



The Corporation of the District of North Cowichan

**Zoning Amendment Bylaw**

BYLAW NO. 4071

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*A bylaw to amend Zoning Bylaw 1997 No. 2950, to introduce the Comprehensive Zone - 'Adelaide Street Comprehensive Zone'*

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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. 4071, 2026".

**Amendment**

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

(a) Adding a new line under Contents, Part 5 – Zones, Division 2 – Zones to read:

"80.28 Adelaide Street Comprehensive Development Zone (CD28)"

(b) Adding a new row to the table in clause (8) [Fence height restrictions by zone and yard location] of Section 37.1 as follows:

CD28	Adelaide Street CDZ	1.2 m	2.0 m	2.0 m
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(c) Adding a new line to Section 43 [Zones] to read:

"Adelaide Street Comprehensive Development Zone (CD28)

(d) Adding a new section 80.28 [Adelaide Street Comprehensive Development Zone (CD28)] as contained in Schedule 1 to the bylaw.

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

(a) Changing the zone from Urban Residential Rural (R1-U) to Adelaide Street Comprehensive Zone (CD28) for the properties indicated in Schedule 2 with the label "SUBJECT PROPERTIES R1-U to CD28 Zone"

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READ a first time on

READ a second time on

Notice that a public hearing is not required 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 third time on \_\_\_\_\_.  
COVENANT registered on \_\_\_\_\_.  
ADOPTED on \_\_\_\_\_.

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

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

## Schedule "1"

### Adelaide Street Comprehensive Development Zone (CD28)

#### Permitted Uses

**80.28** (1) The permitted uses for the CD28 zone are as follows:

- Agriculture
- Assisted Living
- Bed and Breakfast
- Community Care Facility
- Detached Accessory Dwelling Unit
- Home-based Business
- Multi-Family Residence
- Secondary Suite
- Single-Family Dwelling
- Supportive Housing
- Two-Family Dwelling

#### Minimum Lot Size

(2) The minimum permitted lot size in the CD28 zone is 600 m<sup>2</sup> (6458.35 sq. ft.).

#### Minimum Frontage

(3) The minimum permitted frontage in the CD28 zone is 18.0 m (59.06').

#### Density

- (4) The maximum permitted density for the CD28 zone is as follows:
- (a) The number of residential buildings shall not exceed one, except, where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is permitted.
  - (b) The number of dwelling units shall not exceed:
    - (ii) Four in the case of lots that are at least 600 m<sup>2</sup> (3,014 sq. ft.) but not more than 4,050 m<sup>2</sup> (1 acre) in area.
    - (iii) Two in the case of lots that are greater than 4,050 m<sup>2</sup> (1 acre) in area.

#### Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in the CD28 zone is as follows:
- (a) 30% of the lot area for lots 650 m<sup>2</sup> or larger; and
  - (b) 35% of the lot area for lots less than 650 m<sup>2</sup>.

Where the lot contains a detached accessory dwelling unit the maximum permitted lot coverage in the CD28 zone is:

- (a) 35% of the lot area for lots 650 m<sup>2</sup> or larger;
- (b) 40% of the lot area for lots less than 650 m<sup>2</sup>.

Where a lot contains three or more dwelling units located within one building the maximum permitted lot coverage in the CD28 zone is:

- (a) 55%.

### **Minimum Setbacks**

- (6) The minimum permitted setbacks for the CD28 zone are as follows:
  - (a) Principal Buildings  
Yard, Front, Side, Rear, 1.5 m (4.92')
  
  - (b) Accessory Buildings and Structures (Excluding Fences)  
Yard, Front, 5.0 m (16.40')  
Yard, Side, 1.0 m (3.28')  
Yard, Rear, 1.5 m (4.92')
  
- (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').

### **Maximum Building Height**

- (7) The maximum permitted building heights for the CD28 zone are as follows:
  - (a) Principal Building, 9.0 m (29.53')
  - (b) Accessory Building, 5.0 m (16.40')

### **Conditions of Use**

- (8) The conditions of use for the CD28 zone are as follows:
  - (a) Bed and breakfast uses may have no more than three sleeping units.
  - (b) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
  - (c) 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]
  - (d) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that:
    - (i) the number of residents does not exceed three, and
    - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling.

## SCHEDULE "2"

Schedule "2" to accompany "Zoning Amendment Bylaw No. 4071".

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Presiding Member

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Corporate Officer

