

Attachment C-1

Explanatory Table to Bylaw 4330 (Zoning Bylaw Harmonization Bylaw)

Amendment to South Cowichan Zoning Bylaw No. 3520 (Area A and C)		
Amendments as shown in Bylaw 4330	Explanation	Rationale
Delete Section 11.7.5(a) and (b).	Applicable to CD-7 zone (Ocean Terrace). Removes requirement for "a. a minimum of 20 percent of the parent parcels will be dedicated as parkland; b. An elementary, intermediate or secondary public school site will be provided to the CVRD"	Outside of the Board's authority. Parks covenant establishes parkland dedication commitments.
Add the following to Section 11.1.1: 11.1.1(d): home occupation	Applicable to CD-1 zone (Arbutus Ridge) Adding home occupation as a permitted use.	Implement OCP policy
Within Section 9.2 (A-2 Zone), Section 8.1 (Creation of Zones) and Table of Contents, replace zone name "Small Lot Agriculture" with "Village Agriculture".	Replace the A-2 zone name from "Small Lot Agriculture" to "Village Agriculture"	Consistency of terms

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

Amend Schedule A Map to Zoning Bylaw No. 985 by rezoning the northwesterly portion of Lot 1 District Lot 132 Malahat district Plan VIP 75146 (PID 025-642-316) from I-1A to F-1.	A portion of this parcel, located at 709 Shawnigan Lake Road is rezoned from I-1A to F-1.	Consistency with the Forestry OCP designation and correction of a mapping inconsistency.
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Amendment to Area E Zoning Bylaw No. 1840

Amendments as shown in Bylaw 4330	Explanation	Rationale
Add the following to Section 11.3(b): 11.3(b)(4) A vegetative screen shall be located and maintained along the entire length of parcel lines contiguous to a road or highway, and along interior parcel lines where the abutting parcel is not zoned Industrial. This vegetative screen shall consist of mature coniferous trees not less than 2 metres high when planted and shall be located in at least two offsetting rows and spaced not more than 5 metres apart. The vegetative screen is required if there is industrial manufacturing or processing occurring on the property.	Applicable to the I-4 Aggregate and Mineral Processing Industrial Zone.	Implement a General Industrial policy to minimize the impact of mineral processing on adjacent property.
Delete Section 10.4(e) Special Event Temporary Uses and relocate to General Regulations Section 5.32.	Moving content from within the P-4 (Shooting Range) zone to the General Regulations. No change to the content.	Regulations pertaining to special event temporary uses are more appropriately located in the General Regulations rather than in a particular zone.

Amendment to Area F Zoning Bylaw No. 2600

Amendments as shown in Bylaw 4330	Explanation	Rationale
Amend Schedule A Zoning Map to Bylaw 2600 by rezoning Lot 1, Section 7, Range 1 Sahtlam District Plan EPP18497 (PID 028-832-329); Lot C, Section 7, Range 1, Sahtlam District, Plan 13363 Except Part In Plan VIP 68383 And EPP18497 (PID 004-471-661); and Lot 2 Section 7 Range 1 Sahtlam District Plan	Rezone three parcels (located at 5724, 5710/5720, 5698 Riverbottom Rd W) from RC-5 to RC-3 zone. Eliminate the RC-5	Create consistency within the River Corridor Designation. The permitted uses are the same in RC-3 and RC-5

EPP18497 (PID 028-832-337) from RC-5 to RC-3. Delete the following: Section 5.9(a) RC-5 Zone; Section 4.1 Creation of Zones RC-5 zone; Appendix One Minimum Parcel Size Summary for RC-5.	zone from the zoning bylaw to simplify the number of existing zones	zone.
Replace Section 5.13.3 with the following: (see table in Amendment Bylaw 4330)	No change in content. Rewrite the section applicable to MR-1 zone in table format for clarity	For clarity in the MR-1 zone.
Insert the following in Section 5.13.2(b) x. A minimum of 14 m² of private open space is required at finished grade. Insert the following in Section 5.13.12: d. Buildings for residential vehicle parking will accommodate not more than two vehicles spaces. Insert the following as Section 5.13.14: 14. Private Open Space A minimum of 14 m² of private open space is required per dwelling unit of a duplex, triplex, and quadruplex. Private open space shall be provided at finished grade for ground floor units. For above ground units of a triplex or quadruplex, private open space shall be provided either at finished grade or by balcony or roof decks. Private open space shall be bordered by fencing and landscaping.	Applicable to the MR-1 Mixed Residential 1 zone (Couverdon) Limit residential dwelling units to 6 per building Limit garages to no more than 2 car garages Require private open space per multi family dwelling or secondary dwelling unit	Implement policies from Amendment Bylaw 4256 (Couverdon)
Add the following in Section 5.15.3: v. The total number of residential units per building must not exceed 6 Replace Section 5.15.12 with the following: 12. A minimum of 30% of the lot area of a commercial or multifamily parcel must be dedicated to landscaped open space. Fifty (50%) of that area must be dedicated and designed for private open space for residential occupants. Replace Section 5.15.13 with the following: 13. A landscaped area, consisting of trees and	Applicable to the CD-2 Zone (Pebbleswest) Require open space for multi family units Require landscape buffer along a road	Implement policies from Amendment Bylaw 4163 (Pebbleswest)

shrubs and low fencing, not less than 3 metres wide, must be provided along the entire length of a lot line that abuts a residential use, or private or public road.		
Replace Section 5.15.15 with the following: 15. Storage, solid waste and recycling, and service areas must be fenced and screened, and setback a minimum of 1.5 metres from a property line and 3 metres from a property line abutting a public road.	Require setback and fencing for facilities.	
Replace Section 5.16.2.c with the following: c. A minimum of 14 m ² of private open space is required per dwelling unit. Add the following in Section 5.16.2: d. Private open space must be provided at finished grade for ground floor units. e. For above ground units, private open space shall be provided either at finished grade or by balcony or roof decks.	Applicable to the MCR-1 Mixed Commercial Residential 1 Zone (Couverdon) Require open space per multi family dwelling unit.	Implement policies from Amendment Bylaw 4256 (Couverdon)
Insert the following in Section 1.3 Definitions, in alphabetical order: “ private open space ” means useable outdoor space for the recreational use of the residents of a dwelling unit that is an extension of the indoor dwelling space, but that excludes parking;	Create a definition of private open space	Implement policies from Amendment Bylaw 4256

Amendment to Area H Bylaw No. 1020		
Amendments as shown in Bylaw 4330	Explanation	Rationale
Add the following in bold to Section 7.1(a): The following uses and no others are permitted in the A-1 Zone, subject to compliance with the ALC Act:	Applicable to the A-1 zone, add reference to the <i>Agricultural Land Commission Act</i>	<i>Agricultural Land Commission Act</i> regulates uses on lands within the ALR.
Add the following in bold to Section 7.2(a): The following uses and no others are permitted in the A-2 Zone, subject to compliance with the ALC Act:	Applicable to the A-2 zone, add reference to the <i>Agricultural Land Commission Act</i>	<i>Agricultural Land Commission Act</i> regulates uses on lands within the ALR.
Add the following in bold to Section 7.3(a): 7.3(a)4. Silviculture, horticulture, agriculture	Add agriculture as a permitted use in the F-1 zone.	Implement OCP Forestry policy

Add the following General Regulation Section 5.26 Section 5.26 Farm Gate Sales For zones permitting the sale of products grown or reared on a farm, farm stands shall: A. be limited to a size of 32 m² B. be used exclusively to sell agricultural products grown on the farm.	Establish general regulations for farm gate sales.	Implement OCP Agricultural policy
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