



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4015

A bylaw to amend Zoning Bylaw 1997, No. 2950 to amend the Maple Bay School Site Comprehensive Development (CD8) Zone to support expansion at 6759 Considine Avenue.

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. 4015, 2025".

Amendment

- 2 Zoning Bylaw, No. 2950, 1997, Part 5, Division 2 – Zones, Section 80.8 [Maple Bay School Site Comprehensive Zone (CD8)] is repealed and replaced as follows:

Permitted Uses

- (1) The permitted uses for the CD8 Zone are as follows:

Accessory Dwelling Unit
Community Hall
Child Care Centre
Gallery
Mobile Food Service
Museum
Office
Restaurant
Warehouse

Minimum Lot size

- (2) The minimum lot size for the CD8 zone is 6,500 m²

Minimum Frontage

- (3) The minimum permitted frontage for the CD8 zone is 20 m

Density

- (4) The maximum permitted density for the CD8 zone is as follows:
 - (a) the maximum permitted floor space ratio is 0.50:1
 - (b) The maximum number of accessory dwelling units permitted is two (2)

- (i) An accessory dwelling unit may not exceed a maximum gross floor area of 105 m².
- (ii) No accessory dwelling unit shall be located on the parcel unless the owner of such parcel has prior to the issuance of a building permit by the Municipality registered a covenant under Section 219 of the *Land Title Act* prohibiting registration of a strata plan under the *Strata Property Act*.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the CD8 zone is 30%

Minimum Setbacks

- (6) The minimum permitted setbacks for the CD8 Zone are as follows:
- (a) Yard, Front: 8 m (26.25')
 - (b) Yard, Side: 8 m (26.25')
 - (c) Yard, Rear: 6 m (19.68')

Maximum Building Height

- (7) The maximum permitted building height for the CD8 zone is 12.5 m

Conditions of Use

- (8) The conditions of use for the CD8 zone are as follows:
- (a) Further to S.80.8(1) all uses, except mobile food service and childcare centre must be fully contained within a principal building.
 - (b) Further to S.80.8(4), a maximum of one principal building is permitted on the subject property.
 - (c) Drive-through restaurants are prohibited.
 - (d) Warehouse and office uses must be accessory to museum or gallery uses.

READ a first time on _____

READ a second time on _____

This bylaw was advertised on the municipality's website on _____, in the Cowichan Valley Citizen on _____, and was posted to the municipality's public notice places on _____.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER