



The Corporation of the District of North Cowichan

Off-street Loading Regulation [Zoning] Amendment Bylaw

Bylaw No. 3957

A bylaw to amend Zoning Amendment Bylaw 1997, No. 2950 to update the Off-street Loading regulations.

WHEREAS the Council for the District of North Cowichan deems it necessary to require owners or occupiers of any land, or of any building or other structure, to provide off-street loading spaces;

AND WHEREAS the Council deems it appropriate to place the off-street loading spaces requirements within Zoning Bylaw 1997, No. 2950;

AND WHEREAS Section 525 of the *Local Government Act* permits a municipal council to impose different off-street loading requirements for different loading use classes;

NOW THEREFORE 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 "*Off-street Loading Regulation [Zoning] Amendment Bylaw No. 3957, 2024*".

Amendment

- 2 Sections 25-28 [*Off-street Loading*] in Part 4 of Zoning Bylaw 1997, No. 2950, are repealed and replaced with the following:

"Off-street Loading

- (25) Off-street loading areas, with vehicular ingress to and egress from a street or lane, shall be provided on Commercial, Industrial, and Multi-Family Residential zoned lands in accordance with sections 26-28, except for the following:
 - (1) Townhouses, ground-oriented residential uses, and similar dwellings that have direct access to the outdoors at grade; and
 - (2) Service commercial uses; and
 - (3) Commercial and mixed-use buildings with a total gross floor area of 1000m² or less.
- (26) Required off-street loading areas shall be provided on the same lot as the building or use for which they are required. Off-street loading areas shall not be used for parking purposes.
- (27) The required number of off-street loading spaces is as follows:

- (1) Buildings having a gross floor area of 2,000 m2 (21,520 sq. ft.), or less, are required to have one off-street loading space; and
 - (2) Buildings having a gross floor area of more than 2,000 m2 (21,520 sq. ft.) except for multi-family residential use, are required to have two off-street loading spaces.
- (28) Off-street loading spaces shall not be less than 3 m wide, 12 m long, and 5 m of vertical clearance, except for the following:
- (1) Multi-family residential off-street loading space shall not be less than 3 m wide, 9 m long, and 4 metres of vertical clearance.

READ a first time on February 7, 2024
READ a second time on February 7, 2024
READ a third time on February 7, 2024
ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER