

Summary of Zoning Bylaw Mapping Changes

Existing Zone	Proposed Zone	Applies to	Potential for creating Legal Non-Conforming Issues?
R1 in UCB	R1-A	- All R1 properties within the UCB (to be given 3-4 unit density).	- N/A zoning rights will generally increase.
R2 ex UCB	R2-R	- All R2 properties outside the UCB (do not qualify for 3-4 unit density).	- N/A zoning provisions will not change.
R3 ex UCB	R3-R	- All R3 properties outside the UCB (do not qualify for 3-4 unit density).	- N/A zoning provisions will not change.
CD18 ex UCB	CD18-R	- All CD18 properties outside the UCB (do not qualify for 3-4 unit density).	- N/A zoning provisions will not change.

Zones to Combine:

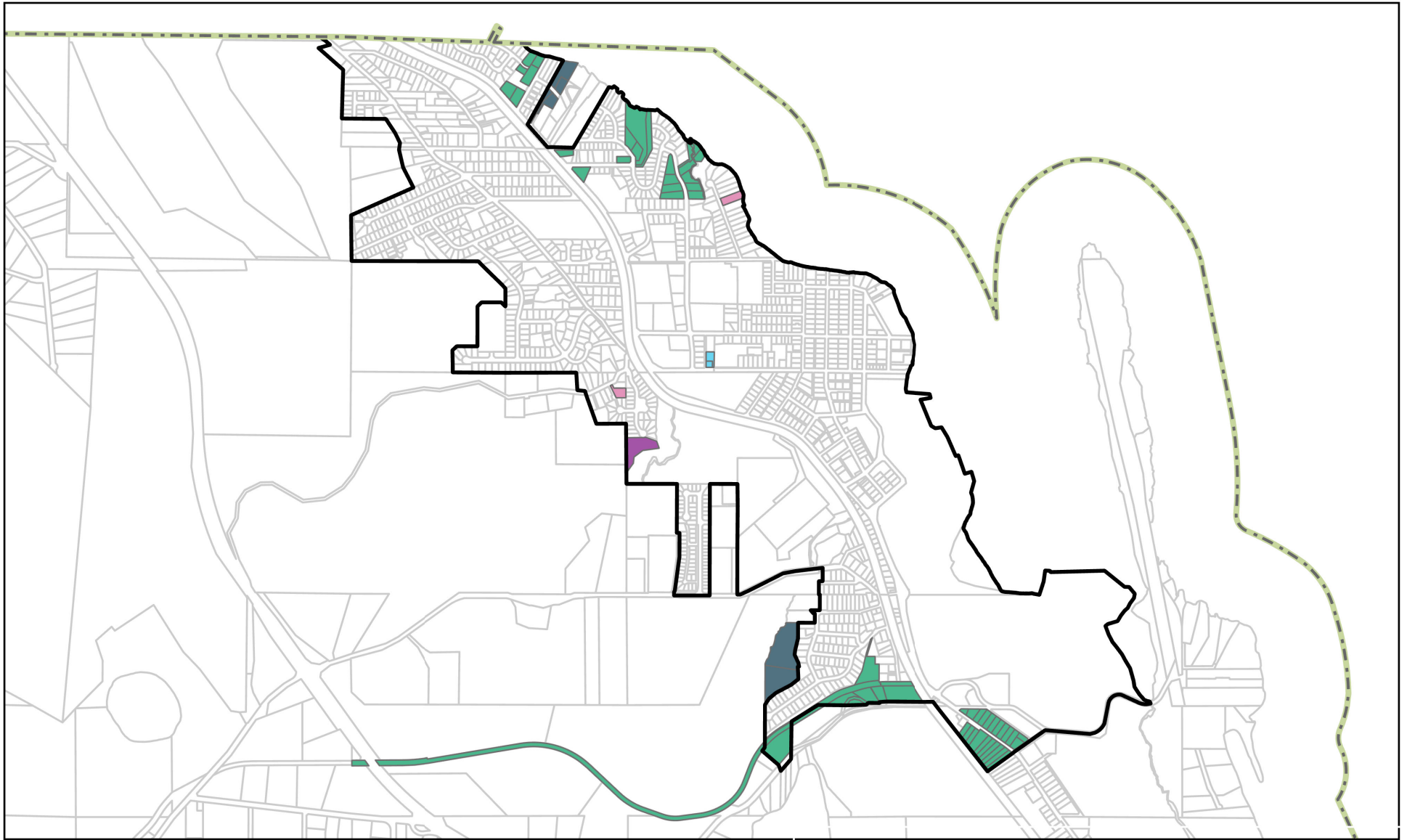
Existing Zone	Proposed Zone	Differences	Potential for creating Legal Non-Conforming Issues?	Notes
R2-A	R3	<ul style="list-style-type: none"> - R2-A zone has a 6 m front yard setback, 1 m larger than the R3 zone. - The R2-A zone has a 8 m rear yard setback (0.5 m larger than the R3 zone) - The R2-A zone has lower minimum parcel size (700m² vs. 670m²) and frontage than the R3 zone (23m vs. 18m). These lower provisions will be migrated to the R3 zone. - The recommendations related to density are the same for both zones. 	No – proposed to carry forward the more lenient provisions from each zone.	
R3-CH 3180, 3184, 3188, 3192, 3196, 3200 Gilana PI	become a new CD Zone	<ul style="list-style-type: none"> - R3-CH zone has specific provisions that suit the long Gilana Place parcels but are not practical for most parcels. - R3 zone has slightly lower parcel coverage than R3-CH for parcels larger than 650m². 	No “in-stream” applications that will be impacted. Provisions are similar, any legal non-conformity would be limited to	This only applies if Council supports adding garden suites (Option 1)

