



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 August 16, 2023

READ a second time on August 16, 2023

This bylaw was advertised on the municipality's social media sites on October 31, 2023, in the Cowichan Valley Citizen and the Chemainus Valley Courier on November 9, 2023, and was posted to the municipality's public notice places on October 19, 2023

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"

