



The Corporation of the District of North Cowichan

Zoning Bylaw Amendment (Legacy Sites) Bylaw

BYLAW NO. 4002

A bylaw to amend site zonings to align with the Official Community Plan

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. 4002, 2025".

Amendments

- 2 Schedules "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", "15", "16" & "17" attached herein form part of this bylaw.
- 3 Zoning Bylaw No. 2950, 1997 is amended by adding the following definition to section 12: "**commercial laundry**" means an industrial use of a building or structure for the receipt and redistribution of clothing and fabrics in bulk for cleaning, maintenance and repair, including ancillary office and storage space, but does not include a laundromat."
- 4 Zoning Bylaw No. 2950, 1997 is amended by adding the following condition of use to section 56(8): "(i) Despite 56(1), 56(4), 56(5) and 56(7), "apartment" is a permitted use at 8272 Crofton Road (PID: 001-024-817), with a maximum density of floor space ratio 1:1, maximum lot coverage of 40%, and maximum principal building height of 11m."
- 5 Zoning Bylaw No. 2950, 1997 is amended by adding the following condition of use to section 67(7): "(b) Despite 67(1) "Boat Terminals and Dock" is a permitted use at 2830 Oak Street (PID: 008-099-944)."
- 6 Zoning Bylaw No. 2950, 1997 is amended by adding the following subsection to section 68:
- "Conditions of Use**
- (9) The conditions of use for the C1 zone are as follows:
- (a) Despite 68(1), "Restaurant", "Fitness Centre/Gymnasium" and "Veterinary Clinic" are permitted uses at unnamed parcel on Kingsview Road (PID: 029-172-667).
- (b) Despite 68(1), "Mixed Use Building" whereby the entire bottom floor of the building is used for commercial purposes or any uses specified in 68(9)(a), or combination thereof, is a permitted use at unnamed parcel on Kingsview Road (PID: 029-172-667)."

- 7 Zoning Bylaw No. 2950, 1997 is amended by adding the following subsection to section 75:
“(7.1) Despite section 75(1), a commercial laundry is permitted at unnamed parcel on Bare Point Road (PID: 010-798-587).”
- 8 Zoning Bylaw No. 2950, 1997 is amended by deleting the Stonehill Comprehensive Development (CD7) Zone section 80.7 and Schedule “I”.
- 9 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating 8272 Crofton Road (PID: 001-024-817) shown outlined in red in Schedule “1” and currently zoned R8, to R1.
- 10 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating 2830 Oak Street (PID: 008-099-944) shown outlined in red in Schedule “2” and currently zoned I2, to MA1.
- 11 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel on Kingsview Road (PID: 029-172-667) shown outlined in red in Schedule “3” and currently zoned A2_LUC, to C1.
- 12 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel on Arthur Street (PID: 000-253-073) shown outlined in red in Schedule “4” and currently zoned A2, to R3.
- 13 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating 6223 Somenos Road (PID: 000-681-041) shown outlined in red in Schedule “5” and currently zoned A1, to R3.
- 14 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating 6679 Trans-Canada Highway (PID: 004-253-582) shown outlined in red in Schedule “6” and currently zoned I1, to C2.
- 15 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating 1584 Donnay Drive (PID: 001-284-428) shown outlined in red in Schedule “3” and currently zoned A2_LUC, to PU.
- 16 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel “Shoal Point” (PID: 009-921-958) shown outlined in red in Schedule “7” and currently zoned I2, to A2.
- 17 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel “Shoal Island” (PID: 009-925-431) shown outlined in red in Schedule “7” and currently zoned I2, to A2.
- 18 Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel (PID: 013-143-123) shown outlined in red in Schedule “7” and currently zoned I2, to A2.
- 19 Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating that portion of unnamed parcel (PID: 013-194-976) shown outlined in red in Schedule “7” and currently zoned I2, to

- 20 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating 1698 Maple Bay Road (PID: 002-647-842) shown outlined in red in Schedule "8" and currently zoned CD7, to A2.
- 21 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel on Donnay Drive (PID: 028-874-617) shown outlined in red in Schedule "8" and currently zoned CD7, to A2.
- 22 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel on Bare Point Road (PID: 010-798-587) shown outlined in red in Schedule "9" and currently zoned I1, to C9.
- 23 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating that portion of 2011 University Way (PID: 027-694-925) currently zoned C2 to PU, as shown outlined in red in Schedule "10".
- 24 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating that portion of 3035 River Road (PID: 028-367-502) currently zoned CD4 to A2, as shown outlined in red in Schedule "11".
- 25 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating that portion of 5951 Lakes Road (Strata Plan 267 Common Property) currently zoned A2 to PU, as shown outlined in red in Schedule "12".
- 26 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating those portions of 9367 Trans-Canada Highway (PID: 024-993-093) currently zoned I1 and R1 to I2, as shown outlined in red in Schedule "13".
- 27 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel on Boys Road (PID: 001-099-825) currently zoned C2, R5 and A2 to PU as shown outlined in red in Schedule "14".
- 28 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating that portion of unnamed parcel on Cottonwood Road (PID: 013-178-202) currently zoned A1 to PU, as shown outlined in red in Schedule "15".
- 29 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel on Herons Place (PID: 028-630-556) currently zoned A1 and R3-S to PC, as shown outlined in red in Schedule "16".
- 30 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcel on Herons Way (PID: 026-010-470) currently zoned A1 to PC, as shown outlined in red in Schedule "16".
- 31 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating Park space at Ambleside Place and Maple Bay Road (Folio 09878-020) currently zoned R1-U to PU, as shown outlined in red in Schedule "17".

32 Zoning Bylaw No. 2950, 1997 Schedule C (maps) is amended by redesignating unnamed parcels on Maple Bay Road (PID: 028-878-973 & PID: 020-878-981) currently zoned R1 to PU, as shown outlined in red in Schedule "17".