			items that can be varied.	
R3-CH (all other parcels)	R2 or R3 consistent with neighbour parcels.	- R3 zone has slightly lower parcel coverage than R3-CH for parcels larger than 650m2.		
R3-N	R3	- Setbacks for two storey detached accessory dwellings slightly taller in R3 zone. - R3 zone has slightly lower parcel coverage than R3-CH for parcels larger than 650m2.	Introduce site specific exemptions if required. These properties have been rezoned very recently and may not yet be built.	This only applies if Council supports adding garden suites (Option 1).
CD5	R3	- Only difference between the zones is that CD5 allows modulars, which is proposed to be permitted in the R3 zone. - Also has a smaller driveway width which must be removed per stress testing.	- N/A	This only applies if Council supports amending the definition of SFD to allow modular construction (Option 1)
CD6	Built out single family lots remain Area 1, small multifamily area south end of Napier Pl. becomes part of Area 2.	- Multi-family provisions in Area 1 and Area 2 are identical. - Area 1 provisions for the single- and two-family dwellings will change to accommodate 3-4 units.	- N/A	

These changes are shown graphically on the following three maps:

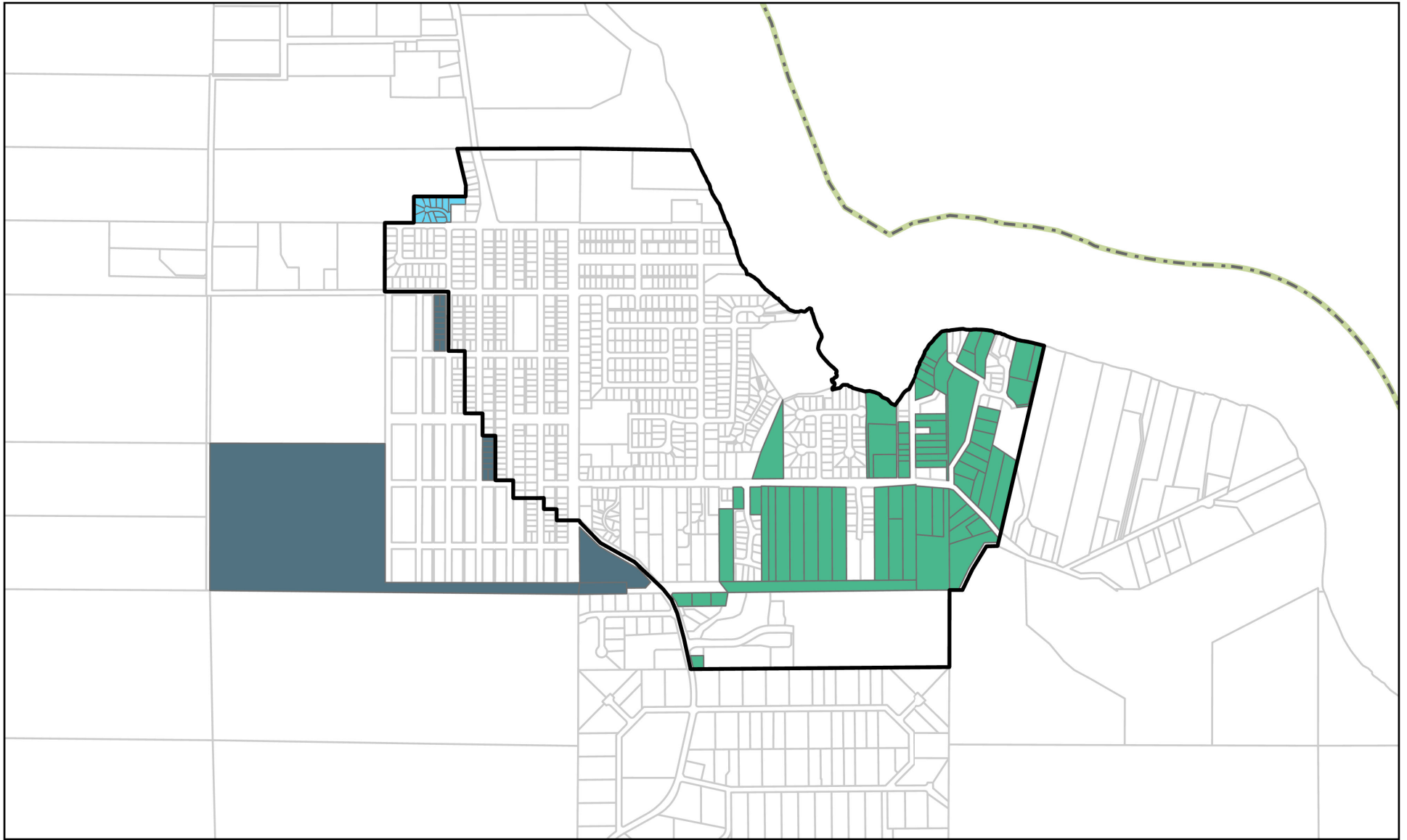
- 1) Chemainus
- 2) Crofton
- 3) South End

Any areas of the Municipality not covered by these maps do not have any parcel map designation changes; any zoning changes will be in the text of the existing zones.








