a permitted use and shall comply with the relevant agricultural building setbacks from parcel lines.

3.3 Bed and Breakfast Regulations

For zones in which it is permitted, bed and breakfast use must:

1. be completely contained within and be accessory to a single detached dwelling as the principal use on the parcel;
2. be conducted by a resident on the parcel, who may not employ more than one additional non-resident person on the parcel;
3. not involve the use of more than four rooms per parcel at any one time, for overnight guest accommodation;
4. where a renovation, an addition or new construction is required to allow the bed and breakfast use to occur, applications for building permits shall explicitly show which rooms in the dwelling will be used for bed and breakfast purposes.

3.4 Camping or Occupying an Existing Dwelling During New House Construction

1. An owner of a parcel may occupy a recreational vehicle (RV) on the parcel while in the process of constructing a dwelling on the same parcel, provided that the following conditions are met:
 - a. the period of RV occupancy must not extend beyond twelve (12) months from its commencement;
 - b. The RV occupancy must not be established until a building permit has been issued for the construction of a principal dwelling on the parcel, nor shall the RV be occupied after occupancy of the newly constructed principal dwelling has begun;
 - c. Sewage shall be disposed of at approved off-site sani-dump locations, or if it is disposed of on-site, in a location and manner that is permitted by the jurisdiction having authority;
 - d. The RV parking space shall be no closer than 4.5 metres to any parcel line.
2. An owner of a parcel which already has an existing dwelling located on it, while in the process of constructing a new principal dwelling on the same parcel, may continue to occupy the existing dwelling during construction of the new principal dwelling, provided that the following conditions are met:
 - a. the owner of the parcel agrees to and enters into a restrictive covenant in favour of the CVRD pursuant to Section 219 of the Land Title Act to the effect that the owner removes the existing dwelling or converts it to an accessory building under a Building Permit to the satisfaction of the Building Inspector, prior to the issuance of an occupancy permit;
 - b. the covenant also specifies that a letter of credit or bond in the amount of \$5000 be issued in favour of the CVRD by the applicant for the new dwelling, to be forfeited to the CVRD in the event that the other terms of the covenant are not complied with, in which case the CVRD shall use the \$5000 to offset any costs of legal action to obtain compliance;
 - c. that a maximum time period of 2 years be allowed for the situation described in Section 3.4.2, from the date of issuance of the building permit to completion and occupancy of the new principal dwelling, and that this time period be specified in the covenant.

3.5 Fencing and Screening

Except as otherwise specifically stated in this Bylaw,

1. the height of a fence or wall shall be measured to the highest point from and perpendicular to a line representing the average natural grade level at its base;
2. a fence, where permitted within a required front yard, must not exceed a height of 1.2 metres, and fences on all other parts of a parcel must not exceed a height of 2.0 metres, except within agricultural, commercial, institutional and industrial zones, in which case the maximum height fence height shall be 2.5 metres;
3. notwithstanding the provisions of Section 3.5.2, fences used in association with recreational uses, such as playing fields, playgrounds, golf courses and other similar sports, public utility uses and industrial storage areas must not exceed a height of fifteen (15) metres, provided such fences are constructed of material that permits visibility, such as wire mesh;
4. fences may be constructed on any portion of a parcel, including within a required setback area, with the following exceptions:
 - a. closed fences and landscape screens shall be less than 2 metres in height when sited in a required setback area from a lot line adjoining a residential use; and
 - b. no tree, plant, shrub, fence or other structure greater than 1 metre in height shall be located within a sight triangle, defined in Section 3.22 of this Bylaw.
5. the use of barbed wire for fencing within a residential, institutional and commercial Zone is prohibited except along an Agricultural Land Reserve boundary.

3.6 Floodplain Requirements

All buildings and structures shall conform to a Floodplain Management Bylaw, if one is in effect, and until one is in effect, shall be dealt with in accordance to Section 699 of the Local Government Act until such time as a Floodplain Management Bylaw may be adopted by the CVRD.

3.7 Garage Attached to a Principal Building

A garage or carport attached to a principal building is deemed to be a portion of the principal building.

3.8 Height

Notwithstanding other height restrictions in this Bylaw, an agricultural building, belfries, chimneys, domes, drive-in theatre screens, flag poles, grain elevators, industrial cranes, lighting poles, federally-regulated microwave communications towers, monuments, radio or television antennas, religious facility spires, retaining walls, silos, scenery lofts, smoke stacks, stadium bleachers and light standards, stair towers, tanks, towers and windmills may be of an unlimited height. However, where such structures are located on top of a building, they must not occupy more than 10% of the horizontal plane of the roof area as seen from any direction.

3.9 Home Occupation Regulations

For zones in which home occupation is a permitted use, the following regulations apply:

1. The home occupation use must only be conducted within a dwelling unit or within a wholly enclosed permitted accessory building;
2. The home occupation use must be clearly subservient and incidental to the use of the dwelling unit for residential purposes and to the residential use of the parcel on which the dwelling is located;
3. There must be no variation of the external residential appearance of the land and premises where the home occupation is located;
4. The home occupation use must not produce any hazard, offensive odour, noise, dust, smoke, glare, toxic or noxious matter, contaminated site, heat, electrical interference, fire hazard, litter, additional waste, floodlighting, vibration, excessive customer or service traffic, or create a nuisance of any kind;
5. The home occupation use must have no external display or advertisement other than a maximum of one non-illuminated sign, which must not exceed 0.4 m² in area;
6. The home occupation use must not involve exterior storage of any material or equipment used directly or indirectly in the processing, servicing or sale of any product;
7. The maximum floor area per parcel used for home occupation use, including office space, storage, processing or sale, must not exceed:
 - a. 100 m² on a parcel which is less than 1 ha in area; or
 - b. 200 m² on a parcel 1 ha or larger.
8. The home occupation use must only be conducted by a resident on the parcel and must not employ more than:
 - a. one additional non-resident person on a parcel which is less than 1 ha in area; or
 - b. two additional non-resident persons on a parcel 1 ha or larger.

9. The home occupation must not encourage the generation of excessive non-local traffic on residential streets;
10. The home occupation use may involve the repair of motor vehicles, excluding the painting and bodywork of vehicles and must:
 - a. be limited to not more than one fully enclosed service bay with a total area not exceeding 25 m²; and
 - b. exclusive of the resident's own licensed vehicles, be permitted to park not more than one vehicle out of doors. No work on a vehicle is permitted while it is out of doors.
11. No off site parking associated with the home occupation use is permitted.
12. On parcels zoned R-2, R-3, LR-1 and LR-2, no more than one commercial vehicle with a maximum gross vehicle weight of 5000 kg shall be located outside of a building or structure.
13. Any home occupation use must comply with all Regional, Provincial and Federal Environmental Protection Regulations.

3.10 Minimum Parcel Size Exceptions

The minimum size of a parcel is the minimum parcel size prescribed in Part 5 of this Bylaw for the zone in which the parcel is located, except to the extent as varied by the following provisions:

1. Parcel Consolidations and Addition of Roads:

The minimum parcel area requirements do not apply to the consolidation of existing parcels or the addition of closed streets to an existing parcel.

2. Dedication for Public Use:

A parcel which is reduced in size by not more than ten (10) percent as a result of a dedication for a public use by:

- a. the Regional District;
- b. a municipality;
- c. the Provincial Government;
- d. the Federal Government;
- e. an Improvement District;
- f. the Board of School Trustees; or
- g. a Public utility.

by expropriation or purchase, shall be considered to have the same size as it did prior to the dedication for public use. If this deemed size would permit further subdivision, then such subdivision may occur pursuant to the general regulations of this Bylaw and the regulations of this zone in which the parcel is located. No individual parcel created pursuant to this regulation shall, following subdivision, be more than 10% smaller than the minimum parcel size of the zone in which it is located.

3. Parcels Severed by Roads or another Parcel:

Notwithstanding the minimum parcel size provisions of each zone, where a portion of a parcel is physically separated from the remainder of the parcel by either a public road or another parcel which was in existence at the date of adoption of this Bylaw, the physically separated portion may be subdivided from the remainder of the parcel provided that:

- a. the physical separation of the parcel would be resolved using the public road or other parcel as the subdivision boundary; and
- b. no parcel created pursuant to this Section shall be less than one hectare in area where there is no community water service connection and 2000 m² in area where community water service connections are made to each parcel;

- c. No subdivision or boundary adjustment, which creates new parcels separated by a road or another parcel, shall be approved unless a covenant is registered in the name of the Cowichan Valley Regional District prohibiting the further subdivision of the newly created severed parcel prior to subdivision approval. This covenant requirement also applies to new dedications of public road, occurring outside of the subdivision process. Even in the event that the Ministry responsible for creating new roads neglects to register the covenant against the title, no subdivision of a separated parcel shall be permitted, other than in conformity with the regulations of the zone in which the parcel is located.

4. Parcels Severed by a Jurisdictional Boundary Line:

Notwithstanding the minimum parcel size provisions of each zone, where a portion of a parcel is separated from the remainder by a jurisdictional boundary line, the parcel may be subdivided along the jurisdictional boundary line, provided that:

- a. the jurisdictional boundary is used as the subdivision boundary; and
- b. no parcel created pursuant to this Section shall be less than one hectare in area where there is no community water service connection and 2000 m² in area where community water service connections are made to each parcel.

5. Parcels Subdivided for Public Parks or Public/Public Utility Uses:

The minimum parcel size provisions as prescribed in each zone must not apply where the parcel being created is to be used solely for the unattended equipment necessary for the operation of:

- a. a bus shelter, railway station, public transit station;
- b. a community water system;
- c. a community sewer system;
- d. a community gas distribution system;
- e. a community radio or television broadcasting antenna;
- f. a radio or television relay broadcasting antenna;
- g. a telecommunication relay station;
- h. an automatic telephone exchange;
- i. an air or marine navigation aid;
- j. solid waste transfer station or recycling station;
- k. other public utilities not specifically listed but considered to be similar in nature to those uses listed in Section 3.10.5 a through j;
- l. a public park;
- m. a rest stop for a Provincial or National highway.

6. Undersized parcels:

Undersized parcels that:

- a. exist as separate and titled parcels in the records of the Land Titles Office, at the effective date of adoption of this Bylaw;
- b. have been created pursuant to the provisions of this Bylaw; or
- c. have been created under the authority of a statute of the Province of BC;

may be occupied for the uses permitted in the zone in which they are located, subject to all other regulations of this or any other applicable Bylaw, regulation or statute.

7. Panhandle parcels:

Where a parcel is a panhandle lot, the access strip (or panhandle) must not be calculated as part of the parcel area for the purpose of subdivision.

8. Manufactured Home Park Strata Plan

Where a parcel zoned as MHR-4 under this Bylaw is proposed to be subdivided into bare-land strata lots, the minimum parcel size for the strata subdivision shall be the same as the Minimum Site Area requirements specified in the CVRD Mobile Home Bylaw as amended, and any eventual successor bylaws.

3.11 Number of Dwellings Permitted Per Parcel

Not more than one dwelling unit shall be located on any one parcel except as specifically permitted in this Bylaw.

3.12 Off-Street Loading Requirements

- 1. Minimum Off-Street Loading Requirements:** Minimum off-street loading spaces and facilities must be provided in accordance with the following table. Where a specific use is not identified, a similar use to one listed in the table shown in Section 3.12.1 shall be selected as the applicable standard:

USE	LOADING REQUIREMENT
Automobile, marine and equipment related industries, such as service stations, marine sales and service, building supply stores, automobile wreckers, recycling depots, warehousing, manufacturing and equipment sales and rentals.	1 space for uses with less than 700 m ² gross floor area, plus 1 space for each additional 700 m ² to a maximum of 4 spaces
Churches, Religious facilities	1 space for passenger loading for every 100 m ² of gross floor area
Convenience Stores	1 space
Financial Institutions, offices and personal service uses	1 space per 2700 m ² of gross floor area
Indoor Recreational Uses	1 space per 2700 m ² of gross floor area
Institutional uses, including civic uses, hospitals	1 space per 2700 m ² of gross floor area
Outdoor Recreational Uses	1 passenger loading space
Retail Stores, nurseries	1 space for uses occupying less than 700 m ² of gross floor area, plus one space for each additional 500 m ² of gross floor area
Schools, Colleges	1 passenger loading space per 3,000 m ² of gross floor area
Shopping Centres	1 space per 100 m ² of gross floor area
Theatre	1 passenger loading space plus 1 loading space
Transportation Facilities	1 passenger loading space

- 2. Required Loading Spaces in Specified Zones:** Notwithstanding the requirements of Section 3.12.1, a minimum of one off-street loading space must be provided on each parcel in a C-1, C-2, C-3, C-4, I-1, I-2, or P-2 Zone.
- 3. Calculation Resulting in a Fraction:** Where the calculation of the required off-street loading space results in a fraction, one space must be provided with respect to the fraction.
- 4. Location of Off-Street Loading Spaces:** Required loading spaces for all uses must be located on the same parcel as the building or use.

5. **Access to Loading Spaces:** Each off-street loading space must have at all times access to an aisle that intersects with a highway. No loading space shall gain direct access to a highway.
6. **Dimensions of Loading Spaces:** Each off-street loading space involving the receipt and delivery of goods or materials by vehicles must be not less than 3.0 metres wide, 9.0 metres long and have a clear height of not less than 4.0 metres.
7. **Loading Spaces Additional to Off-Street Parking:** Off-street loading spaces must not be credited against the requirements for off-street parking.
8. **Parcels With More Than One Use:** When a building or parcel contains more than one function or use, the required number of loading spaces is the sum of the requirements for each function or use.
9. **Extending or Expanding an Existing Use:** The requirements established in this Section do not apply to a building or use existing prior to the adoption date of this Bylaw. However, if there is an expansion or addition to an existing use or building after that date, then the provisions of Section 3.12 apply to such expansion or addition.

3.13 Off-Street Parking

1. **Off-Street Parking Requirements:** Minimum off-street parking spaces and facilities must be provided in accordance with the following table. Where a specific use is not identified a similar use to one listed in the table shown in Section 3.13.1 shall be selected as an applicable standard.

