



CONSOLIDATION

DELEGATION OF AUTHORITY BYLAW

Bylaw No. 3814

Current to September 23, 2025

Last amended on September 3, 2025

This consolidation is a copy of a bylaw consolidated under the authority of section 139 of the *Community Charter* and in accordance with section 1 of Consolidation and Revision Authority Bylaw 3514, 2013.

Amendments

Number	Amendment Bylaw Number	Effective Date yyyy-mmm-dd
3842	Add subsection (9) under Section 9; Add section 29 and renumber 29 to 31	2021-Oct-07
3895	Delete under section 1 definition for "Audit Committee"; delete section 3	2023-Mar-01
3898	Delete section 5(2)(a) Notices; add under subsection 5(1) (e) and (f); add (4) under section 22	2023-Apr-19
3943	Add subsection (10) to section 9; add subsection (6) to section 11	2024-Feb-07
3950	Amend section 9(6) by replacing the <i>Police Act</i> with Bylaw Enforcement Officer Bylaw No. 3948, 2024	2024-Feb-07
3963	Update the definition for 'Authorized 200k Purchaser' and the meeting type for Council reconsiderations to align with Council and Committee Procedures Bylaw No. 3945, 2024.	2024-Aug-21
3975	Deleting section 22(4) and replacing, adding subsection (5) and (6) to section 22 including schedule A and B To delegate the approval of Minor Development Variance Permits to staff.	2025-Feb-19
4009	Designating "servicing officers"	2025-Sept-03



The Corporation of the District of North Cowichan

Delegation of Authority Bylaw, 2021

Bylaw 3814

A bylaw to provide for the delegation of certain powers, duties and functions, including those specifically established by an enactment, to its officers and employees

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WHEREAS Division 6 of Part 5 of the *Community Charter* empowers a municipal council, by bylaw, to delegate its powers, duties and functions, including those specifically established by an enactment, to the extent provided;

AND WHEREAS Council considers that there are a number of circumstances where delegation of certain of its powers, duties and functions would foster good government;

NOW THEREFORE, the Council of The Corporation of the District of North Cowichan enacts as follows:

Interpretation [BL3895, BL3963]

1 (1) In this bylaw:

"Approving Officer" means the person so appointed under section 77 [*Appointment of municipal approving officers*] of the *Land Title Act*;

"Audit Committee" [Deleted BL3895]

"Authorized 10k Purchaser" means a person appointed by the Chief Administrative Officer as the Aquatic Centre Maintenance Supervisor, Chief Maintenance Ice Maker, Chief Treatment Plant Operator, a foreman, and all exempt staff;

"Authorized 75k Purchaser" means a person appointed by the Chief Administrative Officer as a Senior Manager, Manager, Assistant Manager, Officer (exempt), or the Municipal Forester;

"Authorized 200k Purchaser" means the General Manager of Corporate Services and Community Relations, the General Manager of Planning, Development and Community Services, the Financial Officer, the Corporate Officer, or a person appointed by the Chief Administrative Officer as a Director;

"Chief Administrative Officer" means the municipal officer appointed under section 147 [*Chief administrative officer*] of the *Community Charter*;

"Corporate Officer" means the municipal officer appointed under section 148 [*Corporate officer*] of the *Community Charter*;

"Chief Information Officer" means the person so appointed by the Chief Administrative Officer;

"Director of Engineering" means the person so appointed by the Chief Administrative Officer;

"Director of Parks and Recreation" means the person so appointed by the Chief Administrative Officer;

"Director of Planning and Building" means the person so appointed by the Chief Administrative Officer;

"Financial Officer" means the municipal officer appointed under section 149 [*Financial officer*] of the *Community Charter*;

"Local Assistant to the Fire Commissioner" means a person authorized to exercise the powers of a local assistant under the *Fire Services Act*;

"Manager, Bylaw and Business Licensing Services" means the person so appointed by the Chief Administrative Officer;

"Municipal Forester" means the person so appointed by the Chief Administrative Officer;

"Officer" means the Chief Administrative Officer, the Corporate Officer, the Financial Officer, and any other officer position established pursuant to section 146 [*Officer positions*] of the *Community Charter*.

- (2) Where this bylaw delegates a power, duty or function of Council to a named position, the delegation is to the person who holds the position, and to any person who is the deputy of, or who is authorized to act for, that person.
- (3) Unless a power, duty or function of Council has been expressly delegated by this bylaw or another municipal bylaw, the powers, duties and functions of Council remain with Council.
- (4) A person to whom a power, duty or function has been delegated under this bylaw, or another bylaw, has no authority to further delegate to another person any power, duty or function that has been delegated to them by this bylaw.

Committee of the whole

- 2 Council delegates its powers to give direction to staff on matters being considered by the committee of the whole to the committee of the whole.

Municipal audit

- 3 [Deleted BL3895]

Parcel tax roll review panel

- 4 Council delegates its duty under section 204 (2) (b) and (c) [*Parcel tax roll review panel*] of the *Community Charter* to the Financial Officer.

Notices

- 5 (1) Council delegates its duty to give notice under the following sections of the *Community Charter* to the Corporate Officer:
 - (a) Section 26 (1) [*Notice of proposed property disposition*];
 - (b) Section 40 (3) [*Permanent closure and removal of highway dedication*];
 - (c) Section 59 (2) and (3) [*Powers to require and prohibit*]; and
 - (d) Section 127 (1) (b) [*Notice of council meetings*].
 - (e) Section 99 (3) [*Annual meeting on report*] [BL3898]
 - (f) Section 124 (3) [*Notice of procedure bylaw*] [BL3898]
- (2) Council delegates its duty to give notice under the following sections of the *Community Charter* to the Financial Officer:
 - (a) [Deleted BL3898]
 - (b) Section 227 (1) [*Notice of permissive tax exemptions*].
- (3) Council delegates its duty to give and file notices under the following sections of the *Local Government Act* to the Director of Planning and Building:
 - (a) Section 466 (1) [*Notice of public hearing*];
 - (b) Section 467 (1) [*Notice if public hearing waived*];
 - (c) Section 494 (1) [*Public notice and hearing requirements*];

- (d) Section 499 (1) *[Notice to affected property owners and tenants]*;
 - (e) Section 503 (1) and (3) *[Notice of permit on land title]*; and
 - (f) Section 594 (1) *[Notice on land titles]*.
- (4) Council delegates its duty to give and file notices under section 29 (2) *[Exclusion applications – notice of public hearing]* of the *Agricultural Land Commission Act* to the Director of Planning and Building.

Business licences

- 6** Council delegates its powers, duties and functions under sections 8(6), 15 and 60 of the *Community Charter* to grant, refuse, suspend, or cancel a business licence to the Manager, Bylaw and Business Licensing Services.

Business licences - reconsideration

- 7**
- (1) A business licence applicant or holder that is subject to a decision made under the delegated authority under section 6 of this bylaw is entitled to have the decision reconsidered by Council in accordance with this section.
 - (2) Where a business licence applicant or holder wishes to have Council reconsider a decision made under the delegated authority under section 6 of this bylaw:
 - (a) The business licence applicant or holder must, within 30 days of the decision having been communicated to the business licence applicant or holder, make an application in writing to the Corporate Officer, which application must include the following:
 - (i) a description of the decision sought to be reconsidered by Council;
 - (ii) the date of the decision;
 - (iii) the name of the delegate who made the decision;
 - (iv) the grounds on which reconsideration is being requested; and
 - (v) a copy of any materials that the business licence applicant or holder wishes Council to take into account when reconsidering the decision.
 - (b) Council must reconsider the decision at a regular meeting of Council or a Public and Statutory Hearing meeting held within a reasonable period of time after the date on which the application for reconsideration was delivered to the Corporate Officer. [BL3963]
 - (c) The Corporate Officer must:
 - (i) Place the reconsideration of the decision on the agenda for a regular meeting of Council or a Public and Statutory Hearing meeting in accordance with paragraph (b) above; and [BL3963]
 - (ii) Before the reconsideration of the decision by Council, deliver to each Council member a copy of the materials that were considered by the delegate in making the decision that is to be reconsidered, and a copy of all materials submitted by the business licence applicant or holder to the Corporate Officer as part of the application for reconsideration.

- (d) In reconsidering the decision the Council must consider all the material before it.
- (e) At the meeting at which Council is to reconsider the decision, Council will first hear from staff in relation to the subject matter of the decision and in relation to the decision itself, and will then hear from the business licence applicant or holder. Council may then hear from staff in relation to any new information raised by the business licence applicant or holder in its submissions to Council.
- (f) Council is entitled to adjourn the reconsideration of the decision; and
- (g) After hearing from staff and the business licence applicant or holder, Council will reconsider the decision and may either confirm the decision, amend the decision, or set aside the decision and substitute the decision of Council.