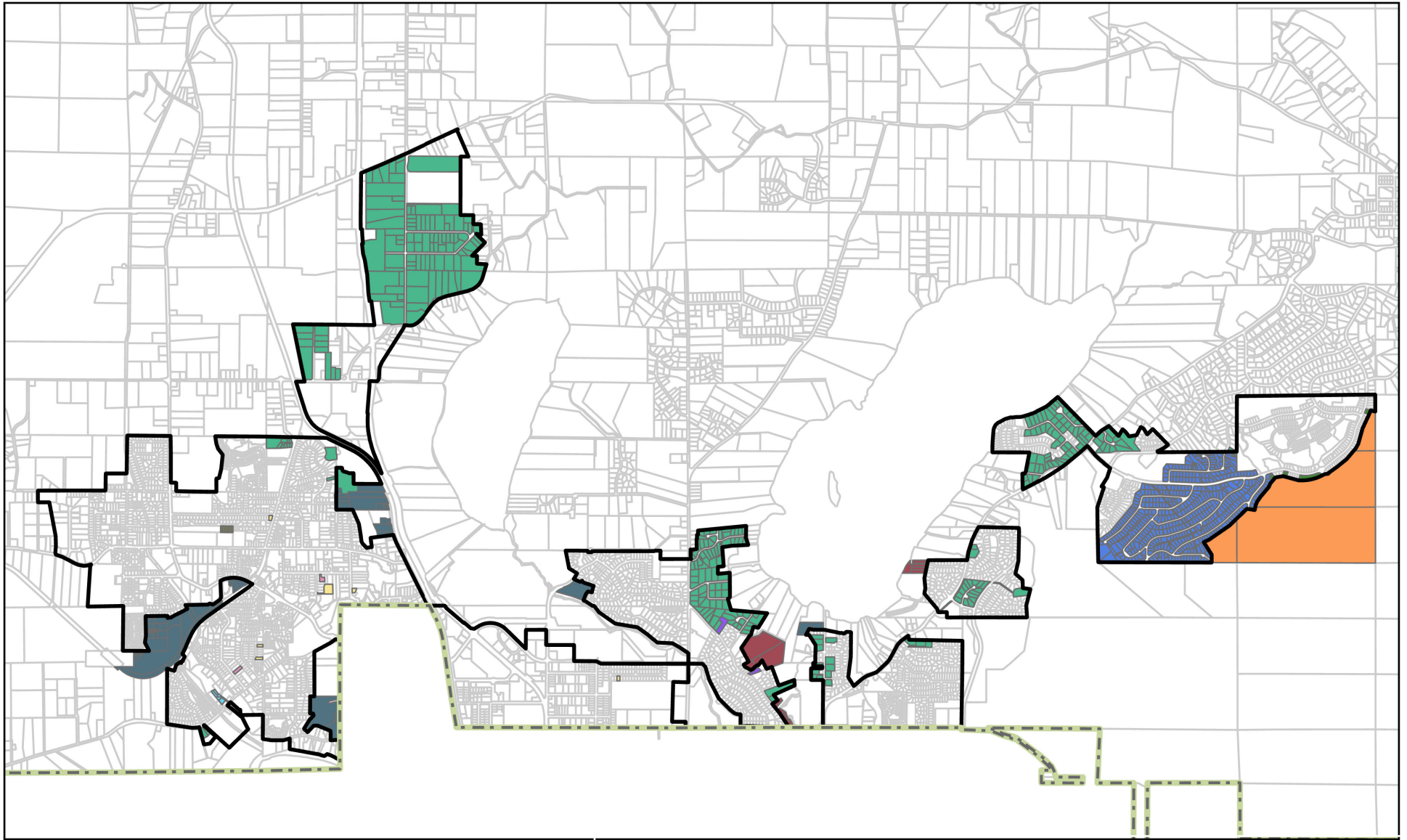
North Cowichan Preliminary Proposed Zoning Changes - South End -

- | | |
|---|--|
|  North Cowichan Boundary |  CD5 to R3 |
|  Urban Containment Boundary |  R1 to R1-A |
|  Area 1 (building strata) to Area 2 (Schedule 2) |  R3 to R3-R |
| |  R3-N to R3 |
















North Cowichan Preliminary
 Proposed Zoning Changes
 - South End -

- | | |
|--|--|
|  North Cowichan Boundary |  CD5 to R3 |
|  Urban Containment Boundary |  R1 to R1-A |
| |  R3 to R3-R |



North Cowichan Preliminary Proposed Zoning Changes - South End -

- | | | |
|---|--|---|
|  North Cowichan Boundary |  CD5 to R3 |  R3-CH to CD25 |
|  Urban Containment Boundary |  R1 to R1-A |  R3-CH to R2 |
|  Remains CD18 |  R2 to R2-R |  R3-CH to R3 |
|  CD18 to CD18-R |  R2-A to R3 |  R3-N to R3 |
| |  R3 to R3-R | |