The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4071

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

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

(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"

_____

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 m2 (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^2 (3,014 sq. ft.) but not more than 4,050 m^2 (1 acre) in area.

(iii) Two in the case of lots that are greater than 4,050 m^2 (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 m2 or larger; and

(b) 35% of the lot area for lots less than 650 m2.

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 m2 or larger;

(b) 40% of the lot area for lots less than 650 m2.

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 and Accessory Buildings and Structures (Excluding Fences)
Yard, Front, Side, 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^2 (1076.4 sq. ft.); and

(iii) the retail sales are clearly ancillary to the farm use. [BL3083]

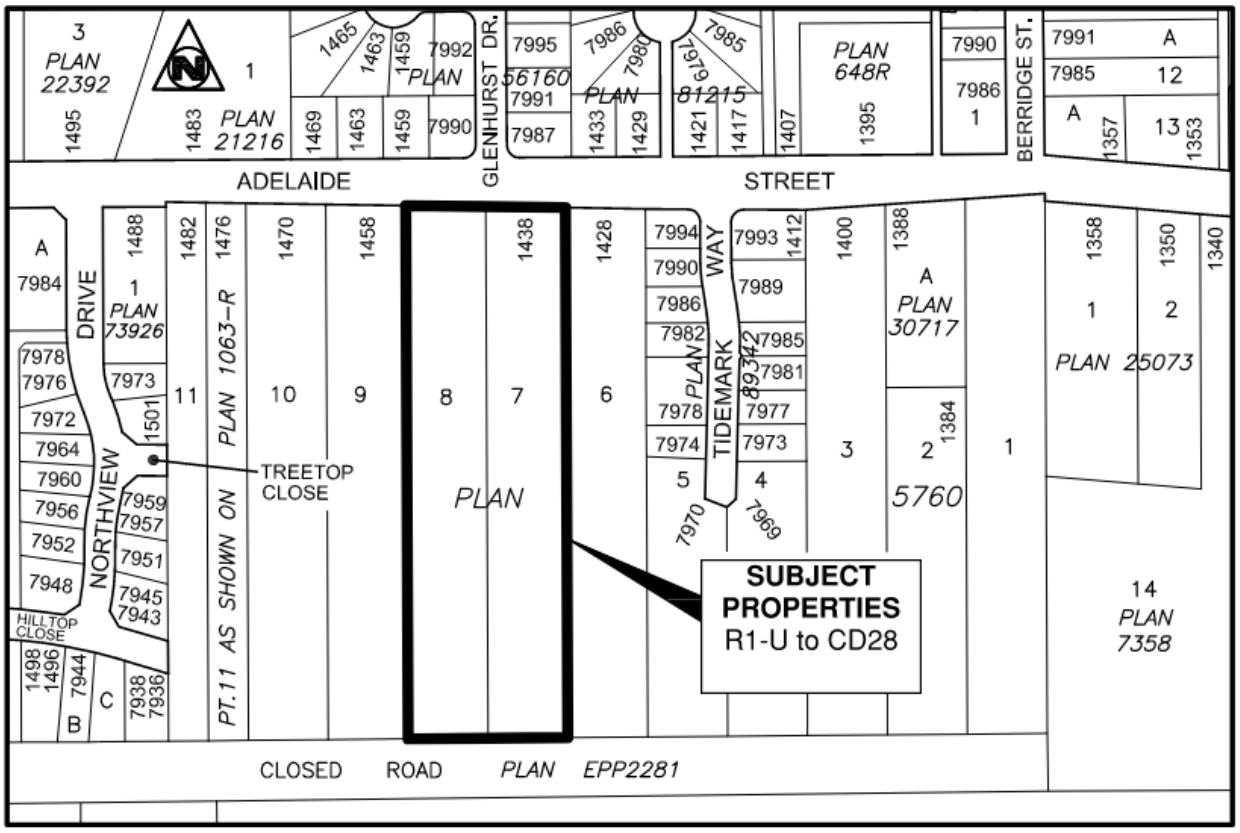
(d) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that:

(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".

Presiding Member

Corporate Officer