



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 3920

*A bylaw to amend Zoning Bylaw 1997, No. 2950, to reclassify
3351 Auchinachie Road from R3 to R3-S & CD24.*

The Council of The Corporation of The District of North Cowichan enacts in open meeting assembled as follows:

Title

- 1 This Bylaw may be cited as *"Zoning Amendment Bylaw No. 3920, 2023"*.

Amendment

- 2 That Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division (1) - Establishment of Zones, Section 43 is amended by inserting "Village Residential Infill Comprehensive Development Zone (CD24)" after "Ford Road South Comprehensive Development Zone (CD23)".
- 3 That Zoning Bylaw 1997, No. 2950, is amended by inserting the following new zone after Section 80.23:

"Village Residential Infill Comprehensive Development Zone (CD24)

Permitted Uses

- 80.24** (1) The permitted uses for the CD24 zone are:
- Multi-family residence

Minimum Lot Size

- (2) The minimum permitted lot size for the CD24 zone is 450 m² (4,843.7 ft²).

Minimum Frontage

- (3) The minimum permitted frontage required for the CD24 zone is 15 m (49.2').

Density

- (4) The permitted density for the CD24 zone is as follows:
 - (a) Minimum site area per dwelling unit is 54 m² (584.3 ft²)
 - (b) Maximum permitted floor space ratio is 1.5:1

Minimum Setbacks

- (5) The minimum permitted setbacks for all buildings and structures for the CD24 zone are:
 - Yard, Front, 3.0 m (9.84')

- Yard, Side, 1.5m (4.92')
- Yard Side when adjacent to a lane or street, 3.0 m (9.84')
- Yard, Rear, 7.5m (24.61')
- Garage doors from any side or front property line, 5.8m (19.03')

Maximum Building Height

- (6) The maximum permitted building heights for the R3-MF zone are as follows:
 - (a) Principal Building, 10.0 m (32.81')
 - (b) Accessory Building, 5.0 m (16.40')

Open Space

- (7) All open areas not covered by buildings, driveways, or parking must be maintained as landscaped open space.
- (8) The minimum required amenity space for the CD24 zone is 30% of the lot area, of which half must be comprised of landscaped open space and the remainder may be located on the roof and/or on decks above grade.

Conditions of Use

- (9) The conditions of use for the CD24 Zone are as follows:
 - (a) No residential dwelling unit shall have a floor area less than 350 ft² (32.5 m²).

4 That Zoning Bylaw 1997, No. 2950, Section 37.1 [Fences], subsection (8) [Fence Height Restrictions by zone and yard location] is amended by inserting the following after CD21 Motorsport Circuit CDZ:

CD24	Village Residential Infill CDZ	1.2 m	2.0 m	2.0 m
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5 That Zoning Bylaw No. 2950, Schedule "C" is amended by reclassifying 3351 Auchinachie Road (PID: 001-893-661), from Residential One and Two-Family Zone (R3) to Residential Small Lot Single Family Zone (R3-S) & Village Residential Infill Comprehensive Development Zone (CD24), as shown outlined in black in Schedule 1 attached to and forming part of this Bylaw.

READ a first time on _____.

READ a second time on _____.

This bylaw was advertised on the municipality's social media sites on _____, in the Cowichan Valley Citizen and the Chemainus Valley Courier on _____ and was posted to the municipality's public notice places on _____.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

COVENANT registered on _____.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER

Schedule "1" to accompany "Zoning
Amendment Bylaw No. 3920, 2023".

Presiding Member

Corporate Officer

SCHEDULE "1"