Severability

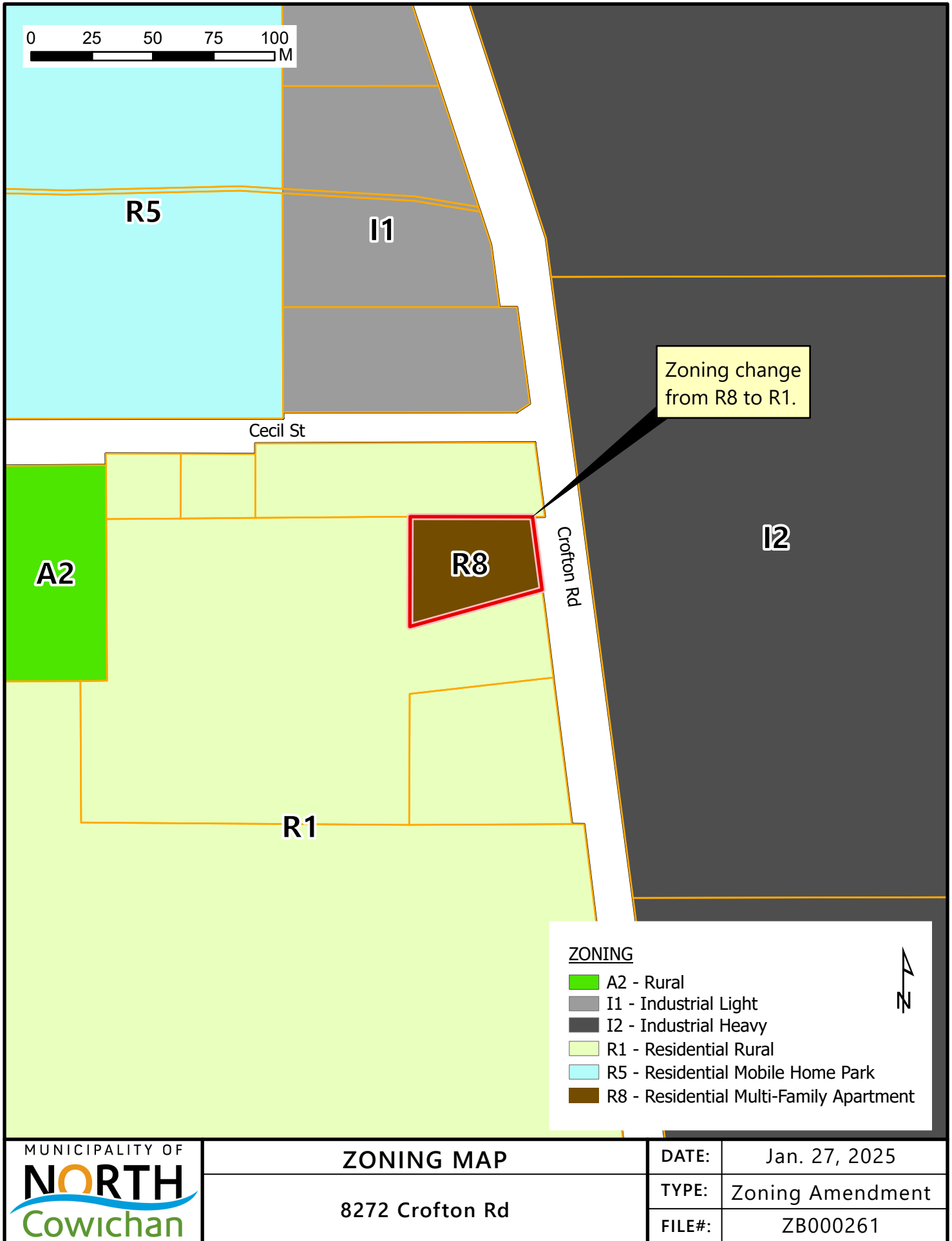
33 In the event that any portion of this bylaw is declared invalid or ultra vires by a Court of competent jurisdiction, then such portion shall be deemed to be severed from the bylaw to that extent and the remainder of the bylaw shall continue in force and effect.

READ a first time on _____
READ a second time on _____
Resolution to amend _____.
This bylaw was advertised on the municipality's _____ site on _____, in the Cowichan Valley Citizen and the Chemainus Valley Courier on _____, and was posted to the municipality's public notice places on _____.
CONSIDERED at a Public Hearing on _____.
READ a third time on _____.
RECEIVED the approval of the Minister of Transportation and Transit on _____.
ADOPTED on _____.

