

Report

Date	April 12, 2016	Prospero No. ZB000036
To	Council	Folio No. 5942-000, 6144-020, 5490-000
From	Kyle Young, Assistant Manager of Planning and Subdivision	File No. 3360-20 16.06
Subject	Zoning Bylaw Amendment Application No. ZB000036 (Cowichan District Hospital) 6751, 6771 and 6793 Bell McKinnon Road	

Purpose

The purpose of this report is to present a proposed Community Services (Health Care) Comprehensive Development Zone (CD11) to Council for consideration of first reading. The CD11 zone is intended to accommodate the proposed new Cowichan District Hospital.

Background

At its February 17, 2016 Regular Meeting, Council received an update from Staff on the Cowichan District Hospital rezoning application and directed Staff to proceed with the Terms of Reference for development of a Bell McKinnon Neighbourhood Plan. The Bell McKinnon Neighbourhood Planning process is currently underway. The rezoning application for the proposed new Cowichan District Hospital site is also currently being processed by the Municipality.

In anticipation of working towards meeting the July 31, 2016 deadline specified in the Terms of Reference for both the Bell McKinnon Neighbourhood Plan and the rezoning application, a new zone for the proposed Cowichan District Hospital site has been drafted and is being presented to Council for consideration of first reading (ATTACHMENT 1).

Discussion

Should Council choose to provide first reading to the proposed zoning amendment bylaw, Staff intends to prepare a comprehensive report with analysis and recommendations on this rezoning application as the Bell McKinnon Neighbourhood Planning process continues.

Recommendation

That Council read a first time Zoning Amendment Bylaw (No. 4 – Bell McKinnon), 2016, No. 3618

Attachment:

1. Community Services (Health Care) Comprehensive Development Zone (CD11)



The Corporation of the District of North Cowichan
Zoning Amendment Bylaw (No. 4 – Bell McKinnon), 2016
Bylaw 3618

The Council of The Corporation of The District of North Cowichan enacts as follows:

1 "Zoning Bylaw 1997", No. 2950, is amended

(a) in section 12 by adding the following definitions:

- (52.1) "helipad" means the use of land for a pad used for the landing and take-off of helicopters,
- (54.1) "hospital" means the use of land, buildings or structures for a hospital, as defined in the *Hospital Act*,
- (75.01) "medical education and training" means the use of land, buildings or structures for providing education, courses or training in any medical profession,

(b) in section 43 by adding "Community Services (Health Care) Comprehensive Development Zone (CD11)", and

(c) by adding the following section after 80.10:

COMMUNITY SERVICES (HEALTH CARE) COMPREHENSIVE DEVELOPMENT ZONE (CD11)

Permitted Uses

80.11 (1) The Permitted Uses for the CD11 zone are as follows:

- Accessory restaurant
- Accessory retail store
- Community care facility
- Health service
- Helipad
- Hospital
- Medical education and training
- Office
- Personal care use

Maximum Lot Coverage

(2) The maximum lot coverage in the CD11 zone is 50%.

Minimum Setbacks

- (3) The minimum setbacks for the CD11 zone are as follows:
 - (a) Yard, Front, 7.5 m
 - (b) Yard, Side, 9 m
 - (c) Yard, Rear, 30 m

Maximum Building Height

- (4) The maximum building height in the CD11 zone is 30 m.

Minimum Open Space

- (5) A minimum of 10 m² per community care facility unit must be maintained as usable open space.
- (6) The required open space must be usable by residents of the community care facility.

Minimum Landscaping and Screening

- (7) A minimum 7.5 m wide landscaped area must be maintained where a lot abuts residentially-zoned land, or where a lot fronts a highway, excluding the length of the frontage that accommodates an access or egress point (driveways).
- (8) All utilities, infrastructure and garbage enclosures, including heating, ventilation and air conditioning equipment and compactors, must be fully screened and landscaped and must be located outside of the minimum 7.5 m wide landscaped areas.

2 Schedule "C" of "Zoning Bylaw 1997", No. 2950, is amended by reclassifying from Residential Rural Zone (R1) to Community Services (Health Care) Comprehensive Development Zone (CD11), 6751, 6771 and 6793 Bell McKinnon Road (PID: 004-560-574; 006-365-850; 006-365-850), shown as the "Subject Properties" and outlined in bold on the Schedule attached to and forming part of this bylaw.

 READ a first time on _____
 READ a second time on _____
 CONSIDERED at a Public Hearing on _____
 READ a third time on _____
 ADOPTED on _____

 CORPORATE OFFICER

 PRESIDING MEMBER

Schedule

