



The Corporation of the District of North Cowichan

**Zoning Bylaw Amendment Bylaw**

BYLAW NO. 4008

---

*A bylaw to amend the zoning bylaw to introduce the Rural Residential – Bell McKinnon Zone*

---

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

**Citation**

1 This Bylaw may be cited as "*Zoning Amendment Bylaw No. 4008, 2025*".

**Amendment**

2 Schedules "1" and "2" attached herein form a part of this bylaw.

3 Zoning Bylaw No. 2950, 1997 is amended by:

(a) Adding a new row to the table in clause (8) [fence height restrictions by zone and yard location] of section 37.1 [Fences & Retaining Walls] as follows:

R1-BM	Bell McKinnon Residential Rural	1.2 m	2.0 m	2.0 m
-------	---------------------------------	-------	-------	-------

(b) Adding a new line to Section 43 [Zones] to read:

"Bell McKinnon Residential Rural Zone (R1-BM)"

(c) Adding a new section 56.2 [Bell McKinnon Residential Rural Zone (R1-BM)] immediately before section 57 [Residential Restricted Zone (R2)] as contained in Schedule 1 to this bylaw.

4 Zoning Bylaw No. 2950, 1997 Schedule C (Zoning Map) is amended by:

(a) Changing the zone from Urban Residential Rural Zone (R1-U) to Bell McKinnon Residential Rural Zone (R1-BM) for the properties indicated in Schedule 2 with the label "SUBJECT PROPERTIES R1 to R1-BM Zone".

(b) Changing the zone from Residential Rural Zone (R1) to Bell McKinnon Residential Rural Zone (R1-BM) for the properties indicated in Schedule 2 with the label "SUBJECT PROPERTIES R1-U to R1-BM Zone".

---

READ a first time on May 21, 2025

READ a second time on May 21, 2025

This bylaw was advertised on the municipality's \_\_\_\_\_ site on \_\_\_\_\_, in the Cowichan Valley Citizen and the Chemainus Valley Courier on \_\_\_\_\_, and was posted to the municipality's public notice places on \_\_\_\_\_.

CONSIDERED at a Public Hearing on \_\_\_\_\_.

READ a third time on \_\_\_\_\_.

RECEIVED the approval of the Minister of Transportation and Transit on \_\_\_\_\_.

ADOPTED on \_\_\_\_\_.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
PRESIDING MEMBER

Schedule "1" to accompany "Zoning Bylaw  
Amendment Bylaw No. 4008, 2025".

---

Presiding Member

---

Corporate Officer

# SCHEDULE "1"

## Bell McKinnon Residential Rural Zone (R1-BM)

### Permitted Uses

- 56.2 (1) The permitted uses for the R1-BM zone are as follows:
- Agriculture
  - Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Modular Home
  - Single-Family Dwelling
  - Supportive Housing
  - Two-Family Dwelling [BL3302, BL3367, BL3754]

### Minimum Lot Size

- (2) The minimum permitted lot size for the R1-BM zone is 2 hectares (4.94 acres).

### Minimum Frontage

- (3) The minimum permitted frontage for the R1-BM zone is 30.0 m (98.43').

### Density

- (4) The maximum permitted density for the R1-BM zone is as follows:
- (a) The number of residential buildings shall not exceed one and the number of dwelling units shall not exceed two.
  - (c) The maximum permitted floor space ratio for the R1-BM zone is 0.5:1. [BL3383]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1-BM zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R1-BM zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 3.0 m (9.84')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

### Maximum Building Height

- (7) The maximum permitted building heights for the R1-BM zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

## Conditions of Use

- (8) The conditions of use for the R1-BM zone are as follows:
  - (d) Bed and breakfast uses may have no more than six sleeping units.
  - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
    - (ii) the use is within a single-family dwelling unit only,
    - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
  - (g) Limited farm sale of agricultural products may be sold directly to the public provided that:
    - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
    - (ii) the covered retail sales area does not exceed 100 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]

Schedule "2" to accompany "Zoning Bylaw  
Amendment Bylaw No. 4008, 2025".

---

Presiding Member

---

Corporate Officer

# Schedule 2