Outdoor burning ban

- 8** Council delegates its powers under section 8(3)(g) of the *Community Charter* to ban outdoor burning in all or part of the municipality to the Local Assistant to the Fire Commissioner, subject to a fire hazard existing, the ban being for not more than 90 days, and the public promptly being notified of the ban.

Personnel administration and appointments

- 9**
- (1) Council delegates its powers to appoint, promote, and discipline Officers (other than the Chief Administrative Officer) and employees to the Chief Administrative Officer.
 - (2) Council delegates its power to approve compensation for Officers (other than the Chief Administrative Officer) and employees to the Chief Administrative Officer, subject to sufficient funds having been allocated and approved by Council under the financial plan bylaw.
 - (3) Council delegates its powers to terminate the employment of employees for cause to the Chief Administrative Officer.
 - (4) Council delegates its powers to terminate the employment of employees without cause to the Chief Administrative Officer, subject to any severance paid to the employee being in accordance with the notice provisions of any applicable employment agreement or the common law principles applicable to payments in lieu of notice on termination of employment, and sufficient funds having been allocated and approved by Council under the financial plan bylaw.
 - (5) Council delegates its powers to settle labour grievances or disputes to the Chief Administrative Officer, subject to the settlement being in accordance with common law principles and sufficient funds having been allocated and approved by Council under the financial plan bylaw to satisfy the settlement.
 - (6) Council delegates its powers to appoint Bylaw Enforcement Officers under section 4 of Bylaw Enforcement Officer Bylaw No. 3948, 2024 to the Chief Administrative Officer.
[BL3950]
 - (7) Council delegates its powers to appoint Weed Control Officers under s. 10 [*weed control officers*] of the *Weed Control Act* to the Director of Engineering.
 - (8) Council delegates its powers to appoint Approving Officers under section 77 [*Appointment of municipal approving officers*] of the *Land Title Act* to the Chief Administrative Officer.

- (9) Council authorizes the Fire Chief to exercise all the powers of the Fire Commissioner under Section 25 of the Fire Services Act for the purpose of responding to an emergency or disaster. [BL3842]
- (10) Council delegates its powers to appoint the Poundkeeper and Animal Control Officers to the Director responsible for bylaw compliance. [BL3943]

Agreements - procurement

- 10**
- (1) Council delegates its powers to enter into agreements for the purchase of works, services, or goods having a value of not more than \$500,000.00 to the Chief Administrative Officer.
 - (2) Council delegates its powers to enter into agreements for the purchase of works, services, or goods having a value of not more than \$200,000.00 to the Financial Officer, and to the Authorized 200k Purchaser with responsibility for the area of Municipal operations for which the works, services, or goods relate.
 - (3) Council delegates its powers to enter into agreements for the purchase of works, services, or goods having a value of not more than \$75,000.00 to the Authorized 75k Purchaser with responsibility for the area of Municipal operations for which the works, services, or goods relate.
 - (4) Council delegates its powers to enter into agreements for the purchase of works, services, or goods having a value of not more than \$10,000.00 to the Authorized 10k Purchaser with responsibility for the area of Municipal operations for which the works, services, or goods relate.
 - (5) For the purpose of subsections (1) to (4) above, the delegated authority to enter into an agreement is subject to the agreement not requiring the approval or consent of the electors and sufficient funds having been allocated and approved by Council under the financial plan bylaw, and, without limiting the substance of the discretion delegated therein, such discretion is subject to the delegate adhering to the procurement processes endorsed by Council from time to time.

Agreements - miscellaneous

- 11**
- (1) Council delegates the power to enter into agreements in relation to grant monies for approved projects to the Financial Officer.
 - (2) Council delegates its powers to enter into agreements for information sharing to the Chief Information Officer.
 - (3) Council delegates its powers to enter into agreements for boat moorage at municipally-owned or operated wharves to the Director of Parks and Recreation.
 - (4) Council delegates its powers to enter into agreements for the following purposes to the Director of Parks and Recreation:
 - (a) Facility use or rental agreements for municipal recreation facilities;
 - (b) Rental agreements for parks and municipal forest reserve lands, subject to the agreement being for a term of not more than 12 months; and
 - (c) Health promotion and rehabilitation service agreements, subject to sufficient funds having been allocated and approved by Council under the financial plan bylaw.

