

### 3.12 Minimum Parcel Sizes

The minimum parcel size shall be the minimum parcel size prescribed in each zone listed in Part Four.

### 3.13 Minimum Parcel Size Exceptions

The minimum parcel size shall be the minimum parcel size prescribed in each zone listed in Parts 4 and 5 of this Bylaw, 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 a public road or another parcel, the physically separated portion may be subdivided from the remainder of the parcel provided that the physical separation of the parcel would be resolved using the right-of-way or other parcel as the subdivision boundary.

**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 the jurisdictional boundary is used as the subdivision boundary.

**5. Parcels Subdivided for Public Parks or Public and Utility Uses:**

The minimum parcel size provisions as prescribed in each zone shall 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 313.5 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 time of the passage 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 Bylaw, regulation or statute.

**7. 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.

8. Within the MR-1, MCR-1, and I-3 Zones only, where a parcel 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.

**9. ~~Rural Residential 1 Zone – Greendale Road Bonus Density~~**

~~Within the Rural Residential 1 Zone and in accordance with section 482 of the *Local Government Act*, the minimum parcel size for the property legally described as Lot 1, Block 29, Cowichan Lake District, Plan 47390 (PID: 012-490-890) may be less than 2.0 hectares, and the maximum density may be greater than one dwelling per 2.0 hectares, provided all the following conditions are met:~~

- ~~i. The average parcel size is not less than 1.89 hectares;~~
- ~~ii. No more than four parcels within the Rural Residential 1 Zone are created;~~
- ~~iii. Areas of the subject property located along Greendale Road (0.5 hectares in total), over and above any lands required to be dedicated as park pursuant to Section 510 of the *Local Government Act*, are transferred to the CVRD for park purposes as a community amenity.~~

- ~~10. The property legally described as Lot 1, Block 29, Cowichan Lake District, Plan 47390, with PID: 012-490-890, shall be exempt from Subsection 3.13.8 – Subdivision of Parcels Containing a Waterbody, Watercourse or Wetland, of this bylaw.~~

**3.14 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.

**3.15 Off-Street Loading Requirements**

1. **Minimum Off-Street Loading Requirements:** Minimum off-street loading spaces and facilities shall 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 3.15.1 shall be selected as an 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 <sup>2</sup> gross floor area, plus 1 space for each additional 700 m <sup>2</sup> to a maximum of 4 spaces
Churches, Religious facilities	1 space for passenger loading for every 100 m <sup>2</sup>