CATEGORY	USE	PARKING
Residential Uses	Bed and Breakfast Accommodation	In addition to the parking requirement for the principal residential use, one space per bedroom used for guest accommodation.
	Community Service Facility	1 space per 100 m ² of gross floor area
	Dwelling Units	2 spaces per each dwelling unit, where a parcel contains less than 3 dwelling units. Where a building or parcel contains 3 or more dwelling units, 1.5 spaces per dwelling unit is required.
	Home Occupations	1 space per non-resident employee
	Attached suite and Detached suite	1 space per suite
Commercial, Industrial, Institutional Uses	Animal Hospital	1 space per 35 m ² of gross floor area
	Art Gallery	1 space per 15 m ² of gross floor area
	Automobile Service Stations, Fuel Sales, and Repair Facilities	1 space per 15 m ² of gross floor area
	Automobile, marine, machinery, or equipment sales and rentals	1 space per 15 m ² of gross floor area plus 2 spaces per service bay
	Bakery	1 space per 35 m ² of gross floor area
	Boat building, repair and storage	1 space per 50 m ² of storage area plus 1 space per 35 m ² of gross floor area
	Community Centre	1 space per 35 m ² of gross floor area
	Clinic	1 space per 35 m ² of gross floor area
	Convenience Store	1 space per 35 m ² of gross floor area
	Convention Facility	10 spaces plus 1 space per 35 m ² of gross floor area

Commercial, Industrial, Institutional Uses ...continued	Day Care Facility	3 spaces plus 1 space per 50 m ² of gross floor area
	Equipment sales, rentals, servicing and repair	1 space per 15 m ² of gross floor area
	Financial Institution such as a Bank or Credit Union	1 space per 15 m ² of gross floor area
	Fire Hall/Police Station	1 space per 15 m ² of gross floor area
	Funeral Parlour	1 space per 4 seats
	Golf Course	150 spaces
	Golf Driving Range	1 space per tee plus 5 spaces
	Hospital (private or public)	1 space per 2 employees plus one space for every 5 beds
	Hotel, motel, campground, RV Park, resort, and similar temporary commercial accommodation	1 space per unit or campground space plus 3 spaces
	Bowling alleys, Pool Halls, Arcades, Bingo halls, ice arenas and similar commercial recreational and entertainment centres	1 space per 30 m ² of gross floor area or one space for every 4 potential players or participants (at capacity), whatever is greater
	Kennel	4 spaces
	Laundromat	1 parking space per 3 washing machines
	Library, Museum and/or Art Gallery	1 space per 30 m ² of gross floor area
	Lumber and Storage Yard/Building Supply Store	1 space per 100 m ² of storage area plus 1 space per 35 m ² gross floor area
	Manufacturing	1 space per 100 m ² of gross floor area
	Marina/Moorage Facilities for Taxi, ferry or fishing boats	1 space per 2 boat stalls plus three spaces
	Nursery	1 space per 15 m ² of gross floor area of retail sales building plus 1 space per 465 m ² of outdoor display
	Offices (business, administrative, civic, and professional)	1 space per 35 m ² of gross floor area
	Personal Service Uses	1 space per 12 m ² of gross floor area
	Post Office	1 space per 30 m ² of gross floor area
	Printing and publishing establishments	1 space per 30 m ² of gross floor area
	Pub	1 space per 3 seats (at full capacity), plus 3 spaces
	Recreation Facility	1 space per 10 m ² of gross floor area or 1 space per 3 seats, whichever is greater
	Recycling, Wrecking and/or Storage of automobiles and or other materials or equipment	1 space per 100 m ² of covered storage plus 1 space per employee
	Religious Facility	1 space per 4 seats
	Restaurant (may include drive in or drive through service)	1 space per 3 seats (at full capacity), plus 3 spaces
	Retail Store	1 space per 20 m ² of gross floor area
	School (Kindergarten and Elementary)	2.5 spaces per classroom
	School (Secondary), business or private school, university or college	2 spaces per classroom plus 1 space per 10 non-boarding students
	Shopping Centre	5.5 spaces per 100 m ² of gross floor area

	Theatre	1 space per 10 seats
	Transportation Facilities including Bus Depot	3 spaces minimum plus 1 space per 50m ² of gross floor area
	Warehouse or wholesale use	1 space minimum per business use plus 1 space per 185 m ² of gross floor area
	Welding Shop	1 space plus 1 space per 50 m ² of gross floor area

2. **Calculation Resulting in a Fraction:** Where the calculation of the required off-street parking space results in a fraction, one parking space must be provided with respect to the fraction.
3. **Seating Accommodation Requirements:** Where seating accommodation is the basis for a unit of measurement under this Section and consists of benches, pews, booths or similar seating accommodation, each 0.64 m² of seating area shall be deemed to be one seat.
4. **Parcels with more than one use:** Where a building or parcel contains more than one function or use, the required number of parking spaces shall be the sum of the requirements for each function or use.
5. **Location of Off-Street Parking Spaces:** Required parking spaces for all uses shall be located on the same parcel as the building or use, and shall be located a minimum of 3 m from any parcel line;
6. **Dimensions of Parking Spaces:** The minimum required dimensions for parking spaces under this Bylaw is set out as follows:

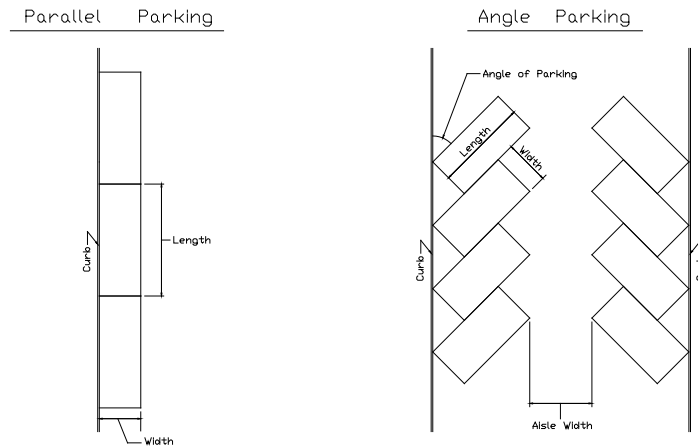
Minimum Dimensions	Width	Length
Angle Parking Spaces	2.8 metres	5.8 metres
Parallel Parking Spaces	2.6 metres	7.0 metres

However, with respect to a parking area containing more than 100 parking spaces, up to 20 percent of the total required number of parking spaces may be reduced to 4.6 metres in length provided that each parking space is identified by the words “small auto only” on the pavement in the space itself or on a wall facing it.

7. **Dimensions of Aisle Space:** The minimum required dimensions for aisle space under this Bylaw is set out as follows refer to diagrams below for interpretation):

ANGLE OF PARKING	MINIMUM WIDTH OF AISLE
0°	3.7 metres
30°	3.4 metres
45°	3.9 metres
60°	5.5 metres
90°	7.3 metres

Parking Diagrams



8. **Access to Parking Spaces:** Except in the case of a single detached dwelling or duplex residential building, no parking space must gain direct access to a highway.
9. **Street access or egress:** Street access or egress must be not less than 15 metres from the nearest point of intersection of two highways.
10. **Surfacing of Parking Areas:** Where more than ten parking spaces are required by this Bylaw, the parking area must be surfaced with a dust-free material such as asphalt, grass-crete, concrete, or other suitable dust free material, and each space shall be clearly marked. All other outdoor parking areas must be, as a minimum standard, graveled.
11. **Provision of Oil/Water Separator:** Parking areas paved with an impervious material must include an oil-water separator, to ensure that contaminants do not seep into the surface water or groundwater, and it shall be the responsibility of the landowner to properly maintain the oil-water separator in good working order.
12. **Parking for Disabled Persons:**
 - a. For any use required to be accessible to disabled persons by the BC Building Code, a minimum of one disabled person parking space must be provided.
 - b. Where 25 or more parking spaces are required by this Bylaw, the greater of one parking space or a minimum of 1 percent of all spaces must be accessible to disabled persons.
 - c. All disabled persons parking spaces must be:
 - i. A minimum of 3.7 metres in width and 5.8 metres in length;
 - ii. Surfaced with concrete or asphalt to provide ease of access for wheelchairs;
 - iii. Located in the most accessible and convenient location available within the parking areas; and
 - iv. Marked or otherwise designated for sole use by disabled persons.
13. **Extending or Expanding an Existing Use:** The parking requirements established in this Section do not apply to a building or use existing prior to the adoption date of this Bylaw. However, if there is an expansion or addition to an existing use or building, then the provisions of Section 3.15 apply to such expansion or addition.

14. **Bicycle Parking:** All commercial developments requiring at least 5 parking spaces must have a bicycle rack capable of accommodating at least four bicycles.

3.14 Parcel Realignments and Amalgamations:

Existing parcels may be consolidated and re-subdivided into new parcels for matters of convenience, provided that:

- a. the subject parcels are adjoining;
- b. no additional lots are created;
- c. where the parcels involved are all under 10 hectares in area, the resulting parcels may be of any size provided that a required area for a sewage disposal field and reserve field area and a reasonable building envelope are available on each proposed parcel, and that any existing buildings and structures are set back the required minimum distance from proposed lot lines;
- d. where one or more of the parcels involved are greater than 10 hectares in area, the boundary change shall not result in the reduction of any parcel's area by greater than 20% of its original size.

3.15 Residential Uses

1. No dwelling unit shall be used or occupied by more than one family except as specifically permitted in this bylaw;
2. All rooms of a dwelling unit shall be accessible from within that dwelling unit;
3. Not more than one kitchen shall be contained within a dwelling unit.

3.16 Resource Extraction Activities:

A number of Provincial Acts pertaining to resource extraction activities supersede the authority of the Regional District over both Crown and private lands. These include the Mines Act, the Coal Act, and the Mineral Tenure Act. In view of this fact, mineral, gravel and coal exploration and/or mining activities, except for storage, processing or other non-mining activities, cannot be restricted by this Zoning Bylaw. The Mines Branch has a review process to address the public interest in such matters.

3.17 Attached suite

For zones in which attached suites are permitted, the following regulations apply:

1. The attached suite shall be located within a principal single detached dwelling.
2. The attached suite shall not occupy more than 40% of the gross floor area of the dwelling.
3. The attached suite shall be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and have the approval of the authorities responsible for domestic water supply.
4. The attached suite is only permitted if a report prepared by a Registered Onsite Wastewater Practitioner or a professional engineer with experience in wastewater systems approves the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density on the parcel.
5. The attached suite shall not have a gross floor area in excess of 74 m².
6. The attached suite shall not be located on a parcel of land that has another attached suite or detached suite on it.
7. The attached suite shall not have, through subdivision or strata plan, a separate title distinct from the one for the parcel of land upon which it is located, and the owner must enter into and register a covenant to this effect on the owner's title in the Land Title Office.

3.18 Detached Suite

For zones in which detached suites are permitted, the following regulations apply:

1. No parcel less than 0.4 ha in area shall contain a detached suite;
2. The detached suite shall be freestanding or attached to an approved accessory building;
3. The detached suite shall be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and have the approval of the authorities responsible for domestic water supply.
4. The maximum floor area of a detached suite shall not exceed 74 m²;
5. One additional on-site parking space shall be provided;
6. Approval as recommended in a report prepared by a Registered Onsite Wastewater Practitioner or a professional engineer with experience in wastewater systems approves the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density on the parcel;
7. The detached suite and principal dwelling shall both have access to a licensed source of potable drinking water;
8. The detached suite shall not be in the form of a recreational vehicle nor park model unit;
9. Only one attached suite or detached suite is permitted per parcel;
10. The detached suite may be subdivided from the parcel upon which it is located only if:
 - i. it is in a zone which would allow for the proposed lot sizes following subdivision;
 - ii. the single detached dwelling and detached suites are so located as to allow for setback requirements to be met following subdivision;
 - iii. the approval of the Health Authority for sewage disposal has been obtained;
 - iv. all other requirements of subdivision are met.

If the parcel upon which the detached suite would be located is in a zone which would not allow for subdivision, the owner shall, prior to the issuance of a building permit for the detached suite, register a covenant on the parcel which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act* on the parcel.

For parcels that meet the requirements of 9.i., ii., iii., and iv., following the subdivision, the dwelling that was formerly considered to be the detached suite will no longer be subject to the regulations of Section 3.18 of this Bylaw.

3.19 Setback Exceptions

1. Except as otherwise provided in particular zones, the setback requirements of this Bylaw do not apply with respect to:
 - a. A pump house
 - b. Bay windows, belt courses, chimneys, exterior finish, heating equipment, sills, sunlight control projections, sunshades, unenclosed stairwells, and ventilating equipment, if the projections do not exceed 1 m measured horizontally;
 - c. Eaves, canopies, cornices, gutters, sunshades, and unenclosed stairwells if the projections, measured horizontally, do not exceed:
 - i. 2 m in the case of a rear yard;
 - ii. 1 m in the case of a front yard or side yard;
 - d. Signs;
 - e. Open fences; and
 - f. Closed fences and landscape screens that are less than 2 metres in height.
2. Notwithstanding any other provision of this Bylaw, the consent of the Ministry of Transportation is required to place any building or structure closer than 4.5 m to a property line adjacent to a highway;

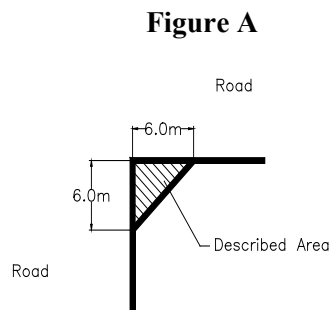
- No other features may project into a required setback area.

3.20 Setbacks from a Watercourse

Notwithstanding any other provision of this Bylaw, no building or structure shall be located within 15 metres of the high water mark of any watercourse or a lake, unless specified in a Development Permit.

3.21 Sight Triangle

No person being the owner, occupier or lessee of any land located at the intersection of any two streets, shall place or permit to be placed, construct or grow any tree, plant, shrub, fence or other structure greater than 1 metre in height within a sight triangle bounded by the intersecting lot lines at a street corner and a line joining points along said lot lines 6 metres from their point of intersection. For greater certainty, a diagram shown as part of this section and labeled “Figure A” depicts the area described in this section.



3.22 Storage of Junk or Wrecks

Unless specifically permitted by this Bylaw, no parcel shall be used for a junkyard or for the external storage, collection or accumulation of all, or part, of any automobile wreck, derelict motor vehicle, or all or part of any motor vehicle that is not:

- validly registered, licensed and insured in accordance with the Motor Vehicle Act; and
- capable of motivation under its own power.

3.23 Uses of Land, Buildings and Structures Permitted in all Zones

Except as otherwise stated in this Bylaw, the following uses are permitted in all zones:

- highways;
- conservation, ecological reserves and wildlife sanctuaries;
- landscape screening and fencing;
- public parks;
- public utilities, excluding offices, maintenance garages and storage areas;
- uses, works, buildings and structures customarily incidental to a principal permitted use, provided they are located on the same parcel or in the same strata plan as the principal use;
- temporary siting of a mobile home or recreational vehicle, for the property owner, while a permitted dwelling is being constructed, subject to the requirements of Section 3.4 of this Bylaw;
- temporary buildings, structures or storage of materials, for a maximum of one year, required for an approved construction project on the same parcel provided such temporary buildings, structures, and/or storage areas are removed within 30 days of the completion of the project;
- railways.

3.24 Use of Tents, Trailers or Recreational Vehicles as a Residence

A tent, trailer, recreational vehicle, park model unit (CSA Z241), bus or other motor vehicle must not be used as a residence, except in accordance with Section 3.4 of this Bylaw.

3.25 Minimum Parcel Size for Section 514 Subdivision

The minimum size for a parcel that may be subdivided under Section 514 of the *Local Government Act* to provide a residence to a relative throughout Electoral Area I – Youbou/Meade Creek is 25 hectares.

3.26 Recreational Vehicle Parking

Not more than a total of two (2) recreational vehicles shall be parked or stored on a parcel that is located in a zone which lists “single detached dwelling” as a permitted use.

