



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4050

A bylaw to amend Zoning Bylaw 1997, No. 2950 to amend the Comprehensive Development Zone (CD27) and to reclassify it from Residential One and Two-family Zone (R-3) at 5850 Highland Ave

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. 4050, 2025".

Amendment

2 Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division 1 [Establishment of Zones], Section 43 [Zones] is amended by adding "Highland Avenue Comprehensive Development Zone (CD27)".

3 Zoning Bylaw 1997, No. 2950, 37.1 [Fences], (8) [Fence Height Restrictions by zone and yard location] is amended by adding the following after CD25:

"

CD26	Drinkwater Road Multi-Family CDZ	1.2 m	2.0 m	2.0 m
CD27	Highland Avenue CDZ	1.2 m	2.0 m	1.2 m

"

4 Zoning Bylaw 1997, No. 2950, is amended by inserting the following section immediately following Section 80.26:

"Highland Avenue Comprehensive Development Zone (CD27)

Permitted Uses

80.27 (1) The permitted uses for the CD27 zone are:
Townhouse

(2) The permitted accessory uses for the CD27 zone are:
Limited Home-based Business
Accessory Building

Minimum Frontage and Lot Depth

- (3) The permitted frontage is 18.0 m (59.06 ft.)
- (4) The permitted lot depth is 30.0 m (98.43 ft.)

Density

- (5) The permitted density for the CD27 zone is as follows:
 - (a) Minimum site area per dwelling unit is 160 m² (1,722.23 sq. ft.)
 - (b) Maximum permitted floor space ratio is 0.7:1

Maximum Lot Coverage

- (6) The maximum permitted lot coverage for the CD27 zone is 40% of this, accessory buildings and structures cannot exceed 10% of the lot.

Maximum Setbacks

- (7) The minimum permitted setbacks for the CD27 zone are as follows:
 - (a) Principal Buildings
 - Yard, Front 5.0 m (16.40 ft.)
 - Yard, Side 1.5 m (4.92 ft.)
 - (b) Accessory Buildings and Structures
 - Yard, Front 10.0 m (32.81 ft.)
 - Yard, Side 1.5 m (4.92 ft.)

Maximum Building Height

- (8) The maximum permitted building heights for the CD27 zone are as follows:
 - (a) Principal Building, 9.0 m (29.53 ft.)
 - (b) Accessory Building, 5.0 m (16.40 ft.)

Landscaped Open Space

- (9) Landscaping of the open space must meet the following requirements of the CD27 zone:
 - (a) 30% of the lot area must be provided and maintained as landscaped open space.

Exterior Amenity Space

- (10) In the CD27 zone, each dwelling unit:
 - (a) Located at or below grade must have, at minimum, private outdoor amenity space of 7.4 m² (79.65 sq. ft.) in area with, at minimum, one horizontal dimension of 3.0 m (9.84 ft.), and
 - (b) Located above grade (second storey), must have a minimum private outdoor amenity space of 4.75 m² (51.13 sq. ft.) in area with, at minimum, one horizontal dimension of 2.0 m (6.56 ft.).

Driveways & Access

- (11) The minimum permitted setback from a vehicle entrance of a principal or accessory building to a highway or strata road, other than a lane, is 6.0 m (19.69 ft.).

(12) The lot must not exceed 6 vehicle accesses which may include paired access driveways.

Bicycle Parking

(13) Minimum off-street bicycle parking stall requirements are as follows:

- (a) 1.5 spaces per unit, Bicycle Parking Stalls, Class I, of which
 - (i) All must have access to 110 V wall outlet, and
 - (ii) 10% must be a minimum 3.0 m (9.84 ft.) x 0.9 m (2.95 ft.) for non-standard bicycles
- (b) 2 spaces per 5 units, Bicycle Parking Stalls, Class II.

Conditions of Use

(14) The conditions of use for the CD27 zone are as follows:

- (a) At least 50% of the required parking must be located at the rear of the residential buildings."

5 Zoning Bylaw 1997, No. 2950, Schedule C [Zoning Map], is amended by:

- (a) Reclassifying 5850 Highland Avenue (PID 007-387-687) from Residential One and Two-family Zone (R3) to Highland Avenue Comprehensive Development Zone (CD27), as shown outlined in black in Schedule 1, attached to and forming part of this Bylaw.

Notice that a public hearing must not be held for this bylaw was posted to the municipality's public notice board and on the municipality's website on ____, 202_, and advertised on the municipality's social media site on ____, 202_, and in the Cowichan Valley Citizen [if applicable, and the Chemainus Valley Courier] on ____, 202_.

READ a first time on

READ a second time on

READ a third time on ____.

COVENANT registered on ____.

ADOPTED on ____.

CORPORATE OFFICER

PRESIDING MEMBER

Presiding Member

Corporate Officer

SCHEDULE "1"

