



The Corporation of the District of North Cowichan

**Zoning Amendment Bylaw**

BYLAW NO. 4050

---

*A bylaw to amend Zoning Bylaw 1997, No. 2950 to add a new Comprehensive Development Zone (CD27) and reclassify 5850 Highland Avenue from Residential One and Two-family Zone (R3) to Highland Avenue Comprehensive Development Zone (CD27)*

---

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, 2026".

**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.
  - (b) Despite section 80.27 (1) [Permitted Uses] and section 12 [Definitions], for "townhouse", no more than two townhouse units in each building may be connected by a vertical party wall."

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 January 30, 2026, and advertised on the municipality's social media site on February 2, 2026, and in the Cowichan Valley Citizen on February 11, 2026.

READ a first time on \_\_\_\_\_.

READ a second time on \_\_\_\_\_.

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

COVENANT registered on \_\_\_\_\_.

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

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

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