3.27 Commercial Cannabis Regulations

1. Both standard and micro cannabis production and processing are a permitted farm use of all parcels in the Agricultural Land Reserve, to the extent permitted by the Agricultural Land Reserve Use Regulation, and standard and micro cannabis production and processing may not be conducted concurrently on the same parcel.
2. Both standard and micro cannabis production and processing shall only be permitted with all required federal and provincial licenses, permits, and approvals.
3. Cannabis - Standard Production and Processing are subject to the following regulations:
 - a. all buildings, greenhouses and other structures used for either purpose must be located not less than 30 metres from all parcel lines, watercourses and wells, and not less than 100 meters from the foundation of any residential building not within the Agricultural Land Reserve;
 - b. all parcels used for either purpose shall be located not less than 150 metres from any parcel line of a park zone, a parcel with a school or childcare facility, and any park, and not less than 100 metres from all parcel lines of the following zones: comprehensive development, institutional, mixed-use or residential zone;
 - c. on industrial-zoned parcels, all production activities must occur within an enclosed structure and no outdoor cultivation, production or storage is permitted; and,
 - d. the total gross floor area of all buildings used for the production of cannabis must not exceed 500 m², and the combined gross floor area for all buildings and structures used for cannabis production and processing on any parcel must not exceed 1,000 m².
4. Cannabis – Micro Production and Processing are subject to the following regulations:
 - a. all buildings, greenhouses and other structures used for either purpose must be located not less than 15 metres from all parcel lines, 30 meters from watercourses, wells, and not less than 75 meters from the foundation of any residential building not within the Agricultural Land Reserve;
 - b. all parcels used for either purpose shall be located not less than 150 metres from any parcel line of a park zone, a parcel with a school or childcare facility, and any park, and not less than 75 metres from all parcel lines of the following zones: comprehensive development, institutional, mixed-use or residential zone;
 - c. on industrial-zoned parcels, all production activities must occur within an enclosed structure and no outdoor cultivation, production or storage is permitted; and,
 - d. the combined gross floor area for all buildings and structures used for cannabis production and processing on any parcel must not exceed 400m².
5. Farm gate sales of cannabis produced on the parcel where the farm gate sales are occurring is a permitted farm use of all parcels in the Agricultural Land Reserve, subject to provincial retail sales

licensing requirements.

3.28 Swimming Pool Fencing

Swimming pools shall be enclosed in a structure or be surrounded by a fence not less than 1.5 metres and not more than 1.8 metres in height, designed to prevent climbing, and where equipped with gates, the gate shall be operated by hinges and a lock and shall be able to be opened freely from the inside only.

PART FOUR**BASIC PROVISIONS****4.1 Creation of Zones**

For the purposes of this Bylaw, Electoral Area I – Youbou/Meade Creek of the Cowichan Valley Regional District is divided into the following zones:

CATEGORY	ABBREVIATION	ZONE TITLE
Forest Resource	F-1	Forest Resource 1 Zone
	F-2	Secondary Forest Resource 2 Zone
	F-3	Forestry Lakefront 3 Zone
Waterfront	RR-1	Recreation Residential 1
	LR-1	Lakefront Residential 1 Zone
	LR-2	Lakefront Residential 2 Zone
	LR-3	Lakefront Residential 3 Zone
	LR-5	Lakefront Residential 5 Zone
	LR-6	Bald Mountain Lakefront Cottage Residential 6 Zone
	LR-7	Lakefront Residential 7 Zone
	LR-8	Lakefront Residential 8 Zone
	LR-9	Lakefront Residential 9 Zone
	LR-10	Lakefront Residential 10 Zone
	LR-11	Lakeview Recreational 11 Zone
Residential	R-2	Suburban Residential 2 Zone
	R-2A	Suburban Residential 2A
	R-3	Urban Residential 3 Zone
	MHR-4	Manufactured Home Park Residential 4 Zone
	R-5	Residential 5 Zone
	R-6	Residential 6 Zone
	R-7	Residential 7 Zone
	R-8	Residential 8 Zone
	R-9	Residential 9 Zone
	R10	Residential 10 Zone
Multiple unit Residential	RM-1	Multiple unit Residential 1 Zone
	RM-5	Multiple unit Residential 5 Zone
	RM-6	Multiple unit Residential 6 Zone
	RM-7	Single & Multiple unit Residential 7 Zone
	RM-8	Multiple unit Residential 8 Zone
Village Core	VC-1	Village Core 1 Zone
Commercial	C-2	General Commercial 2 Zone
	C-3	Service Commercial 3 Zone
	C-4	Tourist Commercial 4 Zone
	C-5	Neighbourhood Pub Commercial 5 Zone
	C-7	Waterfront Commercial 7 Zone
Industrial	I-1	Light Industrial 1 Zone
	I-2	Heavy Industrial 2 Zone
	I-3	Business Park Light Industrial 3 Zone
	I-4	Recreational Vehicle Storage Industrial 4 Zone
Parks/Institutional	P-1	Parks 1 Zone
	P-2	Institutional 2 Zone
	P-3	Environmental Conservation 3 Zone
	ICF-4	Institutional Community Facilities 4 Zone
Water	W-1	Water Conservation 1 Zone
	W-3	Water Marina 3 Zone
	W-4	Lakefront Recreational 4 Zone
	W-5	Lakefront Recreational 5 Zone
	W-6	Lakefront Recreational 6 Zone
	Utility	U-1
U-2		Community Sewer Utility 2 Zone
Comprehensive Development	CD-1	Comprehensive Recreational
	CD-2	Comprehensive Development Zone 2

4.2 Definition of Zones

1. The area of each zone is defined by Schedule “A” – the Zoning Bylaw Map – which is attached to and forms part of this Bylaw;
2. Where a zone boundary is shown on Schedule “A” as following a road allowance or a watercourse, the centre line of the road allowance or the centre of a watercourse, excluding a lake or the sea, shall be the zone boundary. In the case of a lake or the sea, the natural boundary shall be the zone boundary unless otherwise indicated on Schedule “A”.

5.1 F-1 FOREST RESOURCE 1 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the F-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the F-1 Zone:

- a. Agriculture;
- b. Silviculture;
- c. Single detached dwelling;

The following accessory uses are permitted in the F-1 Zone:

- d. Bed and breakfast accommodation;
- e. Buildings and structures accessory to a principal permitted use;
- f. Home occupation.

2. Minimum Parcel Size

The minimum parcel size in the F-1 Zone is 80 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel that is zoned as F-1.

4. Setbacks

The following minimum setbacks apply in the F-1 Zone:

Type of Parcel Line	Forestry and Agricultural Buildings and Structures	Residential Buildings and Structures
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres

5. Height

In the F-1 Zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the F-1 Zone must not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the F-1 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.2 F-2 SECONDARY FOREST RESOURCE 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the F-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the F-2 Zone:

- a. Agriculture
- b. Silviculture;
- c. Single detached dwelling.

The following accessory uses are permitted in the F-2 Zone:

- d. Bed and breakfast accommodation;
- e. Buildings and structures accessory to a principal permitted use;
- f. Home occupation.

2. Minimum Parcel Size

The minimum parcel size in the F-2 Zone is 4 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel that is zoned as F-2.

4. Setbacks

The following minimum setbacks apply in the F-2 Zone:

Type of Parcel Line	Forestry and Agricultural Buildings and Structures	Residential Buildings and Structures
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres

5. Height

In the F-2 Zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the F-2 Zone must not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the F-2 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.2.1 F-3 FORESTRY LAKEFRONT 3 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the F-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the F-3 Zone:

- a. Agriculture
- b. Silviculture;
- c. Single detached dwelling;
- d. Second single detached dwelling.

The following accessory uses are permitted in the F-3 Zone:

- e. Bed and Breakfast;
- f. Buildings and structures accessory to a principal permitted use;
- g. Home occupation.

2. Minimum Parcel Size

The minimum parcel size in the F-3 zone is 10 hectares.

3. Number of Dwellings

Not more than two dwellings are permitted in the F-3 zone.

4. Conditions of Use

- a. The maximum floor area of the second dwelling is 140 m².
- b. The setback of the second dwelling to the high water mark of a watercourse is 30 metres.

5. Setbacks

The following minimum setbacks apply in the F-3 Zone:

Type of Parcel Line	Forestry and Agricultural Buildings and Structures	Residential Buildings and Structures
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	30 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres

7. Height

In the F-3 zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

8. Parcel Coverage

The parcel coverage shall not exceed 20 percent for all buildings and structures.

9. Parking

Off-street parking shall be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.2.2 RR-1 Recreation Residential 1 Zone

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RR-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RR-1 Zone:

- a. Agriculture;
- b. Single detached dwelling;
- c. Private camping space.

The following accessory uses are permitted in the RR-1 Zone:

- d. Bed and Breakfast;
- e. Home occupation; and
- f. Buildings and structures accessory to a principal permitted use.

2. Maximum Permitted Density

- a. One single detached dwelling is permitted per parcel.
- b. On a parcel where there is located one single detached dwelling, one private camping space is also permitted per parcel.
- c. On a parcel where there is no single detached dwelling, two private camping spaces are permitted per parcel.

3. Minimum Parcel Size

- a. The minimum parcel size is 1 hectare.

4. Setbacks

The following minimum setbacks for buildings and structures apply in the RR-1 Zone:

Parcel Line	Principal and Accessory Uses, Buildings and Structures
Front	7.5 metres
Interior Side	6.0 metres
Exterior Side	6.0 metres
Rear	6.0 metres
Cowichan Lake High Water Mark	20 metres

5. Height

The following maximum height regulations apply in the RR-1 Zone:

- a. Principal buildings and structures: 10 metres; and
- b. Accessory buildings and structures: 7.5 metres.

6. Parcel Coverage

The parcel coverage in the RR-1 Zone must not exceed 5% for all buildings and structures.

7. Servicing

No single detached dwelling, recreational vehicle, park model mobile home or accessory building with sanitary facilities shall be established on a parcel unless it is equipped with a sewage disposal system compliant with the *Sewage System Regulation* or otherwise authorized by Island Health.

8. Conditions of Use

- a. The maximum building footprint of a single detached dwelling shall not exceed 112 m²;
- b. The gross floor area of a single detached dwelling shall not exceed 224 m²;
- c. No accessory building shall have a gross floor area exceeding 60 m².

9. Parking and Loading

Off-street parking and loading spaces in the RR-1 Zone must be provided on each parcel.

5.3 **LR-1 LAKEFRONT RESIDENTIAL 1 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-1 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the LR-1 Zone:

- a. Environmental protection and conservation;
- b. Single detached dwelling;

The following accessory uses are permitted in the LR-1 Zone:

- c. Bed and breakfast accommodation;
- d. Buildings and structures accessory to a principal permitted use;
- e. Home occupation;
- f. Detached suite unit or attached suite, provided the unit would not be located closer than 60 metres to the natural boundary of the lake.

2. **Minimum Parcel Size**

The minimum parcel size in the LR-1 Zone is 2500 m² if the parcel is connected to a community water system, and 1 hectare where the parcel is not connected to a community water system.

3. **Density**

Not more than one single detached dwelling plus one attached suite or detached suite is permitted on a parcel that is zoned LR-1.

4. **Setbacks**

The following minimum setbacks apply in the LR-1 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line	7.5 metres

5. **Height**

In the LR-1 Zone, the height of all buildings and structures must not exceed 7.5 metres, except in accordance with Section 3.8 of this Bylaw.

6. **Parcel Coverage**

The parcel coverage in the LR-1 Zone must not exceed 20 percent for all buildings and structures.

7. **Parking**

Off-street parking spaces in the LR-1 Zone must be provided in accordance with Section 3.13 of this Bylaw.

5.4 **LR-2 LAKEFRONT RESIDENTIAL 2 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-2 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the LR-2 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the LR-2 Zone:

- b. Bed and breakfast accommodation;
- c. Home occupation;
- d. Attached suite.

2. **Minimum Parcel Size**

The minimum parcel size in the LR-2 Zone is 1600 m².

3. **Density Averaging**

Notwithstanding the provisions of Section 3.25 of this Bylaw (Density Averaging), the minimum parcel size provisions of the LR-2 zone as specified in Section 5.4.2 above, may be varied with respect to parcels created by means of density averaging provided that:

- a. the number of allowable lots is calculated by the gross area of lands zoned LR-2, divided by the minimum parcel size;
- b. the smallest parcel so created is not less than 1000 m²;
- c. parcels created pursuant to this regulation are of a configuration that allows an adequate building envelope.

4. **Setbacks**

The following minimum setbacks apply in the LR-2 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.5 metres
Exterior side parcel line	4.5 metres
Rear parcel line (lakefront)	15 metres

5. **Height**

In the LR-2 Zone, the height of all principal buildings and structures must not exceed 10 metres, and the height of all accessory buildings and structures must not exceed 7.5 metres, except in accordance with Section 3.8 of this Bylaw.

6. **Parcel Coverage**

The parcel coverage in the LR-2 Zone must not exceed 30 percent for all buildings and structures.

7. Servicing

In the LR-2 Zone:

- a. all parcels must be connected to a community water system and community sewer system;
- b. no sewage treatment or disposal system may be constructed on a parcel.

8. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned LR-2.

9. Parking

Off-street parking spaces in the LR-2 Zone must be provided in accordance with Section 3.13 of this Bylaw.

5.5 **LR-3 LAKEFRONT RESIDENTIAL 3 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-3 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the LR-3 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the LR-3 Zone:

- b. Home occupation;
- c. Bed and Breakfast accommodation;
- d. Detached suite unit or attached suite;
- e. Buildings and structures accessory to a principal permitted use.

2. **Minimum Parcel Area**

The minimum parcel area in the LR-3 Zone is 1600 m².

3. **Parcel Area Averaging**

Parcel area averaging is permitted in the LR-3 Zone, provided that the smallest parcel in any subdivision plan is at least 1000 m² and the largest not more than 2200 m² in area. For certainty, highways and parks dedicated by subdivision plan shall be excluded from parcel area averaging calculations.

4. **Minimum Water Frontage**

The parcel line of all parcels in the LR-3 Zone that is contiguous with or parallel to the shore of Cowichan Lake shall be not less than 22 metres in length as measured by a straight line drawn between where the two parcel lines intersect the high water mark.

5. **Servicing**

All parcels in the LR-3 Zone shall be connected to both a community water system and a community sewer system.

6. **Density**

Not more than one single detached dwelling plus one attached suite or detached suite is permitted on a parcel that is zoned LR-3.

7. **Setbacks**

The following minimum setbacks apply in the LR-3 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	10 m
Interior Side Parcel Line	3 m
Exterior Side Parcel Line	4.5 m
Basic lakefront setback (from High Water Mark of Cowichan Lake)	15 metres, or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater
Supplementary lakefront setback (measured from the Basic lakefront setback)	An additional 7.5 metres or 12.5% of the average parcel depth, measured between the basic lakefront setback line and the front parcel line, whichever is greater

8. Height

The following maximum height regulations apply in the LR-3 Zone:

- a. Principal Buildings and structures: 11 m;
- b. Accessory buildings and structures: 6 m.

9. Parcel Coverage

The parcel coverage shall not exceed 30 percent of parcel area for all buildings and structures in the LR-3 Zone.

10. Parking

Off-street parking shall be provided in accordance with Section 3.13 of this Bylaw.

5.6 **LR-5 LAKEFRONT RESIDENTIAL 5 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations shall apply in the LR-5 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the LR-5 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the LR-5 Zone:

- b. Bed and breakfast accommodation;
- c. Buildings and structures accessory to a principal permitted use;
- d. Home occupation;
- e. Attached suite.

2. **Minimum Parcel Size**

The minimum parcel size in the LR-5 Zone shall be 1600 m² if the parcel is connected to a community sewer system or a private sewer system as defined in this Bylaw as *private utility*.

3. **Minimum Parcel Line Size**

All parcels in the LR-5 Zone shall have a parcel line contiguous with Cowichan Lake, and it shall be a minimum of 25 metres in length.

4. **Density**

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned LR-5.

5. **Setbacks**

The following minimum setbacks shall apply in the LR-5 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line (lakefront)	15 metres

6. **Height**

In the LR-5 Zone, the following height regulations shall apply:

- a. Principal buildings and structures: 10 metres;
- b. Accessory buildings and structures: 7.5 metres;

Except in accordance with Section 3.8 of this Bylaw.

7. **Parcel Coverage**

The parcel coverage in the LR-5 Zone shall not exceed 30 percent for all buildings and structures.

