

Explanatory Table to CVRD Bylaw 4330 – Cowichan Valley Regional District (Zoning Bylaw Harmonization Bylaw), 2020

Amendments to South Cowichan Zoning Bylaw No. 3520 (Area A and C)		
Proposed Change	Amendment Summary	Rationale
Delete Section 11.7.5(a) and (b).	<u>Deleted</u> in 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	<u>Add</u> 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”.	<u>Replace</u> A-2 zone name from “Small Lot Agriculture” to “Village Agriculture”.	Consistency of terms.

Amendments to Area B Zoning Bylaw No. 985		
Proposed Change	Amendment Summary	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.	<u>Add</u> 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.	<u>Add</u> to C-2 Local Commercial Zone, set a density limit for residential suites.	Implement a density limit for residential suites.

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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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Amendments to Area E Zoning Bylaw No. 1840		
Proposed Change	Amendment Summary	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.	<u>Add</u> to I-4 Aggregate and Mineral Processing Industrial Zone a landscape screen requirement.	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 P-4 (Shooting Range) zone to the General Regulations. No change to the content.	Regulations pertaining to special event temporary uses are more appropriately located in the General Regulations rather than in a particular zone.

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Amendments to Area F Zoning Bylaw No. 2600		
Proposed Change	Amendment Summary	Rationale
<p>Replace Section. 3.13.8 with:</p> <p>8. Subdivision of Parcels Containing a Waterbody, Watercourse or Wetland</p> <p>Where a parcel <u>within the MR-1, MCR-1 or I-3 zones</u> contains all or part of a watercourse the area that contains the watercourse shall not be included when calculating the minimum parcel size. The area of the watercourse shall be measured from its natural boundary.</p>	<p><u>Add</u> underlined text to General Regulation Section 3.13.8</p>	<p>For clarify of application of Amendment Bylaw 4257 (Couverdon).</p>
<p>Amend Schedule A Zoning Map to Bylaw 2600 by rezoning Lot 1, Section 7, Range 1 Sahtlam District Plan EPP18497 (PID 028-832-329); Lot C, Section 7, Range 1, Sahtlam District, Plan 13363 Except Part In Plan VIP 68383 And EPP18497 (PID 004-471-661); and Lot 2 Section 7 Range 1 Sahtlam District Plan EPP18497 (PID 028-832-337) from RC-5 to RC-3.</p> <p>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.</p>	<p><u>Rezone</u> three parcels (located at 5724, 5710/5720, 5698 Riverbottom Rd W) from RC-5 to RC-3 zone.</p> <p><u>Delete</u> RC-5 zone from the zoning bylaw to simplify the number of existing zones.</p>	<p>Create consistency within the River Corridor Designation.</p> <p>The permitted uses are the same in RC-3 and RC-5 zone.</p>

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Replace Section 5.13.3 with the following: (see appendix I)	Replace Section 5.13.3 applicable to MR-1 zone in table format for clarity. No change in content.	For clarity in the MR-1 zone.
<p>Insert the following in Section 5.13.2(b):</p> <p>x. A minimum of 14 m² of private open space is required at finished grade.</p> <p>Insert the following in Section 5.13.12:</p> <p>d. Buildings for residential vehicle parking will accommodate not more than two vehicles spaces.</p> <p>Insert the following as Section 5.13.14:</p> <p>14. Private Open Space</p> <p>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.</p>	<p><u>Add</u> to the MR-1 Mixed Residential 1 zone (Couverdon).</p> <p>Set residential dwelling units density limit of up to six per building.</p> <p>Limit garages to no more than two car garages.</p> <p>Require private open space per multi family dwelling or secondary dwelling unit.</p>	Implement policies from Amendment Bylaw 4256 (Couverdon).
<p>Add the following in Section 5.15.3:</p> <p>v. The total number of residential units per building must not exceed 6.</p> <p>Replace Section 5.15.12 with the following:</p>	<p><u>Add</u> to the CD-2 Zone (Pebbleswest).</p> <p>Require open space for multi-family units.</p> <p>Require landscape buffer along a road.</p> <p>Require setback and fencing for facilities.</p>	Implement policies from Amendment Bylaw 4163 (Pebbleswest).

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<p>12. A minimum of 30% of the lot area of a commercial or multifamily parcel must be dedicated to landscaped open space. Fifty (50%) of that area must be dedicated and designed for private open space for residential occupants.</p> <p>Replace Section 5.15.13 with the following:</p> <p>13. A landscaped area, consisting of trees and shrubs and low fencing, not less than 3 metres wide, must be provided along the entire length of a lot line that abuts a residential use, or private or public road.</p> <p>Replace Section 5.15.15 with the following:</p> <p>15. Storage, solid waste and recycling, and service areas must be fenced and screened, and setback a minimum of 1.5 metres from a property line and 3 metres from a property line abutting a public road.</p>		
<p>Replace Section 5.16.2.c with the following:</p> <p>c. A minimum of 14 m² of private open space is required per dwelling unit.</p> <p>Add the following in Section 5.16.2:</p> <p>d. Private open space must be provided at finished grade for ground floor units.</p>	<p><u>Add</u> to MCR-1 Mixed Commercial Residential 1 Zone (Couverdon).</p> <p>Require open space per multi-family dwelling unit.</p>	<p>Implement policies from Amendment Bylaw 4256 (Couverdon).</p>

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e. For above ground units, private open space shall be provided either at finished grade or by balcony or roof decks.		
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.	<u>Add</u> a definition of private open space.	Implement policies from Amendment Bylaw 4256.

Amendments to Area H Bylaw No. 1020		
Proposed Change	Amendment	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, <u>add</u> 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, <u>add</u> 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	<u>Add</u> 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	<u>Add</u> general regulations for farm gate sales.	Implement OCP Agricultural policy.

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For zones permitting the sale of products grown or reared on a farm, farm stands shall: a. be limited to a size of 32 m ² . b. be used exclusively to sell agricultural products grown on the farm.		
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Appendix I

Section 5.13.3. Parcel Size and Dimensions

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

	MPA	MF	MF on a cul-de-sac	MPF ex side parcel line	MP depth
SFD	600 m ²	15 m	12.5	17 m	30 m
SFD with SDU	800 m ² or 700 m ² corner parcel	18 m or 17 m corner parcel	n/a	n/a	30 m
D	800 m ²	18 m	n/a	20 m	30 m
T	1000 m ²	21 m	n/a	n/a	30 m
Q	1,200 m ²	24 m	n/a	n/a	30 m

P.S. Abbreviated terms for the purpose of this explanatory table.