- (5) Council delegates its powers to amend, renew, extend or suspend agreements previously approved and authorized by Council or under a delegated authority under this bylaw to the Chief Administrative Officer.
- (6) Council delegates its powers to enter into agreements for animal control and animal shelter services to the Director responsible for bylaw compliance. [BL3943]

Settlement of claims

- 12** Council delegates its powers to settle claims, whether legal proceedings have been commenced or not, to the Chief Administrative Officer, subject to the settlement being for not more than \$50,000.00 and sufficient funds having been allocated and approved by Council under the financial plan bylaw to satisfy the settlement.

Bylaw enforcement

- 13** (1) Council delegates its powers to commence and prosecute bylaw enforcement proceedings under section 274 [*Actions by municipality*] of the *Community Charter* to the Manager, Bylaw and Business Licensing Services, subject to there being urgency in the commencement of the proceedings, and the Chief Administrative Officer reporting to Council, as soon as reasonably practicable, at a regular meeting of Council as to the commencement of the proceedings, the urgency necessitating commencement of the proceedings, and the status of the proceedings.
- (2) Council delegates its duty under section 269 (1) [*Hearing of disputes*] of the *Community Charter* to refer disputed tickets to the Provincial Court for a hearing to the Manager, Bylaw and Business Licensing Services.

Land sales

- 14** Council delegates its powers to dispose of municipal land, or an interest in municipal land, to the Chief Administrative Officer, subject to Council having first passed a resolution authorizing the disposition of the land or interest in it, and the disposition being for a price that is not less than 95% of the value set by Council in its resolution authorizing the disposition of the land or interest in it.

Land purchases

- 15** Council delegates its powers to acquire land, or interests in land, to the Chief Administrative Officer, subject to the purchase being for a municipal project approved by Council and sufficient funds having been allocated and approved by Council under the financial plan bylaw.

Registration of road dedication, statutory rights-of-way and covenants

- 16** Council delegates its powers to authorize the registration of road dedication plans, statutory rights-of-way and covenants over lands, to:
 - (a) the Approving Officer, where required as a condition of a subdivision approval or an engineering approval; and
 - (b) the Director of Planning and Building, where required as a condition of a planning approval or building approval.

Builders liens

- 17** Council delegates its powers to file and discharge notices of interest under the *Builders Lien Act* to the Director of Planning and Building.

Discharge of obsolete charges

- 18** Council delegates its powers to discharge obsolete charges and legal notations from the title to real property to:
- (a) the Approving Officer, where no longer required for subdivision or engineering purposes; and
 - (b) the Director of Planning and Building, where no longer required for planning or building purposes.

Encroachments within rights of way

- 19** Council delegates its powers to authorize encroachments within road and other rights-of-way to the Director of Engineering.

Temporary municipal land and street use

- 20**
- (1) Council delegates its powers to issue licences of occupation for non-exclusive uses of municipal land to the Chief Administrative Officer, subject to the licence being for a term of not more than 12 months.
 - (2) Council delegates its powers to authorize sub-leases or sub-licences of municipal property, and to assign municipal leases and licences, to the Chief Administrative Officer.
 - (3) Council delegates its powers to issue special event permits for temporary, non-exclusive uses of
 - (a) municipal land and road (including temporary private uses or occupation of municipal streets) to the Director of Engineering, and
 - (b) municipal parks and recreational areas to the Director of Parks and Recreation, subject to the permit being for a term not more than 14 days.
 - (4) Council delegates its powers to authorize the installation of additional equipment on existing telecommunications towers on municipal property to the Chief Administrative Officer.
 - (5) For the purpose of subsections (1) to (4) above, the Chief Administrative Officer, Director of Engineering, and the Director of Parks and Recreation may set conditions, including conditions relating to compensation, indemnification, insurance, security, machinery, equipment, times of use, and compliance with applicable laws and any restrictions on title to property to which the licence or permit relates.

Municipal Forest Reserve closure

- 21** Council delegates its powers to close or restrict use of all or part of the Municipal Forest Reserve, or lands managed for forestry purposes, to the Municipal Forester, subject to the closure or restriction as to use being during active forestry operations or being necessary to protect against a danger of fire or another danger, and the public being promptly notified of the closure or restriction.

Land use approvals

- 22** (1) Council delegates its powers, duties and functions under sections 490 [*Development permits*] and 491 [*Development permits: specific authorities*] of the *Local Government Act*, to the Director of Planning and Building, subject to there being no variances of municipal bylaws involved.
- (2) Council delegates its powers under section 493(1)(a) [*Temporary use permits for designated and other areas*] of the *Local Government Act* to the Director of Planning and Building in order to:
- (a) approve temporary use permits to allow property owners to continue to occupy an existing dwelling while a replacement dwelling is under construction; and
 - (b) sign temporary use permits approved by Council.
- (3) Council delegates its powers to require security under section 502 [*Requirement for security as a condition of land use permit*] of the *Local Government Act* in respect of matters delegated under subsections (1) and (2) above to the Director of Planning and Building.
- (4) Despite subsection 22(1), Council delegates to the Director of Planning and Building its powers to issue:
- (a) development permits, which under section 490(1)(a) [*Development permits: general authority*] of the *Local Government Act* contain minor variances;
 - (b) development variance permits under section 498 [*Development variance permits*] of the *Local Government Act* for minor variances.
- with approval subject to:
- (c) Registration of, or modification to, any covenants, easements or statutory rights-of-way the delegate determines to be necessary.
- (5) A proposed variance is minor for the purposes of subsection (4) only if it meets the criteria set out in Schedule A, attached and herein forming part of this bylaw.
- (6) In deciding whether to issue a development variance permit or development permit containing a variance, the delegate in subsection (4) must consider the guidelines set out in Schedule B, attached and herein forming part of this bylaw. [BL3975]

Land use approvals – reconsideration

- 23** (1) The owner of land who is subject to a decision made under the delegated authority under section 22 of this bylaw is entitled to have the decision reconsidered by Council in accordance with this section.
- (2) Where the owner wishes to have Council reconsider a decision made under the delegated authority under section 22 of this bylaw:
- (a) The owner must, within 30 days of the decision having been communicated to the owner, make an application in writing to the Corporate Officer, which application must include the following:
 - (i) a description of the decision sought to be reconsidered by Council;

- (ii) the date of the decision;
 - (iii) the name of the delegate who made the decision;
 - (iv) the grounds on which reconsideration is being requested; and
 - (v) a copy of any materials that the owner wishes Council to take into account when reconsidering the decision.
- (b) Council must reconsider the decision at a regular meeting of Council or a Public and Statutory Hearing meeting held within a reasonable period of time after the date on which the application for reconsideration was delivered to the Corporate Officer. [BL3963]
- (c) The Corporate Officer must:
- (i) Place the reconsideration of the decision on the agenda for a regular meeting of Council or a Public and Statutory Hearing meeting in accordance with paragraph (b) above; [BL3963]
 - (ii) Give notice of reconsideration of the decision in accordance with any notice requirements applicable to the original decision; and
 - (iii) Before the reconsideration of the decision by Council, deliver to each Council member a copy of the materials that were considered by the delegate in making the decision that is to be reconsidered, and a copy of all materials submitted by the owner to the Corporate Officer as part of the application for reconsideration.
- (d) In reconsidering the decision the Council must consider all the material before it.
- (e) At the meeting at which Council is to reconsider the decision, Council will first hear from staff in relation to the subject matter of the decision and in relation to the decision itself, and will then hear from the owner. Council may then hear from staff in relation to any new information raised by the owner in its submissions to Council.
- (f) Council is entitled to adjourn the reconsideration of the decision; and
- (g) After hearing from staff and the owner, Council will reconsider the decision and may either confirm the decision, amend the decision, or set aside the decision and substitute the decision of Council.

Parcel frontage exemptions

- 24** Council delegates its powers to exempt a parcel from the minimum amount of frontage on a highway required under section 512 (2) [*Minimum parcel frontage on highway*] of the *Local Government Act* to the Approving Officer.

Strata conversions

- 25** Council delegates its powers under section 242(10)(a) [*Approval for conversion of previously occupied buildings*] of the *Strata Property Act* to approve strata conversions to the Approving Officer, subject to the conversion being in relation to a two-family residential building.

Works and services agreements

- 26** Council delegates its powers to enter into agreements for works and services under section 5 of

the Works and Services Bylaw 1986, as amended or replaced from time to time, to the Director of Engineering.

Excess or extended services

- 27 Council delegates its powers, duties and functions under sections 507 [*Requirements for excess or extended services*] and 508 [*Latecomer charges and cost recovery for excess or extended services*] of the *Local Government Act* to the Director of Engineering.