8. **Servicing**

In the LR-5 Zone:

- a. All parcels shall be connected to a community sewer system or private sewer system as defined in this Bylaw as *private utility*;
- b. No sewage treatment or disposal system shall be constructed.

9. **Parking**

Off-street parking spaces in the LR-5 Zone shall be provided in accordance with Sections 3.14 of this Bylaw.

5.7 LR-6 BALD MOUNTAIN LAKEFRONT COTTAGE RESIDENTIAL 6 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-6 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the LR-6 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the LR-6 Zone:

- b. Bed and Breakfast accommodation;
- c. Buildings and structures accessory to a principal permitted use;
- d. Home occupation
- e. Attached suite.

2. Maximum Parcel Size

The maximum parcel size in the LR-6 Zone is 21 hectares.

3. Minimum Parcel Size

The minimum parcel size in the LR-6 Zone is 16 hectares.

4. Density

Not more than eight single detached dwelling units plus up to eight attached suites are permitted on a parcel that is zoned LR-6.

5. Floor Area Limit for Buildings and Structures

All buildings and structures together in the LR-6 Zone shall not exceed a total of 4000 m² of gross floor area.

6. Setbacks

The following minimum setbacks shall apply in the LR-6 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	7.5 metres
Exterior side parcel line	7.5 metres
Lakefront and rear parcel line	15 metres

7. Height

In the LR-6 Zone, the following height regulations shall apply:

- a. Principal buildings and structures: 10 metres;
 - b. Accessory buildings and structures: 7.5 metres;
- Except in accordance with Section 3.8 of this Bylaw.

8. Parcel Coverage

The parcel coverage in the LR-6 Zone shall not exceed 30 percent for all buildings and structures.

9. Parking

Off-street parking spaces in the LR-6 Zone shall be provided in accordance with Sections 3.14 of this Bylaw.

5.8 LR-7 LAKEFRONT RESIDENTIAL 7 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-7 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the LR-7 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the LR-7 Zone:

- b. Home office;
- c. Buildings and structures accessory to a principal permitted use
- d. Attached suite.

2. Minimum Parcel Size

The minimum parcel size in the LR-7 zone is 1200 m².

3. Minimum Water Frontage

All parcels in the LR-7 Zone shall have a parcel line contiguous with Cowichan Lake, of not less than 22 metres in length.

4. Servicing

All parcels in the LR-7 Zone shall be connected to both a community water system and a community sewer system.

5. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned LR-7.

6. Setbacks

The following minimum setbacks apply in the LR-7 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	7.5 m
Interior Side Parcel Line	3.0 m
Exterior Side Parcel Line	4.5 m
Lakefront and Rear Parcel Line	15 m

7. Height

The following maximum height regulations apply in the LR-7 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

8. Parcel Coverage

The parcel coverage shall not exceed 30 percent for all buildings and structures in the LR-7 Zone.

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.9 LR-8 LAKEFRONT RESIDENTIAL 8 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-8 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the LR-8 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the LR-8 Zone:

- b. Bed and Breakfast accommodation;
- c. Attached suite or detached suite unit;
- d. Home occupation;
- e. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the LR-8 zone is 2 hectares.

3. Minimum Water Frontage

All parcels in the LR-8 Zone shall have a parcel line contiguous with Cowichan Lake, of not less than 250 metres in length.

4. Density

Not more than one single detached dwelling plus one attached suite or one detached suite is permitted on a parcel that is zoned LR-8.

5. Setbacks

The following minimum setbacks apply in the LR-8 Zone:

Type of Parcel Line	Residential Buildings	Accessory Buildings and Structures
Front Parcel Line	15 m	30 m
Interior Side Parcel Line	10 m	10 m
Exterior Side Parcel Line	15 m	15 m
Lakefront and Rear Parcel Line	15 m	15 m

6. Height

The following maximum height regulations apply in the LR-8 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

7. Parcel Coverage

The parcel coverage shall not exceed 10 percent for all buildings and structures in the LR-8 Zone.

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.10 LR-9 LAKEFRONT RESIDENTIAL 9 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-9 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the LR-9 Zone:

- a. Single detached dwelling;
- b. Duplex;

The following accessory uses are permitted in the LR-9 Zone:

- c. Community service facility;
- d. Home office;
- e. Buildings and structures accessory to a principal permitted use;
- f. Attached suite for every single detached dwelling.

2. Minimum Parcel Size

The minimum parcel size in the LR-9 Zone is 1.2 hectares.

3. Servicing

All parcels in the LR-9 Zone shall be connected to both a community water system and a community sewer system.

4. Number of Dwellings

Not more than 22 dwelling units – the sum of all single detached dwelling units and total units in duplexes – plus one attached suite per single detached dwelling are permitted on a parcel that is zoned LR-9.

5. Floor Area Ratio

The maximum floor area ratio on a parcel in the LR-9 Zone is 0.45 for all buildings and structures.

6. Setbacks

The following minimum setbacks apply in the LR-9 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	10 m
Interior Side Parcel Line	6 m
Exterior Side Parcel Line	6 m
Lakefront and Rear Parcel Line	15 m

7. Height

The following maximum height regulations apply in the LR-9 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

8. Parcel Coverage

The parcel coverage shall not exceed 25 percent for all buildings and structures in the LR-9 Zone

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.11 LR-10 LAKEFRONT RESIDENTIAL 10 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-10 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the LR-10 Zone:

- a. Single detached dwelling;
- b. Duplex;

The following accessory uses are permitted in the LR-10 Zone:

- c. Community service facility;
- d. Home office;
- e. Buildings and structures accessory to a principal permitted use
- f. Attached suite for every single detached dwelling.

2. Minimum Parcel Size

The minimum parcel size in the LR-10 Zone is 1.6 hectares.

3. Servicing

All parcels in the LR-10 Zone shall be connected to both a community water system and a community sewer system.

4. Number of Dwellings

Not more than 36 dwelling units – the sum of all single detached dwelling units and total units in duplexes – plus one attached suite per single detached dwelling are permitted on a parcel that is zoned LR-10.

5. Floor Area Ratio

The maximum floor area ratio on a parcel in the LR-10 Zone is 0.45 for all buildings and structures.

6. Setbacks

The following minimum setbacks apply in the LR-10 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	10 m
Interior Side Parcel Line	10 m
Exterior Side Parcel Line	10 m
Lakefront and Rear Parcel Line	15 m

7. Height

The following maximum height regulations apply in the LR-10 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

8. Parcel Coverage

The parcel coverage shall not exceed 20 percent for all buildings and structures in the LR-10 Zone

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.11A LR-11 LAKEVIEW RECREATIONAL 11 ZONE

Subject to compliance with the general regulations detailed in Parts 3 of this Bylaw, the following regulations shall apply to the LR-11 Zone:

1. Permitted Uses

The following uses and no others are permitted in an LR-11 Zone:

- a) Recreational residence

The following accessory uses are permitted in the LR-11 Zone:

- b) Community service facility;
- c) Home office;
- d) Buildings and structures accessory to a principal permitted use
- e) Attached suite.

2. Minimum Parcel Size

The minimum parcel size in the LR-11 Zone is 1600 m².

3. Servicing

All parcels in the LR-11 Zone shall be connected to a community sewer system and a community water system.

4. Density

Not more than one recreational residence plus one attached suite is permitted on a parcel that is zoned LR-11.

5. Footprint Area

The maximum footprint area for a recreational residence on a parcel in the LR-11 Zone is 105 m², plus a covered, unenclosed deck attached thereto not exceeding 31 m² and not extending more than 3.7 metres from a foundation wall.

6. Setbacks

The following minimum setbacks apply in the LR-11 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	4.5 m
Interior Side Parcel Line	4.5 m
Exterior Side Parcel Line	4.5 m
Rear Parcel Line	4.5 m

7. Height

The following maximum height regulations apply in the LR-11 Zone:

- a) Principal Buildings and structures 10 m
- b) Accessory buildings and structures 6 m

8. Parcel Coverage

The parcel coverage shall not exceed 20 percent for all buildings and structures in the LR-11 Zone

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this bylaw.

5.12 R-2 SUBURBAN RESIDENTIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-2 Zone:

- b. Agriculture, excluding intensive agriculture;
- c. Bed and breakfast accommodation;
- d. Buildings and structures accessory to a principal permitted use;
- e. Home occupation;
- f. Detached suite unit or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-2 Zone is:

- a. 0.4 hectares if connected to a community water system;
- b. 2 hectares if not connected to a community water system.

3. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-2; or one single detached dwelling plus one detached suite if the parcel of land upon which they would be located is 0.4 ha or greater in area.

4. Setbacks

The following minimum setbacks apply in the R-2 Zone:

Type of Parcel Line	Agricultural (including Accessory Buildings and Structures)	Residential (including Accessory Buildings and Structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	3.0 metres

5. Height

In the R-2 Zone, the height of all principal buildings and structures must not exceed 10 metres, and the height of all accessory buildings must not exceed 6 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-2 Zone must not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2 Zone must be provided in accordance with Section 3.13 of this Bylaw.

5.12A R-2A SUBURBAN RESIDENTIAL 2A ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2A Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2A Zone:

- a. Single detached dwelling;
- b. Duplex, or two single detached dwellings, on a parcel that is 2.4 hectares or more in area;

The following accessory uses are permitted in the R-2 Zone:

- c. Agriculture, excluding intensive agriculture;
- d. Bed and breakfast accommodation;
- e. Buildings and structures accessory to a principal permitted use;
- f. Home occupation;
- g. Detached suite unit or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-2A Zone is:

- a. 0.4 hectares if connected to a community water system;
- b. 2 hectares if not connected to a community water system.

3. Density

Not more than one duplex, or one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-2A; or one single detached dwelling plus one detached suite if the parcel of land upon which they would be located is 0.4 ha or greater in area.

4. Setbacks

The following minimum setbacks apply in the R-2A Zone:

Type of Parcel Line	Agricultural (including Accessory Buildings and Structures)	Residential (including Accessory Buildings and Structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	3.0 metres

5. Height

In the R-2A Zone, the height of all principal buildings and structures must not exceed 10 metres, and the height of all accessory buildings must not exceed 6 metres, except in accordance with Section 3.09 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-2A Zone must not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2A Zone must be provided in accordance with Section 3.15 of this Bylaw.

5.13 R-3 URBAN RESIDENTIAL 3 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-3 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-3 Zone:

- b. Bed and breakfast accommodation;
- c. Buildings and structures accessory to a principal permitted use;
- d. Home occupation;
- e. Horticulture
- f. Detached suite unit or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-3 Zone is:

- a. 1600 m² if connected to a community water system and a community sewer system;
- b. 0.2 hectares if connected to a community water system;
- c. 2 hectares if not connected to a community water system.

3. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-3; or one single detached dwelling plus one detached suite if the parcel of land upon which they would be located is 0.4 ha or greater in area.

4. Setbacks

The following minimum setbacks apply in the R-3 Zone:

Type of Parcel Line	Residential (including Accessory Buildings and Structures)
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line	3.0 metres

5. Height

In the R-3 Zone, the height of all principal buildings and structures must not exceed 7.5 metres, and the height of all accessory buildings must not exceed 6 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-3 Zone must not exceed 25 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-3 Zone must be provided in accordance with Section 3.13 of this Bylaw.

5.14 **MHR-4 MANUFACTURED HOME PARK ZONE 4**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the MHR-4 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the MHR-4 Zone:

- a. Single detached dwelling;
- b. Manufactured home park.

The following accessory uses are permitted in the MHR-4 Zone:

- c. Bed and breakfast accommodation, accessory to the single detached dwelling;
- d. Buildings and structures accessory to a principal permitted use;
- e. Community service facility, accessory to the manufactured home park;
- f. Home occupation;

2. **Minimum Parcel Size**

The minimum parcel size in the MHR-4 Zone is 2 hectares.

3. **Number of Dwellings**

In the MHR-4 Zone, the maximum density must not exceed 15 dwelling units per hectare of parcel area.

4. **Standards, Definitions and Setbacks**

The setbacks, definitions of mobile home, minimum site area and other standards for the MHR-4 Zone are set out in the CVRD Mobile Home Park Bylaw.

5. **Height**

In the MHR-4 Zone, the height of all principal buildings and structures must not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 4.5 metres, except in accordance with Section 3.8 of this Bylaw.

6. **Parking**

Off-street parking spaces in the MHR-4 Zone must be provided in accordance with Section 3.13 of this Bylaw.

5.15 R-5 RESIDENTIAL 5 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-5 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-5 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-5 Zone:

- b. Home office;
- c. Buildings and structures accessory to a principal permitted use
- d. Attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-5 zone is 1000 m².

3. Servicing

All parcels in the R-5 Zone shall be connected to both a community water system and a community sewer system.

4. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-5.

5. Setbacks

The following minimum setbacks apply in the R-5 Zone:

Type of Parcel Line	Residential Buildings	Accessory Buildings and Structures
Front Parcel Line	7.5 m	12 m
Interior Side Parcel Line	3.0 m	3.0 m
Exterior Side Parcel Line	4.5 m	4.5 m
Rear Parcel Line	8.5 m	3.0 m

6. Height

The following maximum height regulations apply in the R-5 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

7. Parcel Coverage

The parcel coverage shall not exceed 30 percent for all buildings and structures in the R-5 Zone.

8. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.16 R-6 RESIDENTIAL 6 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-6 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-6 Zone:

- a) Single detached dwelling

The following accessory uses are permitted in the R-6 Zone:

- b) Bed and Breakfast accommodation;
- c) Attached suite or detached suite unit;
- d) Home occupation;
- e) Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the R-6 zone is 1 hectare.

3. Density

Not more than one single detached dwelling plus one attached suite or one detached suite is permitted on a parcel that is zoned R-6.

4. Setbacks

The following minimum setbacks apply in the R-6 Zone:

Type of Parcel Line	Residential Buildings	Accessory Buildings and Structures
Front Parcel Line	15 m	30 m
Interior Side Parcel Line	5.0 m	5 m
Exterior Side Parcel Line	10 m	5 m
Rear Parcel Line	10 m	10 m

5. Height

The following maximum height regulations apply in the R-6 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

6. Parcel Coverage

The parcel coverage shall not exceed 10 percent for all buildings and structures in the R-6 Zone.

7. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.17 **R-7 RESIDENTIAL 7 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-7 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the R-7 Zone:

- a. Single detached dwelling;
- b. Duplex;

The following accessory uses are permitted in the R-7 Zone:

- c. Community service facility;
- d. Home office;
- e. Buildings and structures accessory to a principal permitted use;
- f. Attached suite.

2. **Minimum Parcel Size**

The minimum parcel size in the R-7 zone is 1.9 hectares.

3. **Servicing**

All parcels in the R-7 Zone shall be connected to both a community water system and a community sewer system.

4. **Number of Dwellings**

Not more than 26 dwelling units – the sum of all single detached dwelling units and total units in duplexes – plus one attached suite per single detached dwelling are permitted on a parcel that is zoned R-7.

5. **Floor Area Ratio**

The maximum floor area ratio (FAR) in the R-7 Zone is 0.4 for all buildings and structures.

6. **Setbacks**

The minimum setbacks for all buildings and structures in the R-7 Zone is 10 metres from all parcel lines.

7. **Height**

The following maximum height regulations apply in the R-7 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

8. **Parcel Coverage**

The parcel coverage shall not exceed 25 percent for all buildings and structures in the R-7 Zone.

9. **Parking**

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.18 R-8 RESIDENTIAL 8 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-8 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-8 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-8 Zone:

- b. Home occupation;
- c. Buildings and structures accessory to a principal permitted use
- d. Attached suite.

2. Minimum Parcel Area

The minimum parcel area in the R-8 Zone is 650 m².

3. Parcel Area Averaging

Parcel area averaging is permitted in the R-8 Zone, provided that the smallest parcel in any subdivision plan is at least 450 m² and the largest not more than 750 m² in area. For certainty, highways and parks dedicated by subdivision plan shall be excluded from parcel area averaging calculations.

4. Minimum Parcel Frontage

The minimum parcel frontage in the R-8 Zone is:

- a. 15 m where there is no lane behind the parcel;
- b. 12 m where motor vehicle access is from a lane behind the parcel.

5. Servicing

All parcels in the R-8 Zone shall be connected to both a community water system and a community sewer system.

6. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-8.

7. Setbacks

The following minimum setbacks apply in the R-8 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	6 m
Interior Side Parcel Line	1.5 m
Exterior Side Parcel Line	4.5 m
Rear Parcel Line not touching a lane	7.5 m
Rear parcel Line touching a lane, accessory building only	1 m

Parcel line next to P-1 or P-3 Zone	5 m
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8. Height

The following maximum height regulations apply in the R-8 Zone:

- a. Principal Buildings and structures: 11 m;
- b. Accessory buildings and structures: 6 m.

9. Parcel Coverage

The parcel coverage shall not exceed 35 percent of parcel area for all buildings and structures in the R-8 Zone.

10. Parking

Off-street parking shall be provided in accordance with Section 3.13 of this Bylaw.

5.19 R-9 RESIDENTIAL 9 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-9 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-9 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-9 Zone:

- b. Home office;
- c. Buildings and structures accessory to a principal permitted use;
- d. Attached suite.

2. Minimum Parcel Area

The minimum parcel area in the R-9 Zone is 925 m².

3. Parcel Area Averaging

Parcel area averaging is permitted in the R-9 Zone, provided that the smallest parcel in any subdivision plan is at least 650 m² and the largest not more than 1100 m² in area. For certainty, highways and parks dedicated by subdivision plan shall be excluded from parcel area averaging calculations.

4. Minimum Parcel Frontage

The minimum parcel frontage in the R-9 Zone is:

- a. 18 m where there is no lane behind the parcel;
- b. 15 m where motor vehicle access is from a lane behind the parcel.

5. Servicing

All parcels in the R-9 Zone shall be connected to both a community water system and a community sewer system.

6. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-9.

7. Setbacks

The following minimum setbacks apply in the R-9 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	6 m
Interior Side Parcel Line	2.5 m
Exterior Side Parcel Line	4.5 m
Rear Parcel Line not touching a lane	7.5 m
Rear parcel line touching a lane, accessory building only	1 m

Parcel line next to P-1 or P-3 Zone	5 m
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8. Height

The following maximum height regulations apply in the R-9 Zone:

- a. Principal Buildings and structures: 11 m;
- b. Accessory buildings and structures: 6 m.

9. Parcel Coverage

The parcel coverage shall not exceed 30 percent of parcel area for all buildings and structures in the R-9 Zone.

10. Parking

Off-street parking shall be provided in accordance with Section 3.13 of this Bylaw.

5.20

R-10 RESIDENTIAL 10 ZONE

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7, the following regulations apply in the R-10 Zone:

1. Permitted Uses

The following uses and no others are permitted in an R-10 Zone:

- a. Single detached dwelling.

The following accessory uses and no others are permitted in an R-10 Zone:

- b. Home office;
- c. Buildings and structures accessory to a principal permitted use
- d. Attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-10 Zone is 550 m².

3. Servicing

All Parcels in the R-10 Zone shall be connected to both a community water system and a community sewer system.

4. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-10.

5. Setbacks

The following minimum setbacks apply in the R-10 Zone:

Type of Parcel Line	Residential Buildings	Accessory Buildings and Structures
Front Parcel Line	6 m	8 m
Interior Side Parcel Line	1.5 m	1.5 m
Exterior Side Parcel Line	4 m	4 m
Rear Parcel Line	6 m	3 m

6. Height

The maximum height of all buildings and structures in the R-10 Zone are set out below:

- a. Principal buildings and structures: 10 m;
- b. Accessory buildings and structures: 6 m.

7. Parcel Coverage

Parcel coverage in the R-10 Zone shall not exceed 30% for building and structures.

8. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.21 RM-1 MULTIPLE UNIT RESIDENTIAL 1 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RM-1 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the RM-1 Zone:

- a. Single detached dwelling;
- b. Duplex;
- c. Multiple unit dwelling;

The following accessory uses are permitted in the RM-1 Zone:

- d. Home office;
- e. Community service facility;
- f. Buildings and structures accessory to a principal permitted use.

2. **Minimum Parcel Size**

The minimum parcel size in the RM-1 zone is 4.5 hectares.

3. **Density**

Not more than 60 dwelling units are permitted on a parcel that is zoned RM-1.

4. **Floor Area Ratio**

The maximum floor area ratio (FAR) in the RM-1 Zone is 0.35 for all buildings and structures.

5. **Servicing**

All buildings with plumbing in the RM-1 Zone shall be connected to both a community water system and a community sewer system.

6. **Setbacks**

The minimum setback in the RM-1 Zone is 10 metres from all parcel lines.

7. **Height**

The following maximum height regulations apply in the RM-1 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

8. **Parcel Coverage**

The parcel coverage shall not exceed 15 percent for all buildings and structures in the RM-1 Zone.

9. **Parking**

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.22 RM-3 MULTIPLE UNIT RESIDENTIAL 3 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RM-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RM-3 Zone:

- a. Single detached dwelling;
- b. Duplex;
- c. Multiple unit dwelling;

The following accessory uses are permitted in the RM-3 Zone:

- d. Home office;
- e. Community service facility;
- f. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the RM-3 zone is 3.5 hectares.

3. Density

Not more than 32 dwelling units are permitted on a parcel that is zoned RM-3.

4. Floor Area Ratio

The maximum floor area ratio (FAR) in the RM-3 Zone is 0.2 for all buildings

5. Servicing

All buildings with plumbing in the RM-3 Zone shall be connected to both a community water system and a community sewer system.

6. Setbacks

The following minimum setbacks apply in the RM-3 Zone:

Type of Parcel Line	Residential, Commercial and Accessory Buildings and Structures
Front Parcel Line	10 m
Interior Side Parcel Line	10 m
Exterior Side Parcel Line	10 m
Lakefront and Rear Parcel Line	15 m

7. Height

The following maximum height regulations apply in the RM-3 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

8. Parcel Coverage

The parcel coverage shall not exceed 15 percent for all buildings and structures in the RM-3 Zone.

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.23 RM-4 MULTIPLE UNIT RESIDENTIAL/COMMERCIAL 4 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RM-4 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RM-4 Zone:

- a. Single detached dwelling;
- b. Duplex;
- c. Multiple unit dwelling;
- d. Marina, excluding boat repair;
- e. Fitness studio;
- f. Office;
- g. Convenience store, not exceeding 100 m² in area;

The following accessory uses are permitted in the RM-4 Zone:

- h. Home office;
- i. Community service facility;
- j. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the RM-4 zone is 2.5 hectares.

3. Density

Not more than 40 dwelling units are permitted on a parcel that is zoned RM-4.

4. Floor Area Ratio

The maximum floor area ratio (FAR) in the RM-4 Zone is 0.35 for all buildings and structures.

5. Servicing

All buildings with plumbing in the RM-4 Zone shall be connected to both a community water system and a community sewer system.

6. Setbacks

The following minimum setbacks apply in the RM-4 Zone:

Type of Parcel Line	Residential, Commercial and Accessory Buildings and Structures
Front Parcel Line	10 m
Interior Side Parcel Line	10 m
Exterior Side Parcel Line	10 m
Lakefront and Rear Parcel Line	25 m

7. Height

The following maximum height regulations apply in the RM-4 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

8. Parcel Coverage

The parcel coverage shall not exceed 20 percent for all buildings and structures in the RM-4 Zone.

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.24 RM-5 MULTIPLE UNIT RESIDENTIAL 5 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RM-5 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RM-5 Zone:

- a. Single detached dwelling;
- b. Duplex;
- c. Multiple unit dwelling;

The following accessory uses are permitted in the RM-5 Zone:

- d. Home office;
- e. Community service facility;
- f. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the RM-5 zone is 3 hectares.

3. Density

Not more than 46 dwelling units are permitted on a parcel that is zoned RM-5.

4. Floor Area Ratio

The maximum floor area ratio (FAR) in the RM-5 Zone is 0.35 for all buildings and structures.

5. Servicing

All buildings with plumbing in the RM-5 Zone shall be connected to both a community water system and a community sewer system.

6. Setbacks

The following minimum setbacks apply in the RM-5 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	10 m
Interior Side Parcel Line (except eastern line)	6 m
Exterior Side Parcel Line	6 m
Eastern Parcel Line	10 m
Lakefront and Rear Parcel Line	35 m

7. Height

The following maximum height regulations apply in the RM-5 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

8. Parcel Coverage

The parcel coverage shall not exceed 20 percent for all buildings and structures in the RM-5 Zone.

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.25 RM-6 MULTIPLE UNIT RESIDENTIAL 6 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RM-6 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RM-6 Zone:

- a. Multiple unit residence;
- b. Community Care facility and assisted living facility;

The following accessory uses are permitted in the RM-6 Zone:

- c. Home office;
- d. Community service facility;
- e. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Area

The minimum parcel area in the RM-6 zone is 5000 m².

3. Density

Not more than 30 dwelling units per hectare of parcel area are permitted on a parcel that is zoned RM-6.

4. Floor Area Ratio

The maximum floor area ratio (FAR) in the RM-6 Zone is 0.8 for all buildings and structures.

5. Servicing

All buildings with plumbing in the RM-6 Zone shall be connected to both a community water system and a community sewer system.

6. Setbacks

The following minimum setbacks apply in the RM-6 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	6 m
Interior Side Parcel Line	6 m
Exterior Side Parcel Line	6 m
Basic lakefront setback (from High Water Mark of Cowichan Lake)	15 metres, or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater
Supplementary lakefront setback (measured from the Basic lakefront setback)	An additional 7.5 metres or 12.5% of the average parcel depth, measured between the basic lakefront setback line and the front parcel line, whichever is greater
Rear Parcel Line (non-waterfront only)	5 m

7. Height

The following maximum height regulations apply in the RM-6 Zone:

- a. Principal Buildings and structures: 12 m and not more than three storeys;
- b. Accessory buildings and structures: 6 m.

8. Parcel Coverage

The parcel coverage shall not exceed 40 percent of parcel area for all buildings and structures in the RM-6 Zone.

9. Parking

Off-street parking shall be provided in accordance with Section 3.13 of this Bylaw.

5.26 RM-7 SINGLE AND MULTIPLE UNIT RESIDENTIAL 7 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RM-7 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RM-7 Zone:

- a. Multiple unit residence on a parcel at least 2000 m² in area;
- b. Single detached dwelling on a parcel at least 450 m² in area;
- c. Duplex on a parcel at least 600 m² in area;
- d. Community Care Facility and Assisted Living Residence on parcels at least 2000 m² in area;

The following accessory uses are permitted in the RM-7 Zone:

- e. Home office;
- f. Community service facility;
- g. Buildings and structures accessory to a principal permitted use.

2. Density

The following density regulations apply in the RM-7 Zone:

- a. For a multiple unit residence, not more than 37 dwelling units per hectare of parcel area are permitted on a parcel;
- b. Not more than one single detached dwelling is permitted on a parcel;
- c. Not more than one duplex is permitted on a parcel.

3. Floor Area Ratio

The maximum floor area ratio (FAR) in the RM-7 Zone is 0.8 for all multiple unit residential buildings and structures; single detached dwellings and duplex on are not subject to a FAR limit.

4. Minimum Water Frontage for

The parcel line of all parcels in the RM-7 Zone under 2000 m² in area, that is contiguous with or parallel to the shore of Cowichan Lake shall be not less than 22 metres in length as measured by a straight line drawn between where the two parcel lines intersect the high water mark.

5. Servicing

All buildings with plumbing in the RM-7 Zone will be connected to both a community water system and a community sewer system.

6. Setbacks

The following minimum setbacks apply in the RM-7 Zone:

Type of Parcel Line	Multiple unit Residential Buildings and Accessory Structures	Single detached dwellings and duplex and Accessory Structures
Front Parcel Line	6 m	
Interior Side Parcel Line	6 m	1.5 m
Exterior Side Parcel Line	6 m	4.5 m
Basic lakefront setback (from High Water Mark of Cowichan Lake)	15 metres, or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater	
Supplementary lakefront setback (measured from the Basic lakefront setback)	An additional 7.5 metres or 12.5% of the average parcel depth, measured between the basic lakefront setback line and the front parcel line, whichever is greater	
Rear Parcel Line (non-waterfront only)	5 m	

7. Height

The following maximum height regulations apply in the RM-7 Zone:

- a. Multiple unit Residence and structures: 16 m and not more than four storeys;
- b. Single detached dwellings and duplex and structures: 11 m;
- c. Accessory buildings and structures: 6 m.

8. Parcel Coverage

The parcel coverage of buildings and structures in the RM-7 Zone shall not exceed:

- a. 40 percent of parcel area for multiple unit residences;
- b. 30 percent for single detached dwellings and duplexes.

9. Parking

Off-street parking shall be provided in accordance with Section 3.13 of this Bylaw.

5.26.1 RM-8 MULTIPLE UNIT RESIDENTIAL 8 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RM-8 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RM-8 Zone:

- 5. Single detached dwelling;
- 6. Multiple unit Dwelling

The following accessory uses are permitted in the RM-8 Zone:

- a. Home office;
- b. Community Service Facility;
- c. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size for single detached dwellings is 400 m²

The minimum parcel size for multiple unit dwelling is 8000 m²

3. Density

The maximum density for single detached dwellings is 1 dwelling per parcel

The maximum density for multiple unit dwelling is 9 units per hectare

4. Floor Area Ratio

The maximum floor area ratio (FAR) in the RM-8 zone is 0.35 for all buildings.

5. Servicing

All parcels in the RM-8 Zone shall be connected to both a community water system and a community sewer system.

6. Setbacks

The following minimum setbacks apply in the RM-8 Zone:

Type of Parcel Line	Single detached dwelling Residential and Accessory Buildings and Structures	Multiple unit Residential and Accessory Buildings and Structures
Front Parcel Line	6 m	10 m
Interior Side Parcel Line	1.5 m	10 m
Exterior Side Parcel Line	3.5 m	10 m
Lakefront Parcel Line	20 m	20 m
Rear Parcel Line	5 m	15 m

7. Height

The following maximum height regulations apply in the RM-8 Zone:

- a. Principal Buildings and structures 10 m
- b. Accessory buildings and structures 6.0 m

8. Parcel Coverage

The parcel coverage shall not exceed 20 percent for all buildings and structures in the RM-8 Zone

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.27 VC-1 VILLAGE CORE 1 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the VC-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the VC-1 Zone:

- a. Automobile service station;
- b. Bakery;
- c. Café, restaurant, catering;
- d. Clinic;
- e. Convenience store;
- f. Convention centre;
- a. Day care facility;
- b. Equipment sales, servicing and repairs;
- c. Financial establishment;
- d. Hotel, resort accommodation units including guest cottages;
- e. Laundromat or dry cleaning establishment;
- f. Liquor store;
- g. Marina operations;
- h. Multiple unit residence;
- i. Neighbourhood public house;
- j. Office;
- k. Outdoor recreation equipment sales and service;
- l. Personal service use;
- m. Plant nursery;
- n. Recreational use;
- o. Retail store;
- p. School;
- q. Single detached dwelling and duplexes;

The following accessory uses are permitted in the VC-1 Zone:

- x. Community service facility;
- y. Facilities and uses that are customarily incidental to a hotel and resort; Boat sales, rental, servicing and fuel sales accessory to a marina;
- z. Home office;
- aa. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Area

The minimum parcel area in the VC-1 zone is 0.5 hectares.

