

Chemainus Artisan Village Comprehensive Development Zone (CD6) [BL3589]

Permitted Uses

80.6 (1) The permitted uses for Areas 1 to 5 of the CD6 zone, as shown on Schedule "H", attached to and forming part of this bylaw, are as follows:

- (a) Area 1
 - (i) Detached Accessory Dwelling Unit
 - (ii) Limited Home-based Business
 - (iii) Multi-Family Residence
 - (iv) Secondary Suite
 - (v) Single-Family Dwelling
 - (vi) Two-Family Dwelling
- (b) Area 2
 - (i) Apartment
 - (ii) Assisted Living
 - (iii) Community Care Facility
 - (iv) Community Garden
 - (v) Congregate Housing
 - (vi) Limited Home-based Business
 - (vii) Personal Care Use
 - (viii) Stacked Townhouse
 - (ix) Townhouse
- (c) Area 3
 - (i) Apartment
 - (ii) Artisan Studio
 - (iii) Daycare
 - (iv) Gallery
 - (v) Hotel Small Scale
 - (vi) Laundromat
 - (vii) Limited Home-based Business
 - (viii) Live-work Studio
 - (ix) Mixed-use Building
 - (x) Museum
 - (xi) Office (above ground floor)
 - (xii) Personal Service
 - (xiii) Professional Office (above ground floor)
 - (xiv) Recreational Facility Small Scale
 - (xv) Restaurant
 - (xvi) Retail Store
 - (xvii) Stacked Townhouse
 - (xviii) Townhouse
- (d) Areas 4 and 5
 - (i) Open Space
 - (ii) Public Use
 - (iii) Trails

Density

- (2) (a) The maximum permitted density for the CD6 zone is as follows:
 - (i) the maximum gross floor area of a laundromat is 100 m² (1,076.39 sq. ft.)
 - (ii) the maximum gross floor area of a museum is 200 m² (2,152.78 sq. ft.)
 - (iii) the maximum gross floor area of a recreation facility small scale is 200 m²

(2,152.78 sq. ft.)
 (iv) the maximum gross floor area of a retail store is 200 m² (2,152.78 sq. ft.)

(b) The minimum density of residential dwelling units per hectare is as follows:

	Area 1	Area 2
Minimum permitted density	15	25

(c) Despite subsection (b), the density for congregate housing, assisted living and community care facility uses in Area 2 is as follows:

- (i) three units each smaller than 30 m² (322.92 sq. ft.) is equal to one dwelling unit,
- (ii) two units each larger than 30 m² (322.92 sq. ft.) but smaller than 60 m² (645.83 sq. ft.) is equal to one dwelling unit, and
- (iii) a unit larger than 60 m² (645.83 sq. ft.) is equal to one dwelling unit.

(d) The maximum permitted density in Area 1 of the CD6 zone is as follows:

- (i) The number of residential buildings shall not exceed one, except, where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is permitted.
- (ii) The number of dwelling units shall not exceed:
 - a. Three in the case of lots that are less than 280 m² (3,014 sq. ft.) in area.
 - b. Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - c. Two in the case of lots that are greater than 4,050 m² (1 acre) in area.

Parking

(3) (a) Despite section 21, the uses in the table below have the associated off-street minimum parking requirements in the CD6 zone.

Use	Minimum Parking Requirements
Multi-Family Residential dwelling unit, no bedrooms	0.75 parking space per dwelling unit without bedrooms, and 1.0 designated visitor parking space per 8 dwelling units
Multi-Family Residential dwelling unit, one or two bedrooms	1.0 parking space per dwelling unit with one or two bedrooms, and 1.0 designated visitor parking space per 10 dwelling units
Multi-Family Residential dwelling unit, three bedrooms or more	2.0 parking spaces per dwelling unit with three or more bedrooms, and 1.0 designated visitor parking space per 15 dwelling units
Assisted Living	1.0 parking space per 3 beds, and 1.0 passenger unloading stall per 40 beds or at minimum 1 per building
Community Care Facility	1.0 parking space per 4 beds and 1.0 passenger unloading stall per 40 beds or at minimum 1 per building
Restaurant	1.0 parking space per 20 m ² used for customer circulation and seating
Retail	1.0 parking space per 46 m ² or at a minimum 1 space per individual store or shop

(b) In addition, all required parking in the CD6 zone must meet the following:

- (i) the size, quantity and access to parking spaces for seniors and persons with

- (ii) disabilities must meet or exceed the requirement of the B.C. Building Code; no off-street parking is permitted in the front of apartment buildings in Area 2, and no off-street parking is permitted in the front any building in Area 3;
- (iii) visitor parking may be located in off-street parking lots, or on-street in Area 1 and Area 2;
- (iv) visitor parking in Area 3 must be located off-street;
- (v) all required parking spaces must be paved, marked, numbered, curbed, illuminated, and drained;
- (vi) all parking areas must be screened from all adjacent uses and streets by a landscaped screen not less than 1.5 m (4.92 ft.) wide;
- (vii) all required parking areas must group all parking spaces in clusters of a maximum of 8 spaces with landscaping consisting of trees and shrubs between clusters, and such landscaping must be considered as meeting a portion of the required site landscaping requirements;
- (viii) sections 17 to 21 apply for all other parking requirements;
- (ix) where conflicts exist between parking requirements in sections 17 to 21, the requirements set out in this zone prevail.

Driveways

- (4) The minimum permitted setback from a vehicle entrance of a principal or accessory building to a highway or strata road, other than a lane, is 6.0 m (19.69’).

Bicycle Parking Minimum Requirements

- (5) Minimum off-street bicycle parking stall requirements are as follows:

Use	Bicycle Parking Stall Class I	Bicycle Parking Stall Class II
Multi-Family (where parking is in parking lot or underground parking)	1 space per 4 dwelling units	1 space per 2.5 dwelling units
Congregate Housing, Assisted Living	1 space per 10 residential units	1 space per 10 residential units
Community Care Facility	1 space per 10 beds	1 space per 20 beds
Hotel small scale	1 space per 5 sleeping rooms	1 space per 10 sleeping rooms
Live-Work	1 space per each live-work unit	1 space per 3 live-work units
Mixed Use Building	Per individual use	Per individual use
Retail, Personal Service, Office, Professional Office, Museum, Laundromat, Artisan Studio, Gallery	1 space per 400 m ² (4,305.56 sq. ft.) (minimum 1 space)	1 space per 100 m ² (1,076.39 sq. ft.)
Restaurants	1 space per 250 m ² (2,690.98 sq. ft.) (minimum 1 space)	1 space per 100 m ² (1,076.39 sq. ft.)
Recreational Facility Small Scale	1 space per 250 m ² (2,690.98 sq. ft.) (minimum 1 space)	1 space per 25m ² (269.09 sq. ft.)
Offices	1 space per 200 m ² (2,152.78	1 space per 100 m ² (1,076.39

Use	Bicycle Parking Stall Class I	Bicycle Parking Stall Class II
	sq. ft.) (minimum 1 space)	sq. ft.)

Regulatory Conditions

(6) The regulatory conditions in the following table apply to:

(a) Area 1:

Description	Value
Minimum lot area	650 m ² (6,996.60 sq. ft.)
Minimum frontage	23.0 m (75.46'), except that the minimum frontage within a cul-de-sac is 6.5 m (21.33')
Maximum Lot Coverage	40%, except that where a lot is 500 m ² or less in area and contains either three or more dwelling units or a detached accessory dwelling unit, the maximum lot coverage is 45%.
Minimum Setbacks: Principal Building: - yard, front - yard, side - yard, rear - yard, driveway Accessory Building: - yard, front - yard, side - yard, rear	4.0 m (13.12') 1.5 m (4.92') 5.0 m (16.40') 5.8 m (19.03') 5.0 m (16.40') 1.0 m (3.28') 1.0 m (3.28')
Maximum Height: - Principal Building, Two-Family Dwelling - Principal Building, other than Two-Family Dwelling - Accessory Building	10.0 m (32.80') 9.0 m (29.53') 5.0 m (16.40')

(b) Area 2 - Multi-Family:

Description	Townhouse	Stacked Townhouse	Apartments
Minimum lot area	1,000 m ² (10,763.91 sq. ft.)	1,000 m ² (10,763.91 sq. ft.)	1,000 m ² (10,763.91 sq. ft.)
Minimum frontage	25.0 m (82.02')	25.0 m (82.02')	25.0 m (82.02')
Maximum Lot Coverage	50%	50%	50%
Minimum Setbacks: Principal Building: - yard, front (without front yard parking) - yard, front (with front yard parking) - yard, side - yard, rear - yard, rail right-of-way Accessory Building:	2.5 m (8.20') 5.8 m (19.03') 3.0 m (9.84') 4.0 m (13.12') 10.0 m (32.81')	2.5 m (8.20') 5.8 m (19.03') 3.0 m (9.84') 4.0 m (13.12') 10.0 m (32.81')	2.5 m (8.20') 5.0 m (16.40') 5.0 m (16.40') 10.0 m (32.81')

Description	Townhouse	Stacked Townhouse	Apartments
- yard, front	6.0 m (19.69')	6.0 m (19.69')	6.0 m (19.69')
- yard, side	3.0 m (9.84')	3.0 m (9.84')	1.5 m (4.92')
- yard, rear	5.0 m (16.40')	5.0 m (16.40')	1.5 m (4.92')
- yard, rail right-of-way	5.0 m (16.40')	5.0 m (16.40')	5.0 m (16.40')
Maximum Eave line Height	7.0 m (22.97')	8.5 m (27.89')	11.0 (36.09')
Minimum Roof Slope	5:12	5:12	5:12
Maximum Height: Principal Building	9.0 m (29.52')	10.0 m 32.81')	14.0 m 45.93')
Accessory Building	5.0 m (16.40')	5.0 m (16.40')	5.0 m (16.40')
Maximum Storeys	2.5 storeys	3.5 storeys	4.5 storeys
Minimum Building Separation	4.0 m (13.12')	4.0 m (13.12')	8.0 m (26.25')
Minimum Landscaped Open Space	25%	25%	25%
Minimum Outdoor Private Amenity Space per Dwelling Unit	7.4 m ² (79.65 sq. ft.) in area with a minimum horizontal dimension of 3.0 m (9.84')	Ground floor units: 7.4 m ² (79.65 sq. ft.) in area with a minimum horizontal dimension of 3.0 m (9.84'). Above grade units: 4.75 m ² (51.13 sq. ft.) in area with a minimum horizontal dimension of 2.0 m (6.56')	Ground floor units: 7.4 m ² (79.65 sq. ft.) in area with a minimum horizontal dimension of 3.0 m (9.84'). Above grade units: 4.75 m ² (51.13 sq. ft.) in area with a minimum horizontal dimension of 2.0 m (6.56')

(c) Area 3 - Multi-Family and Commercial:

Description	Townhouse	Stacked Townhouse	Apartment/ Mixed Use and/or Commercial Building
Minimum lot area	1,000 m ² (10,763.91 sq. ft.)	1,000 m ² (10,763.91 sq. ft.)	1,000 m ² (10,763.91 sq. ft.)
Minimum frontage	25.0 m (82.02')	25.0 m (82.02')	25.0 m (82.02')
Maximum Lot Coverage	50%	50%	50%
Minimum Setbacks: Principal Building:			
- yard, front (without front yard parking)	2.5 m (8.20')	2.5 m (8.20')	2.5 m (8.20')
- yard, front (with front yard parking)	5.8 m (19.03')	5.8 m (19.03')	
- yard, side	3.0 m (9.84')	3.0 m (9.84')	5.0 m (16.40')
- yard rear	4.0 m (13.12')	4.0 m (13.12')	5.0 m (16.40')
- yard, rail right-of-way	10.0 m (32.81')	10.0 m (32.81')	10.0 m (32.81')
Accessory Building:			
- yard, front	6.0 m (19.69')	6.0 m (19.69')	6.0 m (19.69')
- yard, side	1.5 m (4.92')	1.5 m (4.92')	1.5 m (4.92')

Description	Townhouse	Stacked Townhouse	Apartment/ Mixed Use and/or Commercial Building
- yard, rear	1.5 m (4.92')	1.5 m (4.92')	1.5 m (4.92')
- yard, rail right-of-way	5.0 m (16.40')	5.0 m (16.40')	5.0 m (16.40')
Maximum Eave line Height	7.0 m (22.97')	8.5 m (27.89')	11.0 m (36.09')
Minimum Height, Principal Building			9.0 m (29.53')
Maximum Height: Principal Building	9.0 m (29.53')	10.0 m (32.81')	11.0 m (36.09')
Accessory Building	5.0 m (16.40')	5.0 m (16.40')	5.0 m (16.40')
Maximum Storeys	2.5 storeys	3.5 storeys	3.5 storeys
Minimum Building Separation	4.0 m (13.12')	4.0 m (13.12')	6.0 m (19.69')
Minimum Landscaped Open Space	25%	25%	25%
Minimum Outdoor Private Amenity Space per Dwelling Unit	7.4 m ² (79.65 sq. ft.) in area with a minimum horizontal dimension of 2.4 m (7.87')	Ground floor units: 7.4 m ² (79.65 sq. ft.) in area with a minimum horizontal dimension of 3.0 m (9.84'). Above grade units: 4.75 m ² 51.13 sq. ft.) in area with a minimum horizontal dimension of 2.0 m (6.56').	4.75 m ² (51.13 sq. ft.) in area with a minimum horizontal dimension of 2.0 m (6.56').

Conditions of Use

- (7) (a) [Repealed. BL3891]
(b) [Repealed. BL3891]
(c) Area 3

The conditions of use for Area 3 are as follows:

- (i) [Repealed. BL3891]
(ii) Commercial uses that introduce or produce malodorous, toxic or noxious matters, or generate excessive vibration, heat, glare, noise, or radiation or create hazardous substances are not permitted within 20 m (65.62') of a residential dwelling unit.
(iii) A landscaped area, consisting of trees and shrubs and low fencing, not less than 1.5 m (4.92') wide must be provided along the entire length of a lot line that abuts a residential use (Area 2).
(d) Despite section 80.6 (1)(b) two-family dwelling is a permitted use at 9880 Napier Place based on the regulatory conditions of Area 1.

General

- (8) In the event of conflict between the provisions of Part 1 to 5 of this Bylaw and the provisions of this zone, the provisions of the CD6 zone prevail.

Schedule "F"

Chemainus Quay Walkway Standards

Minimum width of 2.4 m (7.87')

Wheelchair accessible

Have railings

Schedule "G"

[Repealed. BL3242]

Schedule "H"

Chemainus Artisan Village Comprehensive Development Zone Map