Petitions for local area services

- 28 Council delegates its powers to require that petitions for local area services include information in addition to that which is required under section 212 (2) [*Petition for local area service*] of the *Community Charter* to the Director of Engineering.

Inspection of Buildings [BL3842]

- 29 Council delegates its powers, duties and functions under section 36(3) [*inspection of buildings*] of the *Fire Services Act* to establish, revise and implement a regular system of inspections of hotels, public buildings, churches theatres, halls, or other buildings used as a place of public resort to the Fire Chief. [BL3842]

Designation of Servicing Officers [Added BL4009]

- 30 The purposes of Local Government Act section 513.2(4) [requirement to provide land for new highway or widening existing highway in respect of building permits], the following persons are designated as servicing officers:

- a) Director of Planning & Building
- b) Director of Engineering
- c) Director of Environment

Severability [BL4009]

- 31 If any provision of this bylaw is, for any reason, found invalid by a court of competent jurisdiction, the provision must be severed and the remainder of the bylaw left enforceable and in effect.

Repeal [BL4009]

- 32 "Delegation of Authority Bylaw No. 3734, 2019" and all amendments thereto, is repealed.

Title [BL4009]

- 33 This bylaw may be cited as "Delegation of Authority Bylaw No. 3814, 2021".

Read a first, second and third time on May 19, 2021
Adopted on June 2, 2021

SCHEDULE A
MINOR VARIANCE CRITERIA [BL:3975]

Type of Variance	Maximum degree of variance to be considered a minor variance
Zoning bylaws concerning the siting, size, and dimensions of buildings, structures, and permitted uses	
Yard setback	50% reduction
Minimum lot size	25% reduction or 200m ² reduction, whichever is less
Minimum lot size where an existing lot is already below minimum lot size	25% reduction from existing size or 100m ² reduction from existing size, whichever is less
Lot coverage	25% increase
Lot frontage	25% decrease
Projections into a required setback	50% increase
Building Height	1 metre
Minimum number of parking spaces	35% reduction
Any other provision pertaining to off-street parking	Any variance
Off-street loading	Any variance
Retaining walls, and fence heights or setbacks where the fence is regulated in combination with a retaining wall.	Any variance
Fences without retaining walls	25% height increase
Garbage, Recycling and Composting containers and enclosures	Any variance
Landscaping and Screening	+/- 25% of standard
Sign Bylaw	
Sign dimensions, height or setback	+/- 25% of standard

SCHEDULE B
VARIANCE – GUIDELINES [BL:3975]

#	Criterion	Proposed Variance Assessment Guidelines
1	Pertains to Zoning or Sign Bylaws	Must relate to: Zoning Bylaw, 1997, No. 2950 (as amended): - Siting of buildings and structures (e.g., yards and setbacks) - Size and dimensions of buildings and structures (e.g., height) Landscaping and screening to mitigate visual impacts or protect the natural environment Sign Bylaw, 2012, No. 3479 (as amended): - sign size, placement, or type
2	Does Not Apply to Subdivision Bylaw	Must not apply to <i>Subdivision Bylaw No. 1851, 1980</i> .
3	Consistent with the OCP	Must align with the <i>Official Community Plan (OCP)</i> .
4	Appropriateness	Must not decrease the appropriateness of development with respect to North Cowichan's land use and development policies and goals.
5	No Conflict with Other Statutes or Bylaws	The MDVP must not conflict with any relevant statutes, bylaws, orders, legislation, or laws.
6	Does Not Impose Costs on the Municipality	Must not result in financial costs or obligations for the municipality.
7	Does not interfere with Municipal works	Must not interfere with, or impede access to, any municipal works or Statutory Rights of Way.
8	Minimal Impact on Neighbours	Should not cause significant negative impacts such as loss of privacy, shadowing, or view obstruction.
9	Minimal Impact on Streetscape	Should not create a discordant feature significantly at odds with the prevailing form and character.
10	Minimal environmental impacts	Proposed variances affecting environmental features (e.g., proximity to watercourses, tree preservation) must demonstrate minimal environmental impact and be align with North Cowichan's environmental protection objectives.
11	Minimal transportation and parking impacts	Proposed variances related to off-street parking, should not create significant on-street parking issues. Transportation demand management measures (e.g., car-sharing or bicycle parking) should be shown to have been considered by the applicant.