3. Density

Not more than 80 dwelling units per hectare are permitted on a parcel in the VC-1 Zone.

4. Floor Area Ratio

The maximum floor area ratio (FAR) in the VC-1 Zone is 2.0 for all buildings and structures.

5. Servicing

All buildings with plumbing in the VC-1 Zone shall be connected to both a community water system and a community sewer system.

6. Setbacks

The following minimum setbacks apply in the VC-1 Zone:

Type of Parcel Line	Buildings and Structures other than Resort and Hotel	Hotel or Resort Buildings and Structures
Front Parcel Line	3 m	8 m
Interior Side Parcel Line	0 m	8 m
Exterior Side Parcel Line	4.5 m	8 m
Rear Parcel Line (non-waterfront only)	5 m	8 m
Basic lakefront setback (from High Water Mark of Cowichan Lake)	15 metres, or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater	
Supplementary lakefront setback (measured from the Basic lakefront setback)	An additional 7.5 metres or 12.5% of the average parcel depth, measured between the basic lakefront setback line and the front parcel line, whichever is greater	

7. Height

The following maximum height regulations apply in the VC-1 Zone:

- a. Resort and hotel buildings: 24 m;
- b. Principal Buildings and structures other than a resort or hotel: 17 m;
- c. Accessory buildings and structures: 6 m.

8. Parcel Coverage

For the uses listed below, the parcel coverage in the VC-1 shall not exceed the following percentage of parcel area:

- a. 35% for hotel and resort buildings;
- b. 60% for all other buildings and structures in the VC-1 Zone.

9. Parking

Off-street parking shall be provided in accordance with Section 3.13 of this Bylaw.

5.28 **C-2 GENERAL COMMERCIAL 2 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-2 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the C-2 Zone:

- a. Animal hospital;
- b. Arcade, billiard room, games room, bowling alley;
- c. Bakery;
- d. Bus depot, transportation facility;
- e. Business or commercial private school;
- f. Car wash;
- g. Clinic;
- h. Convenience store;
- i. Day care facility;
- j. Equipment sales, servicing and repair, excluding external storage of goods;
- k. Financial establishment;
- l. Funeral parlour;
- m. Laundromat, dry cleaner;
- n. Nursery, with outdoor storage;
- o. Office;
- p. Parking garage and parking lot;
- q. Personal service use;
- r. Printing and publishing, library;
- s. Recreational use;
- t. Restaurants;
- u. Retail stores, including automotive parts and accessory sales, but excluding external storage of goods;

The following accessory uses are permitted in the C-2 Zone:

- v. Buildings and structures accessory to a principal permitted use;
- w. Single detached dwelling.

2. **Minimum Parcel Size**

The minimum parcel size in the C-2 Zone is:

- a. 0.1 hectares for parcels served by a community water system and a community sewer system;
- b. 0.3 hectares for parcels served by a community water system;
- c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. **Number of Dwellings**

Not more than one dwelling may be located on a parcel in the C-2 Zone per hectare of parcel area.

4. **Setbacks**

- a. The minimum setback for buildings and structures in the C-2 Zone is 4.5 metres from all parcel lines.
- b. The interior side parcel line requirements of this Bylaw do not apply to parcels under a registered plan where there is a common wall shared by two or more parcels within a building.

5. Height

In the C-2 Zone, the height of all principal buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-2 Zone must not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-2 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.29 C-3 SERVICE COMMERCIAL 3 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-3 Zone:

- a. Automobile retail sales, rental, servicing, parts and accessories sales and motor vehicle repair, excluding automobile wrecking and outdoor storage.
- b. Bus depot;
- c. Convenience store;
- d. Laundromat;
- e. Mobile home, RV, boat, motorcycle, snowmobile/all terrain vehicle sales, service and repair;
- f. Nursery, including accessory outdoor storage;
- g. Office;
- h. Restaurant;
- i. Retail and wholesale sale of building and camping, fishing and hunting supplies, including accessory outdoor storage;
- j. Service station, excluding the wrecking and storage of vehicles.

The following accessory uses are permitted in the C-3 Zone:

- k. Buildings and structures accessory to a principal permitted use;
- l. Single detached dwelling.

2. Minimum Parcel Size

The minimum parcel size in the C-3 Zone is:

- a. 0.1 hectares for parcels served by a community water system and a community sewer system;
- b. 0.3 hectares for parcels served by a community water system only;
- c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling may be located on a parcel in the C-3 Zone.

4. Setbacks

The minimum setback for buildings and structures in the C-3 Zone is 4.5 metres from all parcel lines.

5. Height

In the C-3 Zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-3 Zone must not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-3 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.30 C-4 TOURIST COMMERCIAL 4 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-4 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-4 Zone:

- a. Convention facility;
- b. Golf course, pitch-and-putt course and driving range, including clubhouses, pro shops and similar ancillary facilities customarily incidental to golf course operation;
- c. Hotel, motel, campground (subject to CVRD Campsite Standards Bylaw No. 1520), resort;
- d. Marina operations, including accessory boat sales, rental and servicing, but excluding boat building and the rental of personal water craft vessels;
- e. Recreational facility;
- f. Restaurant;

The following accessory uses are permitted in the C-4 Zone:

- g. Buildings and structures accessory to a principal permitted use;
- h. Gift shop, accessory retail sales;
- i. Single detached dwelling.

2. Minimum Parcel Size

The minimum parcel size in the C-4 Zone is:

- a. 0.2 hectares for parcels served by a community water and sewer system;
- b. 0.4 hectares for parcels served by a community water system only;
- c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling may be located on a parcel in the C-4 Zone, in association with a permitted principal use.

4. Setbacks

The minimum setback for buildings and structures in the C-4 Zone is 4.5 metres from all parcel lines.

5. Height

In the C-4 Zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-4 Zone must not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-4 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.31 C-5 NEIGHBOURHOOD PUB COMMERCIAL 5 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-5 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-5 Zone:

- a. Neighbourhood public house, licensed under Provincial regulations;
- b. Restaurant;

The following accessory uses are permitted in the C-5 Zone:

- c. Buildings and structures accessory to a principal permitted use;
- d. Single detached dwelling.

2. Minimum Parcel Size

The minimum parcel size in the C-5 Zone is:

- a. 0.1 hectares for parcels served by a community water system and a community sewer system;
- b. 0.3 hectares for parcels served by a community water system only;
- c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling may be permitted on a parcel in the C-5 Zone, as an accessory use to a principal permitted use.

4. Setbacks

The minimum setback for buildings and structures in the C-5 Zone is 6 metres from all parcel lines.

5. Height

In the C-5 Zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-5 Zone must not exceed 40 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-5 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.32 C-7 WATERFRONT COMMERCIAL 7 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-7 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-7 Zone:

- a. Convention facility;
- b. Theatre;
- c. Hotel; motel; cottage, resort;
- d. Restaurant;

The following accessory uses are permitted in the C-7 Zone:

- e. Retail sales accessory to a principal use permitted in Section 5.13.1 (a) to (d);
- f. Single detached dwelling accessory to a principal use permitted in Section 5.13.1 (a) to (d).

2. Minimum Parcel Size

The minimum parcel size in the C-7 Zone is 0.8 hectares.

3. Number of Dwellings

Not more than one dwelling may be located on a parcel in the C-7 Zone, in association with a permitted principal use.

4. Setbacks

The following minimum setbacks for buildings and structures apply in the C-7 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.5 metres
Exterior side parcel line	4.5 metres
Rear parcel line (lakefront)	15 metres

5. Height

In the C-7 Zone, the height of all principal buildings and structures must not exceed 10 metres, and the height of all accessory buildings and structures must not exceed 7.5 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-7 Zone must not exceed 30 percent for all buildings and structures.

7. Servicing

In the C-7 zone:

- a. all parcels must be connected to a community water system and community sewer system;
- b. no on-site sewage treatment or disposal system may be constructed on a parcel.

8. Special Regulations

- a. The theatre must not exceed 350 m² in floor area;
- b. The total number of cottages permitted in the C-7 Zone is 10.

9. Parking and Loading

Off-street parking and loading spaces in the C-7 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.33 **I-1 LIGHT INDUSTRIAL 1 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the I-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the I-1 Zone:

- a. Auto body repair, restoration and painting;
- b. Automotive repair, wrecking, storage and parts sales;
- c. Boat building, repair and storage;
- d. Building supply retailing and wholesale, including associated storage;
- e. Café, restaurant, catering;
- f. Cannabis-micro production and processing;
- g. Cannabis standard production and processing;
- h. Retail sales of cannabis;
- i. Equipment sales, rental, repair and storage;
- j. Feed, seed and agricultural supplies, sales and storage;
- k. Food processing, storage and packaging, excluding fish cannery and abattoir;
- l. Manufacturing and sales of modular log or pre-fabricated homes and structures;
- m. Manufacturing, repair, treatment, storage and packaging of products or materials;
- n. Recycling, sorting and storage of any substance or material, including paper, wood and metal;
- o. Retailing and wholesale of petroleum products, limited to an on-site storage capacity of 500,000 L;
- p. Secondary processing and manufacturing of wood products, including the making of plywood, lath, particle board, oriented strand board and similar products, but excluding sawmills, pulp and paper mills and log storage and sorting areas;
- q. Warehousing, mini-warehousing including outdoor storage of boats, travel trailers, and recreational vehicles, freight handling and storage.

The following accessory uses are permitted in the I-1 Zone:

- r. Buildings and structures accessory to a principal permitted use;
- s. Single detached dwelling or manufactured home.

2. Minimum Parcel Size

The minimum parcel size in the I-1 Zone is:

- a. 0.2 hectares for parcels served by a community water and sewer system;
- b. 0.4 hectares for parcels without community sewer service.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel in the I-1 Zone.

4. Setbacks

The minimum setback for buildings and structures in the I-1 Zone is 9 metres from all parcel lines, except where an interior side lot line or rear lot line abuts another parcel in the I-1 zone, in which case the setback may be reduced to zero (0) metres.

5. Height

In the I-1 Zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the I-1 Zone must not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the I-1 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw

5.33A I-1A Laketown Industrial Zone

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the I-1A Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the I-1A Zone:

- a. Automotive repair, storage, and parts sales;
- b. Boat repair, storage, and parts sales;
- c. Café, restaurant, catering;
- d. Cannabis storefront retail;
- e. Car wash;
- f. Equipment sales, rental, repair, and storage;
- g. Telecommunications facility;
- h. Location shooting for film production;
- i. Manufacturing and sales of pre-fabricated homes, components and structures;
- j. Outdoor recreation equipment sales and service;
- k. Plant nursery, garden centre and related uses;
- l. RV service and repair;
- m. Warehousing, mini-warehousing including outdoor storage of boats, travel trailers, and recreational vehicles;

The following uses are only permitted in a portion of the I-1A Zone, commonly known as the Teleglobe site and legally identified as Lot B, Block 488, Cowichan Lake District, Plan 24356 (PID: 003-010-520):

- n. Cannabis production (Commercial – medical), subject to Section 5.4.b below;
- o. Cannabis production (Commercial – non-medical), subject to Section 5.4.b below;

The following accessory uses are permitted in the I-1A Zone:

- p. Buildings and structures accessory to a principal permitted use;
- q. Single detached dwelling or manufactured home;
- r. Sales of automobiles, boats, and recreational vehicles, accessory to outdoor storage only.

2. Minimum Parcel Size

The minimum parcel size in the I-1A Zone is:

- a. 0.2 hectares for parcels served by a community water and sewer system;
- b. 0.4 hectares for parcels without community sewer service.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel in the I-1A Zone.

4. Setbacks

- a. The minimum setback for buildings and structures in the I-1A Zone is 9 metres from all parcel lines, except where an interior side lot line or rear lot line abuts another parcel zoned Industrial, in which case the setback may be reduced to zero (0) metres, or except where a lot line abuts a parcel zoned Comprehensive Development or Residential, in which case the setback is increased to 30 metres.
- b. In no case will a structure used for the production of cannabis be situated less than 50 metres from the nearest residential dwelling. In all cases, part of the setback area will include a vegetative buffer area,

to provide visual screening and attenuation of potential nuisances.

5. Height

In the I-1A Zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw, with the exception of the existing satellite dishes and telecommunications towers on site as of the date this Bylaw is adopted.

6. Parcel Coverage

The parcel coverage in the I-1A Zone must not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the I-1A Zone must be provided in accordance with this Bylaw.

5.34 **I-2 HEAVY INDUSTRIAL 2 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the I-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the I-2 Zone:

- a. Any use permitted in the I-1 Zone;
- b. Dry land log sorting;
- c. Forest products milling, processing and storage, excluding pulp and paper mill.;
- d. Manufacturing, repair, treatment and storage of previously prepared or unprepared materials or substances, fabrics or compounds;

The following accessory uses are permitted in the I-2 Zone:

- e. Buildings and structures accessory to a principal permitted use;
- f. Office accessory to a principal permitted use;
- g. Single detached dwelling;
- h. Slips, docks, breakwaters, ramps, dolphins, and pilings necessary for the establishment and/or maintenance of a principal use.

2. Minimum Parcel Size

The minimum parcel size in the I-2 Zone is:

- a. 0.2 hectares for parcels served by a community water and sewer system;
- b. 0.4 hectares for parcels without community sewer service.

3. Number of Dwellings per Parcel

Not more than one single detached dwelling is permitted a parcel in the I-2 Zone.

4. Setbacks

The minimum setback for buildings and structures in the I-2 Zone is 9 metres from all parcel lines.

5. Height

In the I-2 Zone, the height of all buildings and structures must not exceed 25 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the I-2 Zone must not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the I-2 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.35 I-3 BUSINESS PARK LIGHT INDUSTRIAL 3 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the I-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the I-3 Zone:

- a. Artisan's and artist's workshop;
- b. Automotive repair and maintenance shop and parts sales;
- c. Automotive rental;
- d. Building supply sales;
- e. Café, restaurant, catering;
- f. Car and truck wash;
- g. Construction, repair, sales, service, storage and rental of boats, watercraft and related equipment, including fuel sales;
- h. Food products manufacturing;
- i. Laboratory;
- j. Manufacturing and sales of modular, log and pre-fabricated homes, components and structures;
- k. Manufacturing within a wholly enclosed building;
- l. Plant nursery, garden centre and related uses;
- m. Printing and publishing establishment;
- n. Secondary wood products manufacturing and sales;
- o. Soil and aggregate sales;
- p. Warehousing, mini-warehousing and storage;
- q. Wood product manufacturing, including cabinet and furniture manufacturing and sawmilling;

The following accessory uses are permitted in the I-3 Zone:

- r. One single detached dwelling per parcel, accessory to a principal permitted use;
- s. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Area

The minimum parcel area in the I-3 zone is 2500 m².

3. Residential Density

Not more than one accessory dwelling unit is permitted per building on a parcel that is zoned I-3.

4. Floor Area Ratio

The maximum floor area ratio (FAR) in the I-3 Zone is 0.75 for all buildings and structures.

