



The Corporation of the District of North Cowichan

## **Zoning Amendment Bylaw**

BYLAW NO. 3934

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*A bylaw to amend Zoning Bylaw 1997, No. 2950 to reclassify 2999 Drinkwater Road from R1 to CD25 and PU*

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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. 3934, 2024".

### **Amendment**

- 1 That Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division (1) – Establishment of Zones, Section 43 is amended by adding "Drinkwater Road Multi-Family Comprehensive Development Zone (CD25)" to the end of the list of zones.
- 2 That Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division (2) – Zones, is amended by inserting the following new zone after Section 80.24:

#### **"Drinkwater Road Multi-Family Comprehensive Development Zone (CD25)**

#### **Permitted Uses**

**80.25** (1) The permitted uses for the CD25 zone are:

Apartment  
Limited Home-based Business

#### **Minimum Lot Size**

- (2) The minimum permitted lot size for the CD25 zone is 2,700 m<sup>2</sup> (29,063ft<sup>2</sup>).

#### **Minimum Frontage**

- (3) The minimum permitted frontage required for the CD25 zone is 35 m (114.8').

#### **Maximum Density**

- (4) The maximum permitted floor space ratio for the CD25 zone is 2.5:1.

#### **Maximum Lot Coverage**

- (5) The maximum permitted lot coverage in the CD25 zone is 40%.

### **Minimum Setbacks**

- (6) The minimum permitted setbacks for all buildings and structures in the CD25 zone are as follows:

Yard, Front, 3.0 m (9.8')

Yard, Side, 3.0 m (9.8')

Yard, Side when adjacent to a lane or street, 1.5 m (4.9')

Yard, Rear, 3.0 m (9.8')

### **Maximum Building Height**

- (7) The maximum permitted building height for the CD25 zone is 21.5 m (70.5') and 6 storeys.

### **Open Space**

- (8) All open areas not covered by buildings, driveways, or parking must be maintained as landscaped open space."

- 3 That Zoning Bylaw 1997, No. 2950, Schedule "C" is amended by reclassifying 2999 Drinkwater Road (003-887-669) from Residential Rural Zone (R1) to Drinkwater Road Multi-Family Comprehensive Development Zone (CD25) and Public Use (PU), as shown on Schedule 1 attached to and forming part of this bylaw.

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The notice that a public hearing was not being held for this bylaw was advertised on the municipality's social media site on \_\_\_\_\_, in the Cowichan Valley Citizen and the Chemainus Valley Courier on \_\_\_\_\_ and was posted to the municipality's public notice places on \_\_\_\_\_.

READ a first time on \_\_\_\_\_.

READ a second time on \_\_\_\_\_.

READ a third time on \_\_\_\_\_.

RECEIVED the approval of the Minister of Transportation on \_\_\_\_\_.

COVENANT registered on \_\_\_\_\_.

ADOPTED on \_\_\_\_\_.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
Presiding Member

\_\_\_\_\_  
Corporate Officer

