



The Corporation of the District of North Cowichan

## **Zoning Amendment Bylaw**

BYLAW NO. 4050

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*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*

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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 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (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.

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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

Schedule "1" to accompany "Zoning  
Amendment Bylaw No. 4050, 2025

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Presiding Member

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Corporate Officer

## SCHEDULE "1"