5. Servicing

All buildings with plumbing in the I-3 Zone shall be connected to both a community water system and a community sewer system.

6. Setbacks

The following minimum setbacks apply in the I-3 Zone:

Type of Parcel Line	Industrial and Accessory Buildings and Structures
Front Parcel Line	10 m
Interior Side Parcel Line	3 m
Exterior Side Parcel Line	10 m
Rear Parcel Line	10 m

7. Height

The following maximum height regulations apply in the I-3 Zone:

- a. Principal Buildings and structures: 11 m;
- b. Accessory buildings and structures: 6 m.

8. Parcel Coverage

The parcel coverage shall not exceed 75 percent of parcel area for all buildings and structures in the I-3 Zone.

9. Parking

Off-street parking shall be provided in accordance with Section 3.13 of this Bylaw.

5.35A I-4 RECREATIONAL VEHICLE STORAGE INDUSTRIAL 4 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the I-4 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the I-4 Zone:

- a. Storage of recreational vehicles, motor vehicles, boats and trailers.
- b. Agriculture
- c. Silviculture

2. Minimum Parcel Area

The minimum parcel area in the I-4 Zone is 2 hectares.

3. Setbacks

- a. The minimum setback for buildings and structures associated with storage use is 4.5 metres to all parcel lines.
- b. The minimum setback for buildings and structures associated with agriculture or silviculture is 15 metres to all parcel lines.

4. Height

In the I-4 Zone, the height of all buildings must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

5. Parcel Coverage

The parcel coverage in the I-4 Zone must not exceed 20 percent for all buildings and structures.

6. Parking and Loading

Off-street parking and loading spaces in the I-4 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.36 **P-1 PARKS 1 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the P-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the P-1 Zone:

- a. Public park;

The following accessory uses are permitted in the P-1 Zone:

- b. Buildings and structures directly related to the park use;
- c. Park caretaker's residence.

2. Number of Dwellings

Not more than one single detached dwelling is permitted on a parcel in the P-1 Zone.

3. Setbacks

The minimum setback in the P-1 Zone is 6.0 metres from all parcel lines, for all buildings and structures.

4. Height

In the P-1 Zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

5. Parking and Loading

Off-street parking and loading spaces in the P-1 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.37 **P-2 Institutional 2 Zone**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the P-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the P-2 Zone:

- a. Institutional use;

The following accessory uses are permitted in the P-2 Zone:

- b. Buildings and structures accessory to a principal permitted use;
- c. Single detached dwelling.

2. Minimum Parcel size

The minimum parcel size in the P-2 Zone is:

- a. 0.2 ha for parcels served by a community water system and a community sewer system;
- b. 0.4 ha for parcels served by a community water system only;
- c. 1.0 ha for parcels not served by community water or community sewer systems.

3. Number of Dwellings per Parcel

Not more than one single detached dwelling is permitted on a parcel in the P-2 Zone.

4. Setbacks

The minimum setback in the P-2 Zone is 6.0 metres from all parcel lines, for all buildings and structures.

5. Height

In the P-2 Zone, the height of all buildings and structures must not exceed 10 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the P-2 Zone must not exceed 40% for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the P-2 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw.

5.38 **P-2A INSTITUTIONAL RETREAT ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the P-2A Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the P-2A Zone:

- a. Institutional retreat use limited to the non profit teaching of meditation
- b. Up to seventy five (75) Sleeping Units which may accessed from the outside of a dwelling unit;
- c. Assembly use;
- d. Common Kitchen and dining hall;

The following accessory uses are permitted in the P-2A Zone:

- e. Buildings and structures accessory to a principal permitted use;
- f. Single detached dwelling or caretaker's residence.

Principal and accessory buildings are allowed plumbing including that is required for common and private washrooms facilities and the common kitchen and dining facilities.

2. **Prohibited Uses**

Notwithstanding the definition of "institutional use", no parcel, building or structure in the P-2A Zone shall be used:

- a. as a treatment facility for drug or alcohol addicted persons;
- b. as a halfway house or detention facility for recently-released prisoners or young offenders.

3. **Minimum Parcel size**

The minimum parcel size in the P-2A Zone is:

- a. 0.2 ha

4. **Density**

The following density limits apply in the P-2A Zone:

- a. Not more than one single detached dwelling is permitted per parcel accessory to the principal use;

5. **Setbacks**

The minimum setbacks in the P-2A Zone is 6.0 metres from all parcel lines, for all buildings and structures.

6. **Height**

In the P-2A Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

7. **Parcel Coverage**

The parcel coverage in the P-2A zone shall not exceed 40% for all buildings and structures.

8. **Parking and Loading**

Off-street parking and loading spaces in the P-2A Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw. The parking area and access road may be graveled notwithstanding section 3.13 of this bylaw. The access road may be single lane gravel upgraded as necessary for emergency vehicle access.

5.39 P-3 ENVIRONMENTAL CONSERVATION 3 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the P-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the P-3 Zone:

- a. Environmental conservation;

The following accessory uses are permitted in the P-3 Zone:

- b. Structures accessory to a principal permitted use.

2. Minimum Parcel Area

The minimum parcel area in the P-3 zone is 5 hectares.

5.40 ICF-4 INSTITUTIONAL AND COMMUNITY FACILITIES 4 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the ICF-4 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the ICF-4 Zone:

- a. Multiple unit residence;
- b. Civic use;
- c. Institutional use;

The following accessory uses are permitted in the ICF-4 Zone:

- d. Home occupation;
- e. Community service facility;
- f. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Area

The minimum parcel area in the ICF-4 zone is 2000 m².

3. Density

Not more than 30 dwelling units per hectare of parcel area are permitted on a parcel that is zoned ICF-4.

4. Floor Area Ratio

The maximum floor area ratio (FAR) in the ICF-4 Zone is 0.8 for all buildings and structures.

5. Servicing

All buildings with plumbing in the ICF-4 Zone shall be connected to both a community water system and a community sewer system.

6. Setbacks

The minimum setback in the ICF-4 Zone is 6 metres from all parcel lines.

7. Height

The following maximum height regulations apply in the ICF-4 Zone:

- a. Principal Buildings and structures: 12 m;
- b. Accessory buildings and structures: 6 m.

8. Parcel Coverage

The parcel coverage shall not exceed 40 percent of parcel area for all buildings and structures in the ICF-4 Zone.

9. Parking

Off-street parking will be provided in accordance with Section 3.13 of this Bylaw.

5.41 W-1 WATER CONSERVATION 1 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the W-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the W-1 Zone:

- a. Activities directed towards environmental protection and habitat enhancement;
- b. Non-commercial private wharf, dock or float;
- c. Passive recreation.

2. Height

In the W-1 Zone, the height of all buildings and structures must not exceed 4 metres above the high water mark.

3. Prohibited Uses

No residential use of floats, piles or vessels of any kind is permitted in the W-1 Zone.

5.42 **W-3 WATER MARINA 3 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the W-3 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the W-3 Zone:

- a. Any use permitted in the W-1 Zone;
- b. Boat shed or boat shelter;
- c. Marina;
- d. Yacht club;
- e. Moorage facilities for water taxi, ferry, fishing boats, or similar commercial use;
- f. Sales and rental of boats and sporting equipment;

The following accessory uses are permitted in the W-3 Zone:

- g. Marina fuelling station and storage of petroleum products up to 23,000 litre capacity;
- h. Marine pub;
- i. Restaurant;
- j. Sewage pump-out station;
- k. Slips, docks, breakwaters, ramps, dolphins, and pilings necessary for the establishment and/or maintenance of a principal use;
- l. Offices and retail sales.

2. **Height**

In the W-3 Zone, the height of all buildings and structures must not exceed 7.5 metres above the high water mark.

3. **Prohibited Uses**

No residential use of floats, piles or vessels of any kind is permitted in the W-3 Zone.

4. **Parking and Loading Spaces**

Parking and loading spaces in the W-3 Zone must be provided in accordance with Sections 3.12 and 3.13 of this Bylaw, where an upland area is zoned as W-3. If the W-3 zoned area is only on a foreshore area, parking and loading areas must be provided on the upland parcel of land that is related to the marina.

5.43 W-4 LAKEFRONT RECREATIONAL 4 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the W-4 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the W-4 Zone:

- a. Activities directed towards environmental protection and habitat enhancement;
- b. Management of a body of water, lake or reservoir by an improvement district, municipality or regional district for use as a community water supply;
- c. Private and public (non-commercial) wharf, dock or float;
- d. Passive recreation use.

The following accessory uses are permitted in the W-4 Zone:

- e. Buildings and structures accessory to a principal permitted use, other than those specifically excluded in Section 5.19.2 below.

2. **Special Prohibitions**

For any area zoned W-4:

- a. No buildings or structures are permitted on wharves, docks, or floats;
- b. No residential use of floats or vessels of any kind is permitted;
- c. Not more than one dock or wharf may be located opposite any given parcel of land;
- d. Pilings must not be used to anchor wharves or docks to the lakebed.

3. **Dock Size and Orientation**

For water surfaces zoned W-4 that front lands zoned for residential use, the following regulations apply:

- a. In the event that one wharf, dock, or float is shared between two landowners and adjoining both parcels, the total dock area must not exceed 40 m² or project more than 15 metres into the lake from its natural boundary;
- b. In the event that one landowner constructs a wharf, dock, or float, the total dock area must not exceed 15 m² or project more than 5 metres into the lake from its natural boundary;
- c. Docks or wharves that are parallel to the shore and do not project more than 5 metres from the natural boundary of the lake, may be located anywhere along the natural boundary directly opposite the land;
- d. Docks or wharves that are perpendicular to the shore and project more than 5 metres from the natural boundary of the lake, may only be located immediately adjacent to the projection of the interior side lot line into the lake.

5.44 W-5 LAKEFRONT RECREATIONAL 5 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the W-5 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the W-5 Zone:

- a. Activities directed towards environmental protection and habitat enhancement;
- b. Management of a body of water, lake or reservoir by an improvement district, municipality or regional district for use as a community water supply;
- c. Private and public (non-commercial) wharf, dock or float;
- d. Passive recreation use.

2. **Special Prohibitions**

For any parcel in the W-5 zone:

- a. No buildings or structures are permitted on wharves, docks, or floats;
- b. No residential use of floats or vessels of any kind is permitted;
- c. For water surfaces zoned W-5 that front lands zoned for residential use, the following applies:
 - i. In the event that one wharf, dock, or float is shared between two landowners and adjoining both parcels, the total dock area must not exceed 30 m²;
 - ii. In the event that one landowner constructs a wharf, dock, or float on their side of an extension of the shared parcel line, the total dock area must not exceed 15 m².
- d. For water surfaces zoned W-5 that front lands zoned for commercial use, the total wharf, dock or float area must not exceed 80 m²;
- e. Pilings must not be used to anchor wharves or docks to the lakebed;
- f. A corridor not to exceed 1.5 metres in width may be cleared (with a Development Permit being firstly obtained from the CVRD) as access to a dock or wharf.

3. **Dock Size and Orientation**

For water surfaces zoned W-5 that front lands zoned for residential use, the following regulations apply:

- a. In the event that one wharf, dock, or float is shared between two landowners and adjoining both parcels, the total dock area must not exceed 30 m²;
- b. In the event that one landowner constructs a wharf, dock, or float on their side of an extension of the shared parcel line, the total dock area must not exceed 15 m²;
- c. Docks or wharves that are parallel to the shore and do not project more than 5 metres from the natural boundary of the lake, may be located anywhere along the natural boundary directly opposite the land;
- d. Docks or wharves that are perpendicular to the shore and project more than 5 metres from the natural boundary of the lake may only be located immediately adjacent to the projection of the interior side lot line into the lake.

5.45 W-6 RIPARIAN CONSERVANCY 6 ZONE

1. Permitted Uses

The following principal uses and no others are permitted in the W-6 Zone:

- a. Activities directed towards environmental protection and habitat enhancement;
- b. Passive recreational activities.

5.46 U-1 PRIVATE UTILITY 1 ZONE

1. Permitted Uses

The following principal uses and no others are permitted in the U-1 Zone:

- a. Private utility.

2. Parcel Coverage

The parcel coverage in the U-1 Zone must not exceed 50 percent for all buildings and structures.

3. Height

The height of all buildings in the U-1 Zone must not exceed 10 metres except for accessory buildings, which must not exceed a height of 7.5 metres.

4. Setbacks

The minimum setbacks in the U-1 Zone are as follows:

Type of Parcel Line	All Buildings, Equipment and Structures
Front parcel line	20 metres
Side parcel line	20 metres
Rear parcel line	20 metres

5.47 U-2 COMMUNITY SEWER UTILITY 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the U-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the U-2 Zone:

a. Community sewer treatment facility, sewage drainfields;

The following accessory uses are permitted in the U-2 Zone:

b. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Area

The minimum parcel area in the U-2 Zone is 2 hectares.

3. Setbacks

All buildings and structures in the U-2 Zone shall be set back a minimum of 4 metres from all parcel lines.

5.48 CD-1 COMPREHENSIVE RECREATIONAL 1 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the CD-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the CD-1 Zone:

- a. Assembly;
- b. Camping;
- c. Music festival, subject to Section 5.48.5 below;
- d. Minor musical performance, subject to Section 5.48.6 below;
- e. Outdoor recreation;
- f. Festival camping;
- g. Recreational facility;
- h. Restaurant and lounge;
- i. Single detached dwelling;

The following accessory uses are permitted in the CD-1 Zone:

- j. Buildings and structures accessory to a principal permitted use;
- k. Liquor sales accessory to a principal permitted use;
- l. Retail sales;
- m. Music ancillary to an Assembly use, subject to Section 5.48.7 below.

2. Minimum Parcel Size

The minimum parcel size in the CD-1 Zone is 40 hectares.

3. Density of Single detached dwellings

Not more than one (1) dwelling shall be located within the CD-1 Zone.

4. Special Definitions and Regulations

- a. For the CD-1 Zone only, and in addition to the definitions in Section 1.3 of this Bylaw, the following definitions apply:

“Festival Camping” means camping in tents, trailers, RVs and similar accommodations in very close quarters, in association with an assembly event or a music festival.

“Music festival” means an event at which amplified music will be performed before the public, on the main stage and possibly other stages, and where the musical performance is the principal reason that people are in attendance.

“Minor musical performance” means an event at which amplified or acoustic music will be performed before the public, on secondary stages only (not the main stage), where the musical performance is the principal reason that people are in attendance.

“Music ancillary to an Assembly use” means music that takes place in association with another, principal use. For example, weddings commonly have music as an ancillary part of the ceremony or festivities. Car shows often have music as an ancillary part of the event.

And where a definition in Section 1.3 would conflict with the above, the definitions under Section 5.48.4.a shall prevail.

- b. Festival camping use permitted under Section 5.48.1.f is exempt from all provisions of Cowichan Valley Regional District Campsite Standards Bylaw No. 1520, 1993.
- c. For festival camping, the organizer of the festival shall make suitable arrangements for the provision of quantities of potable water and portable toilet facilities sufficient to adequately service the number of people expected at the event.
- d. Notwithstanding the definition of RV in this Bylaw, for the purposes of the CD-1 Zone, a Park Model (CSA Z241 RV) is considered to be a recreational vehicle.

5. Conditions of Music Festival Use

For the “Music festival” use permitted under Section 5.48.1.d above, the following conditions of use in the CD-1 Zone apply:

- a. In any given calendar year, a parcel shall not be used for a music festival for more than a total of 15 days;
- b. Supplementing Section 5.48.5.a above, if in any year a parcel is used for a music festival for fewer than 15 days, the unused permitted days, to a maximum of three, may be transferred to the following year such that the maximum number of music festival days for that following year may be as high as 18;
- c. No music festival shall include musical performances between the hours of 1:00 a.m. and 9:00 a.m. on any day;
- d. A traffic management plan is required for any music festival at which more than 5,000 attendees are expected;
- e. Temporary uses not permitted by this Bylaw may be permitted by a special events temporary use permit as follows:
 - i. Music festival that is in addition to the limit under a. above, subject to a public meeting being held at which the merits of the additional music festival events can be considered.
 - ii. Other commercial uses not permitted in Section 5.48.1 above, subject to a public meeting being held at which the merits of the proposed temporary commercial use can be considered.
 - iii. 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.

6. Conditions of Minor Musical Performance Use

For the “Minor Musical Performance” use permitted under Section 5.48.1 above, the following conditions of use in the CD-1 Zone apply:

- i. No minor musical performance shall include performances between the hours of 12 a.m. (midnight) and 12 p.m. (noon) on any day.
- ii. No minor musical performance shall exceed 65 dB at “point of reception” at or beyond the parcel boundary.
- iii. CVRD Bylaw No. 3723 - Noise Control Bylaw, 2013, applies to minor musical performance uses.
- iv. A minor musical performance does not use the main stage.

7. Conditions of Music Ancillary to an Assembly Use

For the “Music Ancillary to an Assembly Use” permitted under Section 5.48.1 above, the following conditions of use in the CD-1 Zone apply:

- i. No music ancillary to an assembly use shall include performances between the hours of 11 p.m. and 12 noon on any day, with the following exceptions:
 - a. Public outdoor community celebrations for special events such as New Year’s Eve, Canada Day, and Lake Days may be permitted to continue to 12:30 a.m. the following day without the requirement for a variance.
- ii. No music ancillary to an assembly use shall exceed 65 dB at “point of reception” at or beyond the parcel boundary.
- iii. CVRD Bylaw No. 3723 - Noise Control Bylaw, 2013, applies to music ancillary to an assembly use, as well as the assembly use itself.

8. **Setbacks**

The following setbacks apply in the CD-1 Zone:

- a. No building or structure, except a formal site entrance feature on the main access point, shall be located within 10 metres of any parcel line;
- b. No stage for musical performances shall be located within 300 metres of Youbou Road.

9. **Special Camping Regulations**

- a. Notwithstanding the provisions of the Cowichan Valley Regional District Campsite Standards Bylaw No. 1520, 1993, the following standards apply in the CD-1 Zone:
 - i. Camping spots intended for cabins may be as small as 50 m².
 - ii. Toilet and sanitary facilities for the camping use shall be a minimum of 2 urinals, 3 toilets, 4 showers and 2 sinks for the men’s washroom, and 5 toilets, 4 showers and 3 sinks for the women’s washroom.
 - iii. Laundry facilities shall consist of at least two wash tubs and a total of 6 washers and/or dryer units.
- b. Not more than 175 campsites shall be located on a parcel in the CD-1 Zone.

10. **Servicing**

A parcel in the CD-1 Zone shall have the following provisions for water and sewer:

- a. For festival camping, an on-site holding tank waste system capable of receiving effluent from recreational vehicles and trailers that have on-board toilet facilities shall be provided;
- b. A source of potable water sufficient for the number of people in attendance at any event, supplemented where possible or necessary by the provision of potable well water;
- c. For any event on the site, a sufficient number of portable toilets to accommodate the number of people in attendance at any event, additional to any permanent toilet facilities that may be installed on the parcel.

5.49 CD-2 COMPREHENSIVE DEVELOPMENT ZONE 2

Subject to compliance with the general regulations DETAILED IN Part 3 of this Bylaw, the following regulations apply in the CD-2 Zone:

1. Permitted Uses

The following uses and no others are permitted in a CD-2 Zone:

- a. Single detached dwelling;
- b. Duplex;
- c. Multiple unit dwelling;
- d. Marina, excluding boat repair and refuelling services;
- e. Convenience store, not exceeding 50 m2 in area;

The following accessory use and no others are permitted in a CD-2 Zone:

- f. Home office;
- g. Community Service facility;
- h. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

- a. The minimum parcel size for a single detached dwelling is 400 m2;
- b. The minimum parcel size for duplex use is 600 m2;
- c. The minimum parcel size for multiple unit dwelling use is 8000 m2

3. Parcel Coverage Limit

- a. The maximum lot coverage for a Single detached dwelling or Two-Family dwelling parcel is 35%. The overall combined lot coverage for all lands within the CD-2 zone shall not exceed 20 percent.

4. Servicing

All parcels within the CD-2 zone shall be connected to both community water and community sewer.

5. Number of Dwellings

- a. Not more than 1 dwelling unit permitted on a single-family parcel;
 - b. Not more than two dwellings units permitted on a two-family parcel;
 - c. Not more that 20 units per ha on a multiple unit parcel;
- For all parcels zoned CD-2, the maximum number of dwellings shall not exceed 118 units.

6. Floor Area Ratio

The maximum floor area ratio for a Multiple unit Dwelling is .40 for all buildings and structures.

7. Setbacks

Parcel Line	Single detached dwelling & Two Family	Multiple unit	Accessory Building, Commercial Building
Front Parcel Line	6 m	10 m	10 m
Interior Side Parcel Line	1.5 m	5 m	2 m
Exterior Parcel Line	3 m	5 m	2 m
Rear Parcel Line	6 m	6 m	6 m
Lakefront Parcel Line	15 m	15 m	15 m

8. Height

	Single detached dwelling; Two Family & Commercial	Multiple unit
Principal Buildings and Structures	10 m	10 m
Accessory Buildings and Structures	6 m	6 m

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this Bylaw.

5.50 CD-3 Laketown Residential Zone

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the CD-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the CD-3 Zone:

- a. Single detached dwelling;
- b. Camping;

The following accessory uses are permitted in the CD-3 Zone, accessory to Single detached dwelling:

- c. Accessory residential buildings and structures;
- d. Bed and breakfast;
- e. Home occupation;

The following accessory uses are permitted in the CD-3 Zone, accessory to camping:

- f. Community service facility;
- g. Laundry;
- h. Recreational facilities (indoor and outdoor);
- i. Retail sales;
- j. Restaurant and lounge;
- k. Office;
- l. Communal washroom;
- m. Sani-dump.

2. Conditions of Use

- a. The fire suppression system is inspected and tested annually;
- b. The maximum number of RV camping spaces is 122; and
- c. Community service facilities are available to all residential users as well as campground users.

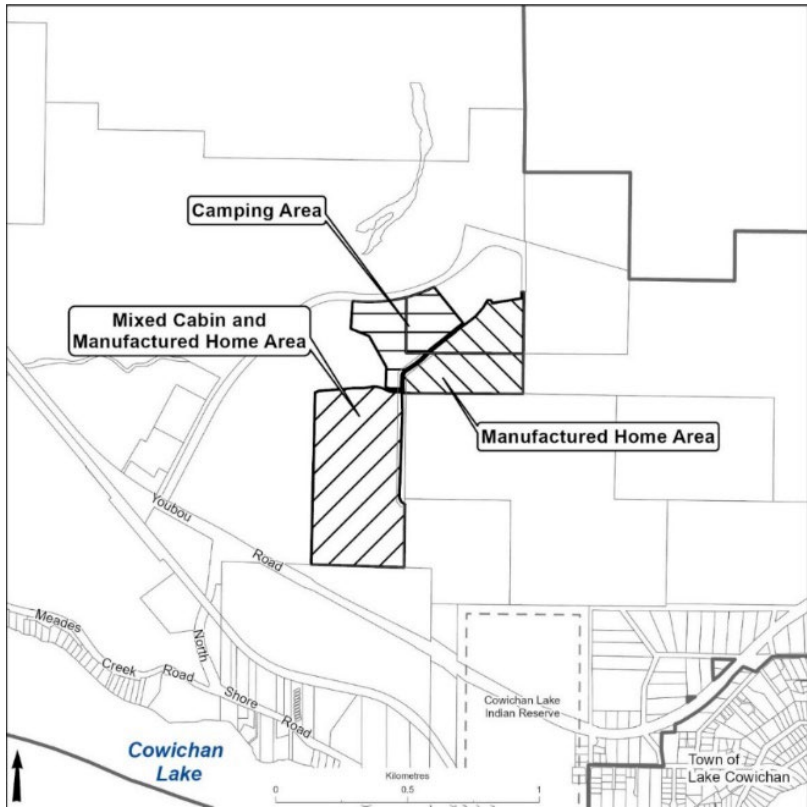
3. Minimum Parcel Size

The minimum parcel size in the CD-3 Zone is 30 hectares.

4. Number of Dwellings

In the CD-3 Zone:

- a. the use layout within the CD-3 zoned parcel will be as shown in the diagram:
 - i. Horizontal striping = RV resort/camping area.
 - ii. Right-falling striping = Manufactured home area.
 - iii. Left-falling striping = Mixed cabin and manufactured home area.



- b. the maximum density must not exceed 30 dwelling units per hectare of residential parcel area.
- c. the total number of residential units not to exceed 235:
 - i. A maximum of 3 single detached dwellings to be used as caretaker units;
 - ii. A maximum of 50 cabins; and
 - iii. A maximum of 182 manufactured home units.

5. Standards, Definitions and Setbacks

- a. Notwithstanding the provisions of the Cowichan Valley Regional District Campsite Standards Bylaw No. 1520, 1993, for camping use in the CD-3 zone:
 - i. The campground can be used year-round, as temporary accommodation for the travelling public;
 - ii. Camping spaces may be as small as 50 m²;
 - iii. Sanitary facilities shall be provided, at a minimum, as follows:
 - a) Toilet and sanitary facilities for the camping use shall be a minimum of 2 urinals, 3 toilets, 4 showers and 2 sinks for the men’s washroom, and 5 toilets, 4 showers and 3 sinks for the women’s washroom.
 - b) Laundry facilities shall consist of at least two wash tubs and a total of 4 washers and 4 dryer units.
- b. For those areas identified as campground, no skirting, accessory structures or other evidence of permanency is permitted within the campground’s campsites.
- c. Notwithstanding the definition of RV in this Bylaw, for the purposes of the CD-3 Zone, a Park Model (CSA Z241 RV) is considered to be a recreational vehicle.

6. Height

In the CD-3 Zone

- a. the height of all principal buildings and structures must not exceed 7.5 metres, with the exception of up to two (2) community service buildings, which shall not exceed 9 metres in height;
- b. the height of all accessory buildings shall not exceed 4.5 metres.

7. Parking

Notwithstanding Section 3.26 of this bylaw, off-street parking spaces in the CD-3 Zone must be provided in accordance with Section 3.13 of this Bylaw.

8. Parcel Coverage

The parcel coverage in the CD-3 Zone must not exceed 10 percent for all buildings and structures.

9. Servicing

- a. In the CD-3 Zone, all buildings and structures with plumbing shall be connected to both a community water system and a community sewer system.
- b. Solid waste management facilities shall be located no further than 60 m from any residential or camping site, and shall be animal-proof.

10. Exemption

Lands that lie within the CD-3 Zone are not subject to the provisions of the Cowichan Valley Regional District Mobile Home Park Bylaw No. 275, 1976, as amended.

READ A FIRST TIME this 10th day of December, 2003.

READ A SECOND TIME this 10th day of December, 2003.

SECOND READING RESCINDED THIS 14th day of January, 2004.

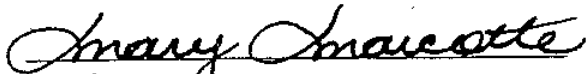
READ A SECOND TIME AS AMENDED this 14th day of January, 2004.

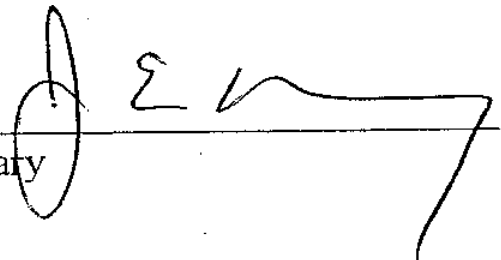
SECOND READING RESCINDED THIS 28th day of April, 2004.

READ A SECOND TIME AS AMENDED this 28th day of April, 2004.

READ A THIRD TIME this 26th day of May, 2004.

ADOPTED this 28th day of July, 2004.


Chairperson


Secretary

APPENDIX ONE

Minimum Parcel Size Summary

(Provided for Convenience Purposes Only)

ZONE	Parcels Neither Served by Community Water Nor Sewer Systems	Parcels Served by Community Water System Only	Parcels Served By Community Water and Community Sewer System
F-1 Forest Resource 1	80 ha	80 ha	80 ha
F-2 Forest Resource 2	4 ha	4 ha	4 ha
LR-1 Lakefront Residential 1	1 ha	2500 m ²	2500 m ²
LR-2 Lakefront Residential 2	N/A	N/A	1600 m ²
LR-11 Lakeview Recreational	N/A	N/A	1600 m ²
R-2 Suburban Residential	2 ha	4000 m ²	4000 m ²
R-3 Urban Residential	2 ha	2000 m ²	1600 m ²
MHR-4 Manufactured Home Residential	2 ha	2 ha	2 ha
C-2 General Commercial	1 ha	3000 m ²	1000 m ²
C-3 Service Commercial	1 ha	3000 m ²	1000 m ²
C-4 Tourist Commercial	1 ha	4000 m ²	2000 m ²
C-5 Neighbourhood Pub	1 ha	3000 m ²	1000 m ²
C-7 Waterfront Commercial	N/A	N/A	8000 m ²
I-1 Light Industrial	2 ha	4000 m ²	2000 m ²
I-2 Heavy Industrial	2 ha	4000 m ²	2000 m ²
I-4 Recreational Vehicle Storage Industrial	2 ha	2 ha	2 ha
P-1 Parks	N/A	N/A	N/A
P-2 Institutional	1 ha	4000 m ²	2000 m ²
All W-zones	N/A	N/A	N/A

Note: ha = hectares; m² = sq. m. (square metres)

APPENDIX TWO

Metric Conversion Table

(Provided for Convenience Purposes Only; metric measurements shall prevail in all cases of interpretation)

<i>Metric</i>	<i>Imperial</i>	<i>Metric</i>	<i>Imperial</i>
7.5 m	24'6"	4.5 m	14'7"
6 m	19'6"	3 m	9'8"
1 m	3' 2"	9 m	29' 5"
10 m	32' 8"	30 m	98' 4"
15 m	49' 2"	50 m	164'
45 m	147' 6"	4 m	13'
2 m	6' 5"	1.2 m	3'9"
2.5 m	8' 2"	0.6 m	1'9"
20 ha	49.42 acres	12 ha	29.65 acres
8 ha	19.77 acres	4 ha	9.88 acres
2 ha	4.94 acres	1 ha (10,000 m ²)	2.47 acres
0.4 ha (4000 m ²)	0.99 acre	0.2 ha (2000 m ²)	0.49 acre
0.3 ha (3000 m ²)	0.74 acre	0.1 ha (1000 m ²)	0.24 acre
600 m ²	0/14 acre	460 m ²	0.1 acre
325 m ²	0.08 acre	250 m ²	2691 sq. ft.
90 m ²	968 sq. ft.	74 m ²	796 sq. ft.
60 m ²	645 sq. ft.	25 m ²	269 sq. ft.
0.27 m ²	2.9 sq. ft.	4.546 L (litres)	1 gallon (Imperial)