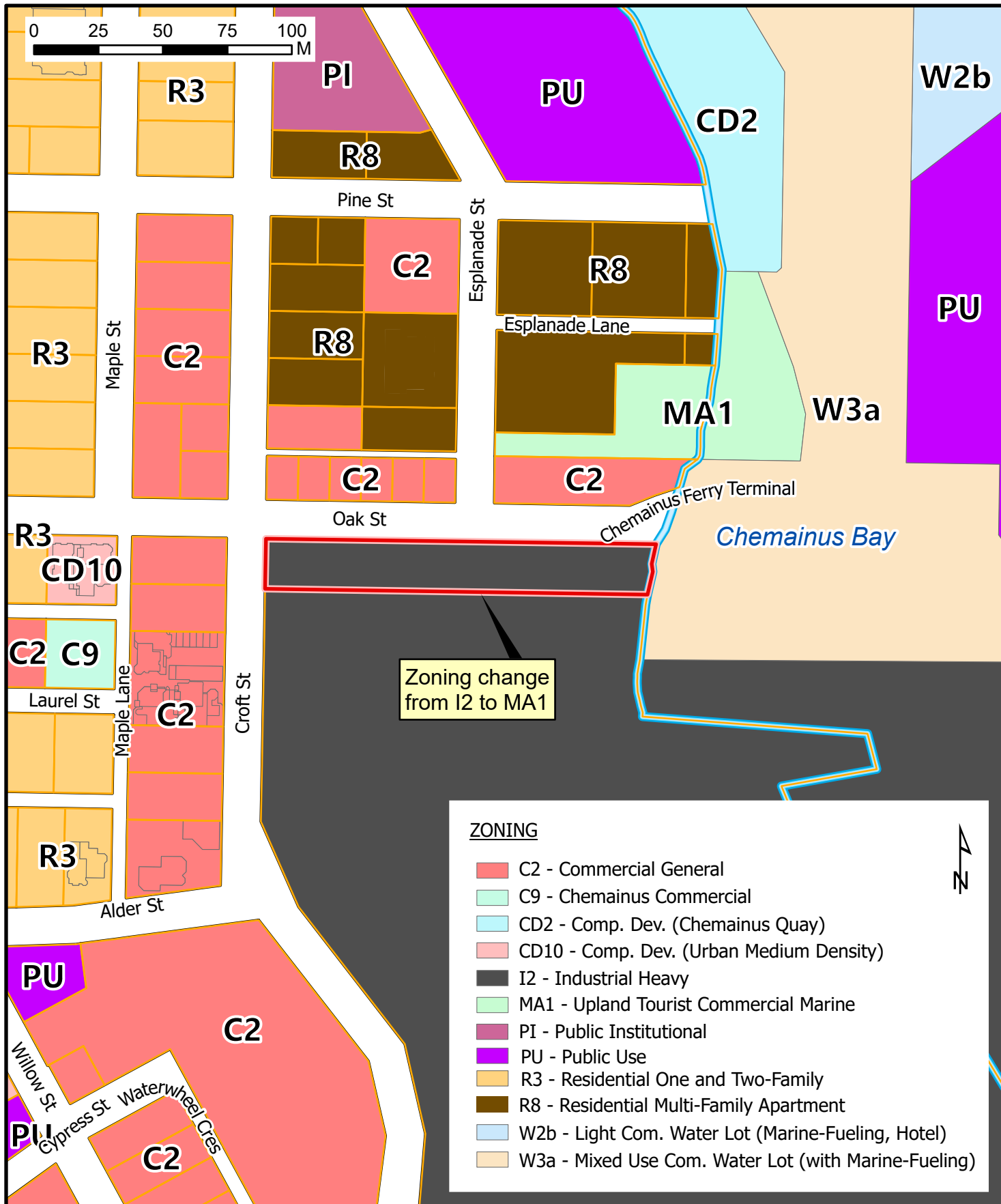
CORPORATE OFFICER

PRESIDING MEMBER

Schedule "1"
Crofton Road Rezoning

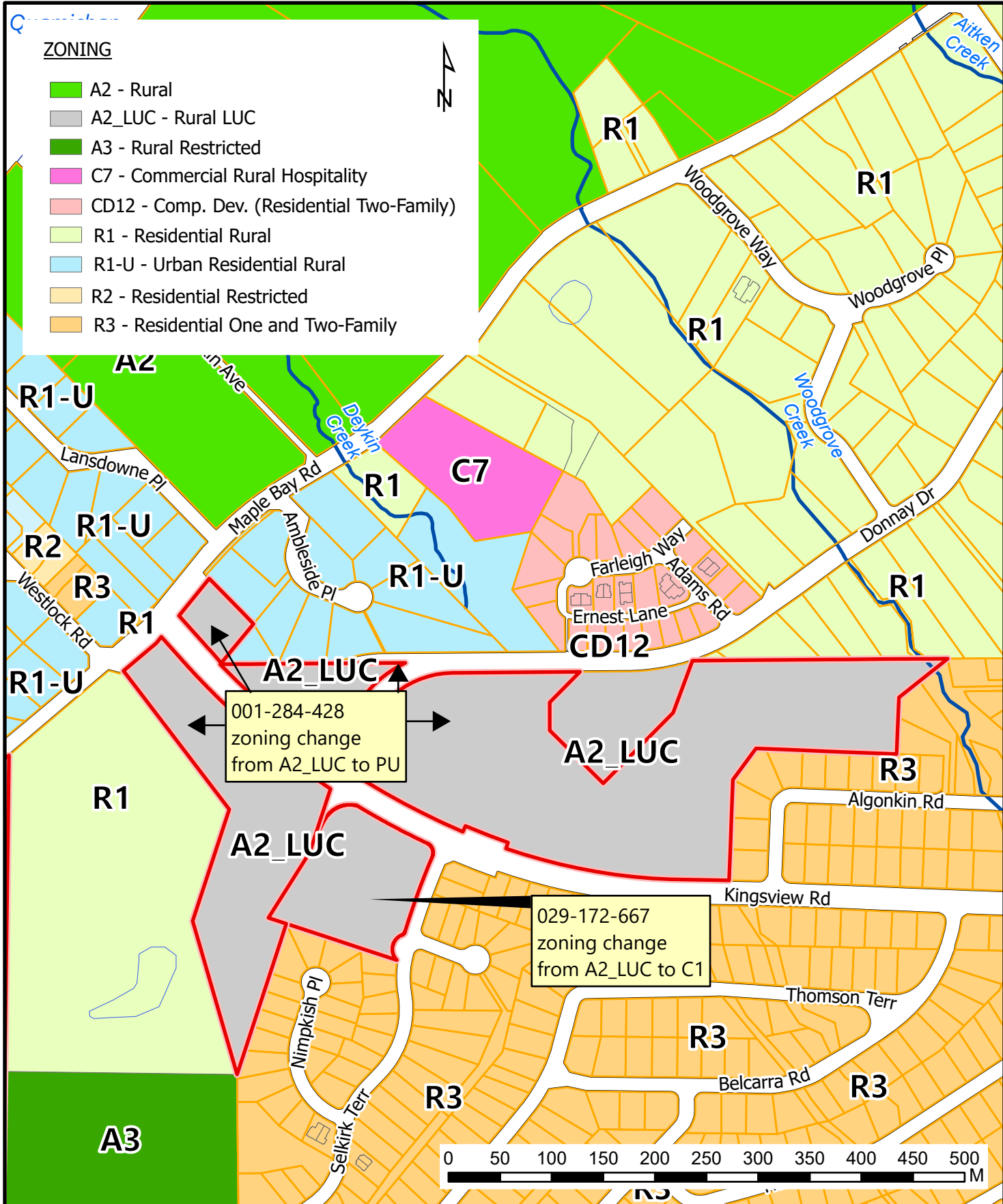


Schedule "2" Oak Street Rezoning



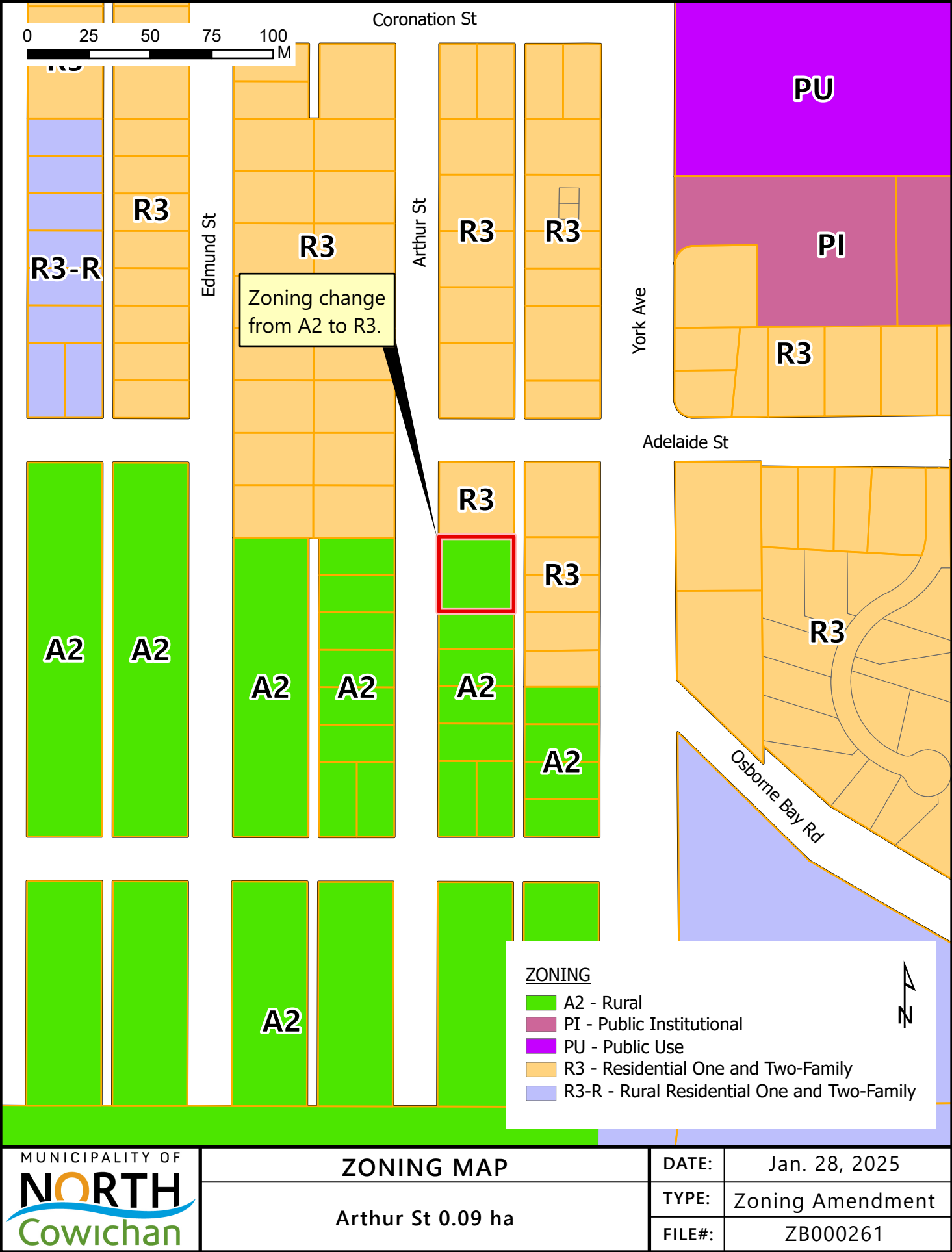
	ZONING MAP		DATE:	Feb. 3, 2025
	2830 Oak St		TYPE:	Zoning Amendment
			FILE#:	ZB000261

Schedule "3"
Kingsview Road and Donnay Drive Rezoning

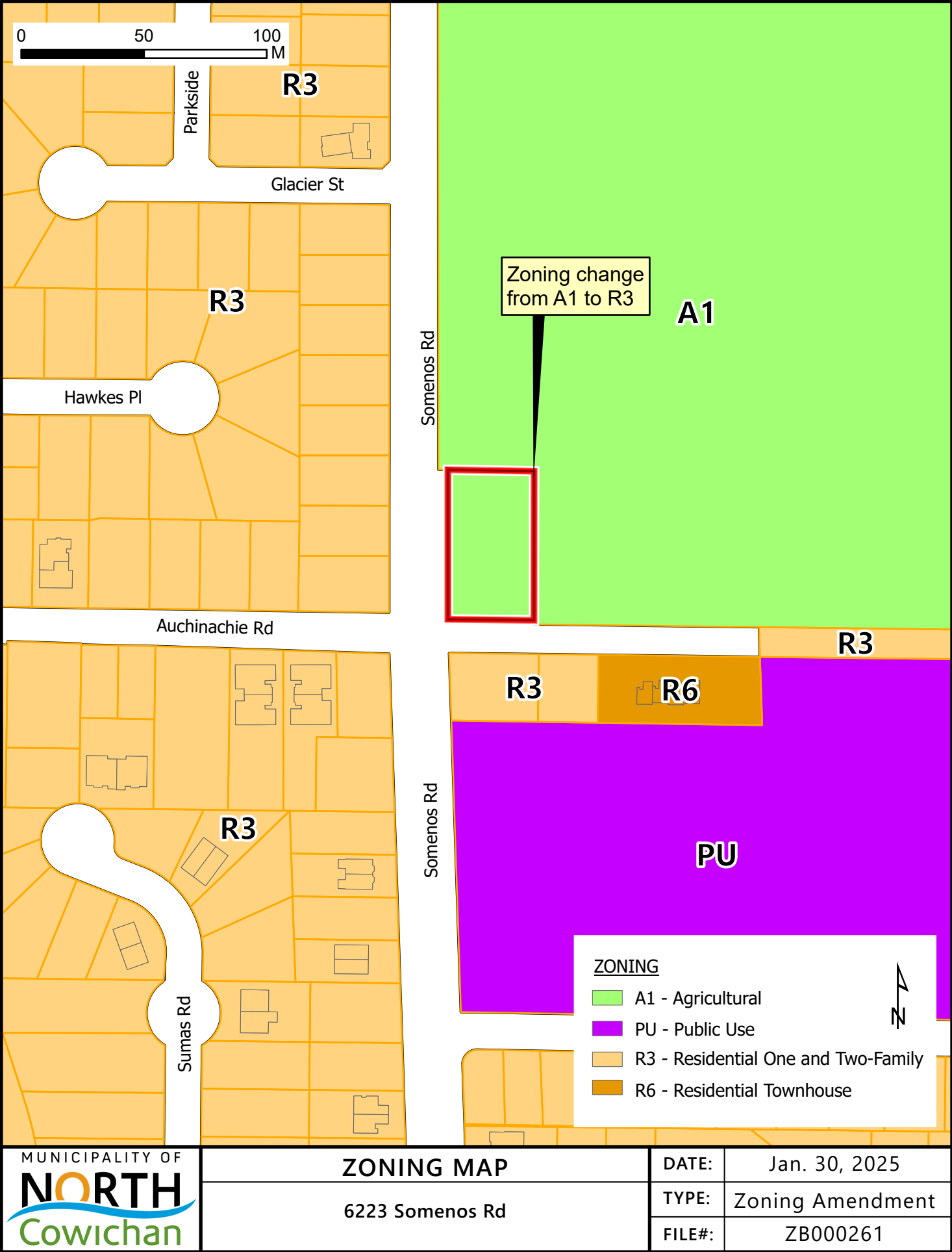


	ZONING MAP	DATE:	Feb. 5, 2025
	029-172-667 Kingsview Rd	TYPE:	Zoning Amendment
	001-284-428 Kingsview Rd/Donnay Dr	FILE#:	ZB000261

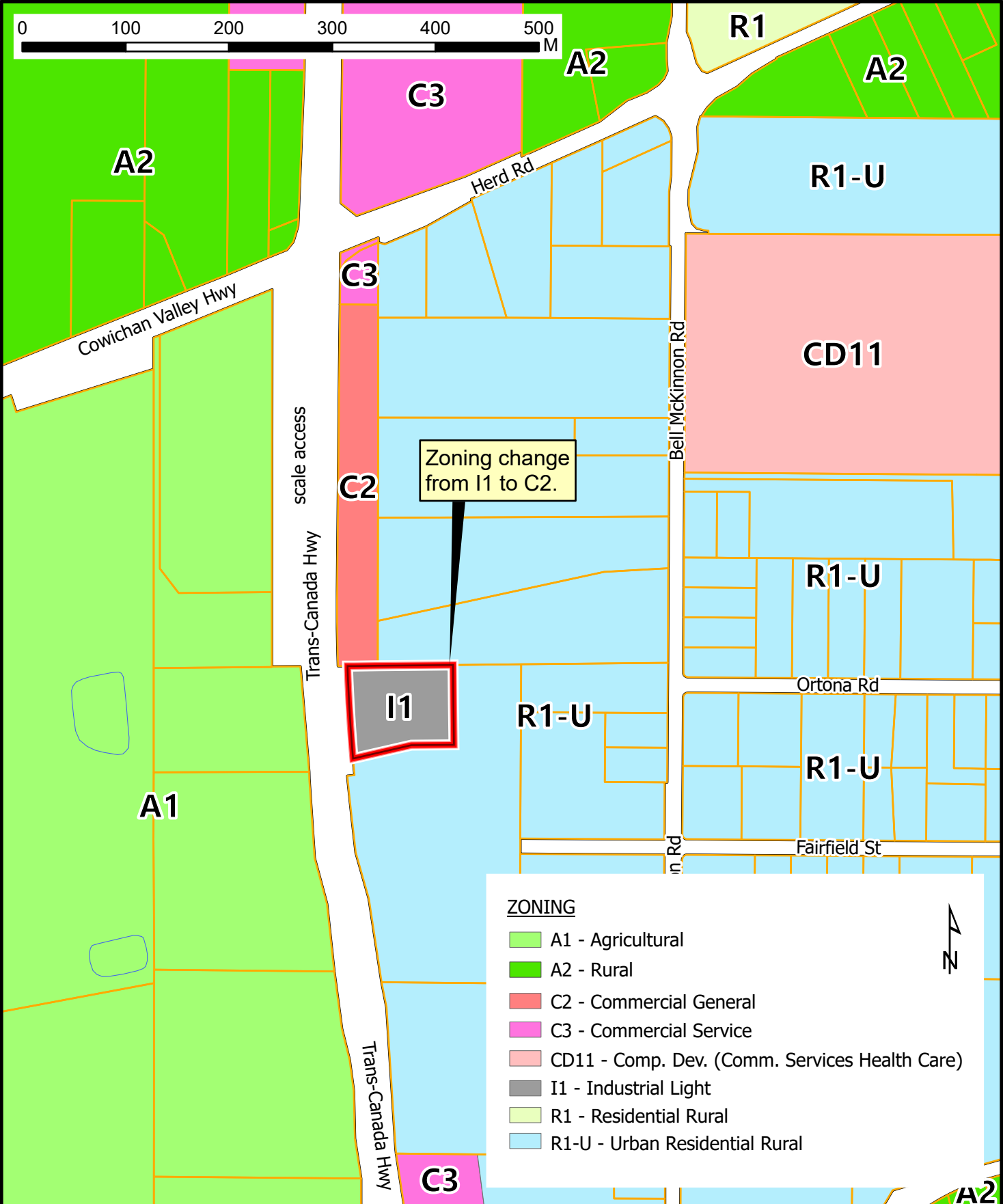
Schedule "4"
Arthur Street Rezoning




Schedule "5"
Somenos Road Rezoning

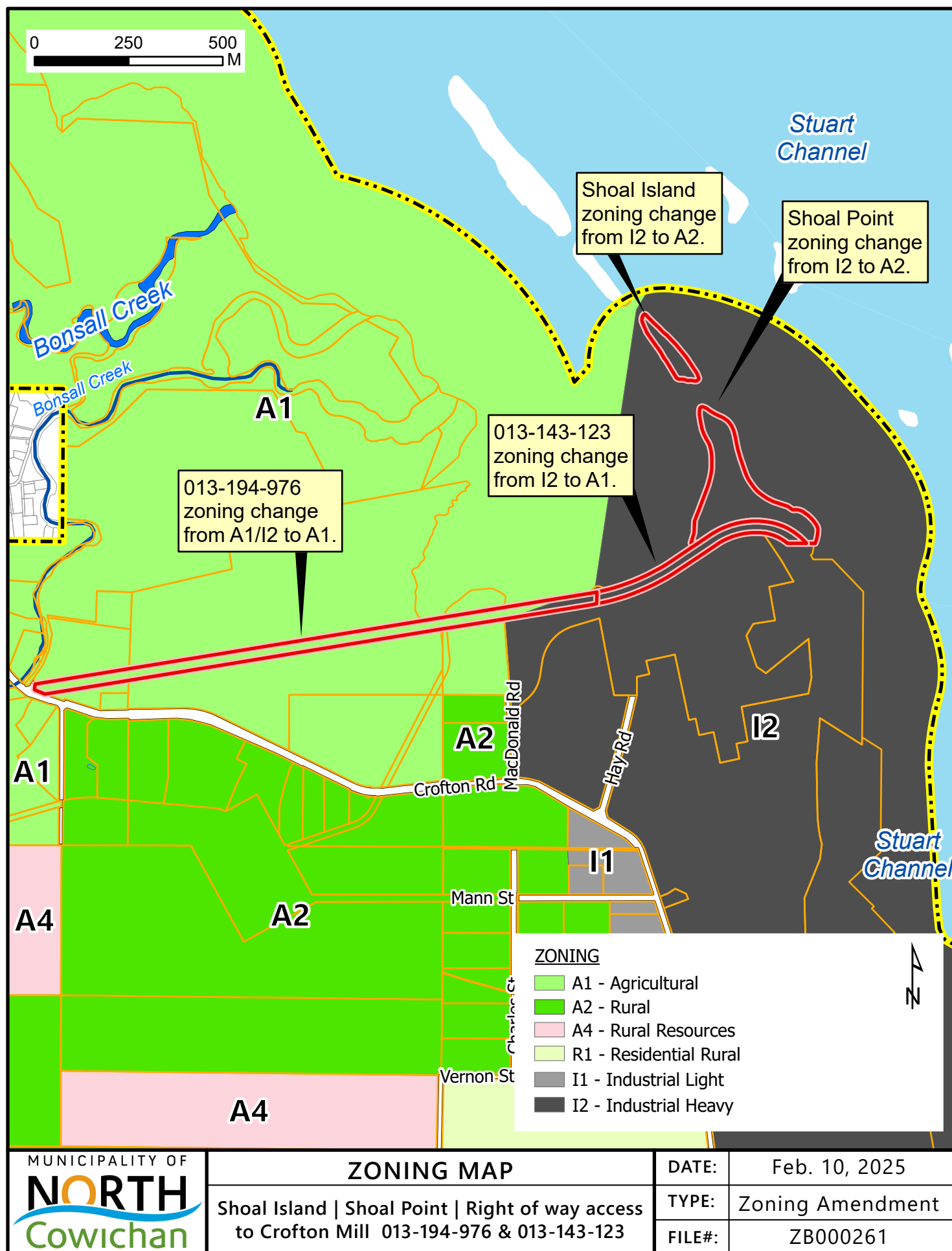


Schedule "6"
Trans-Canada Highway Rezoning

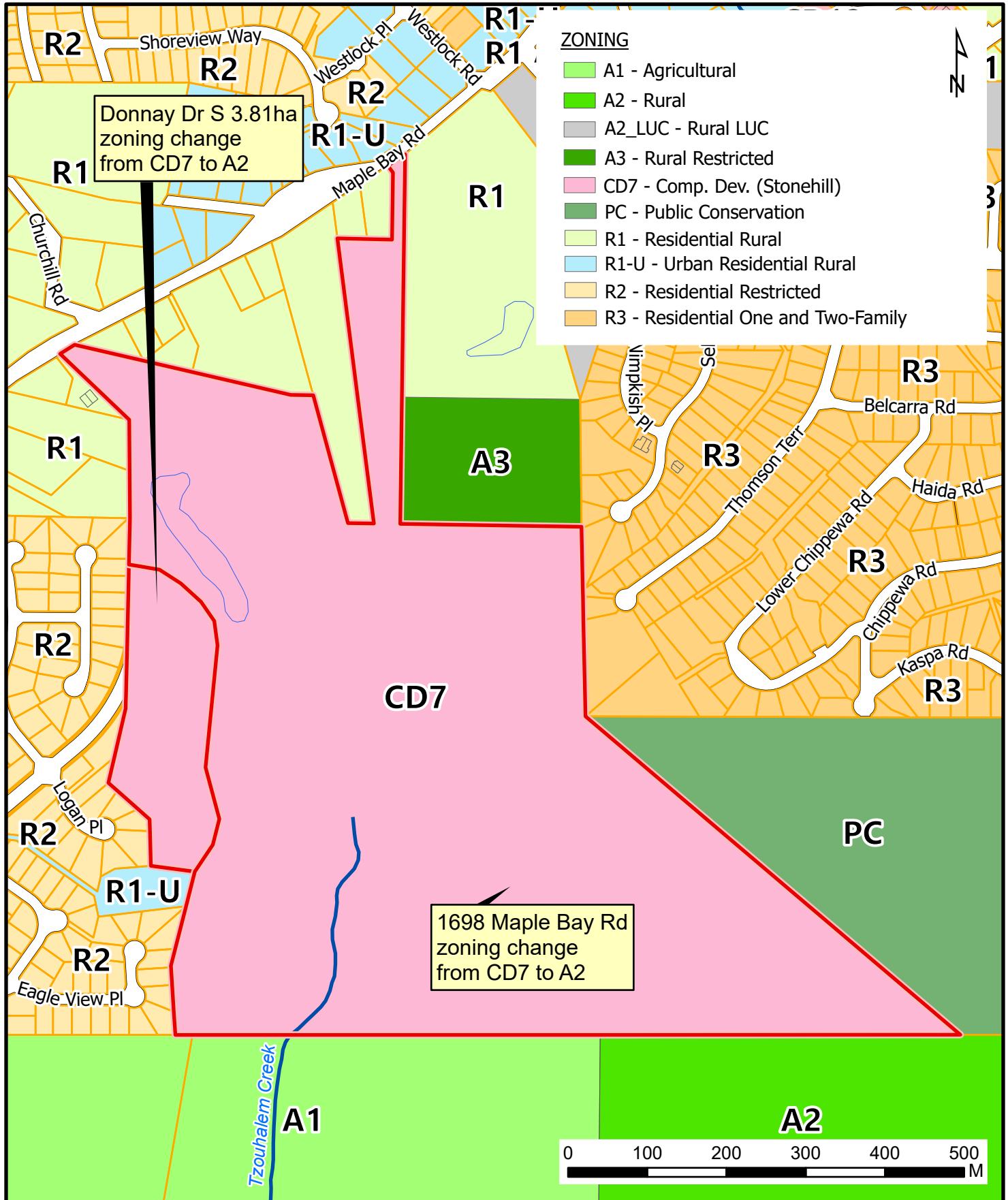


	ZONING MAP	DATE:	Jan. 30, 2025
	6679 Trans-Canada Highway	TYPE:	Zoning Amendment
		FILE#:	ZB000261

Schedule "7"
Shoal Island and Shoal Point and Crofton Mill Row Rezoning



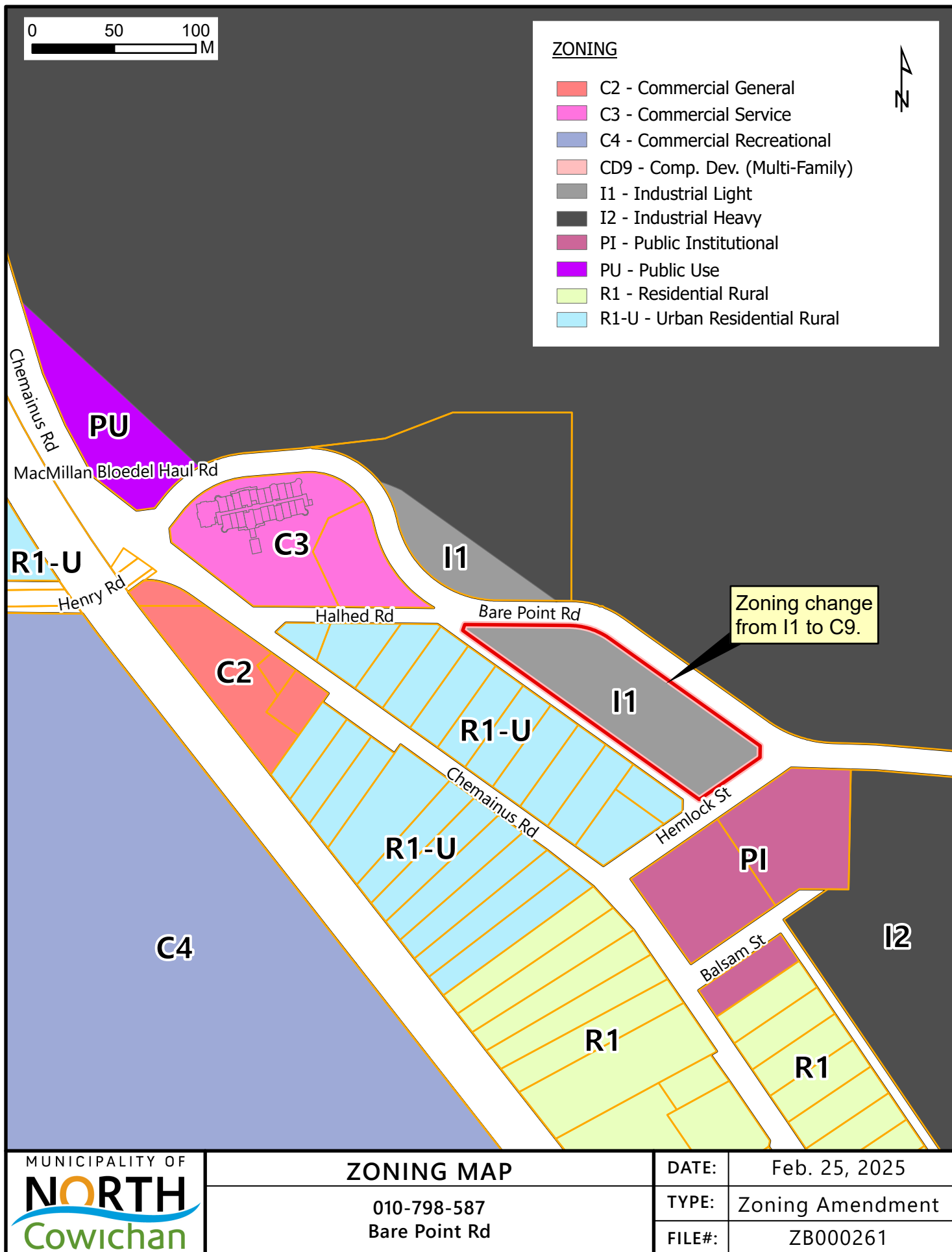
Schedule "8"
Donnay Drive and Maple Bay Road Rezoning



	ZONING MAP		DATE:	Feb. 3, 2025
	Donnay Dr S 3.81 ha 1698 Maple Bay Rd		TYPE:	Zoning Amendment
			FILE#:	ZB000261

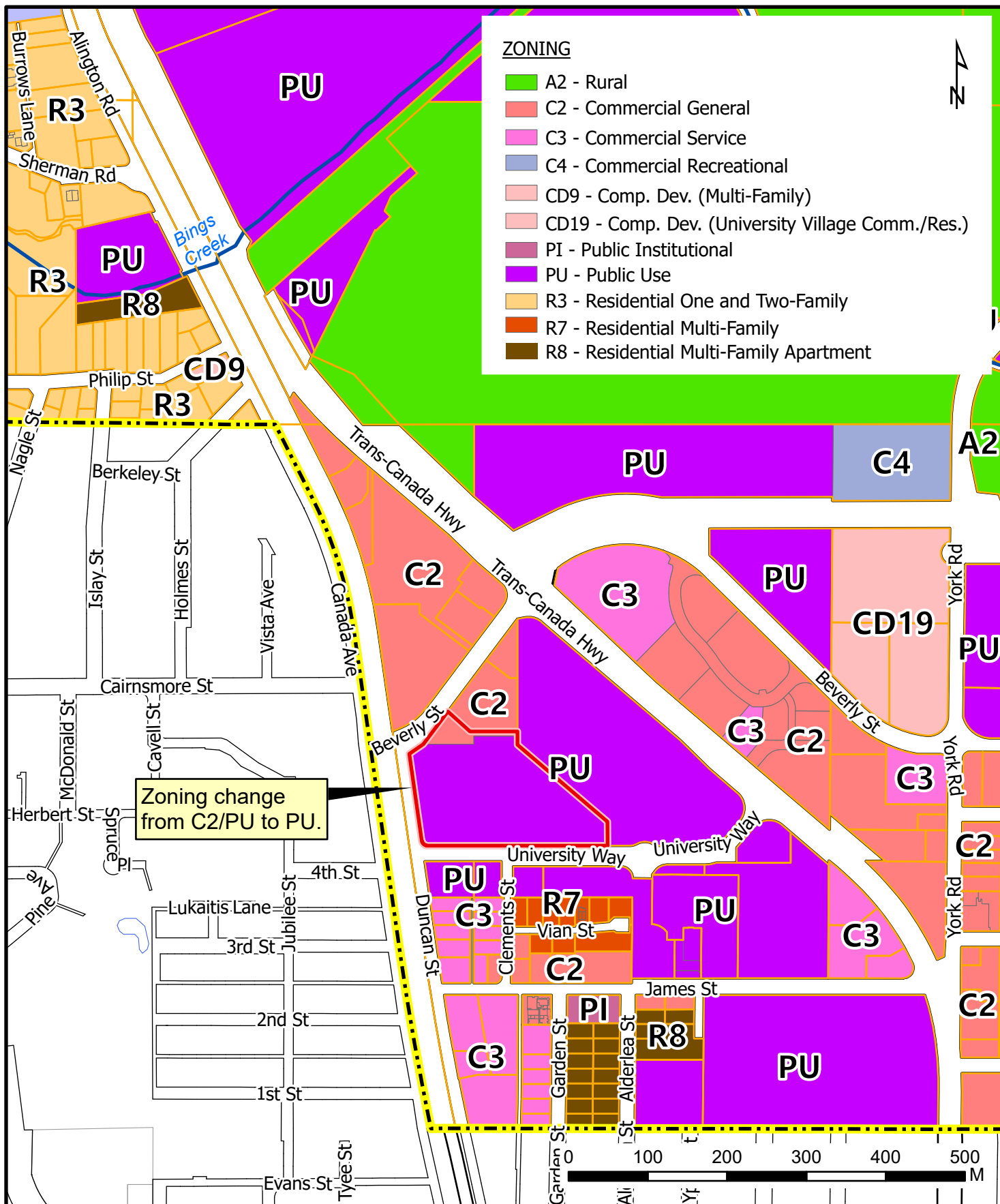
Schedule "9"

Bare Point Road Rezoning

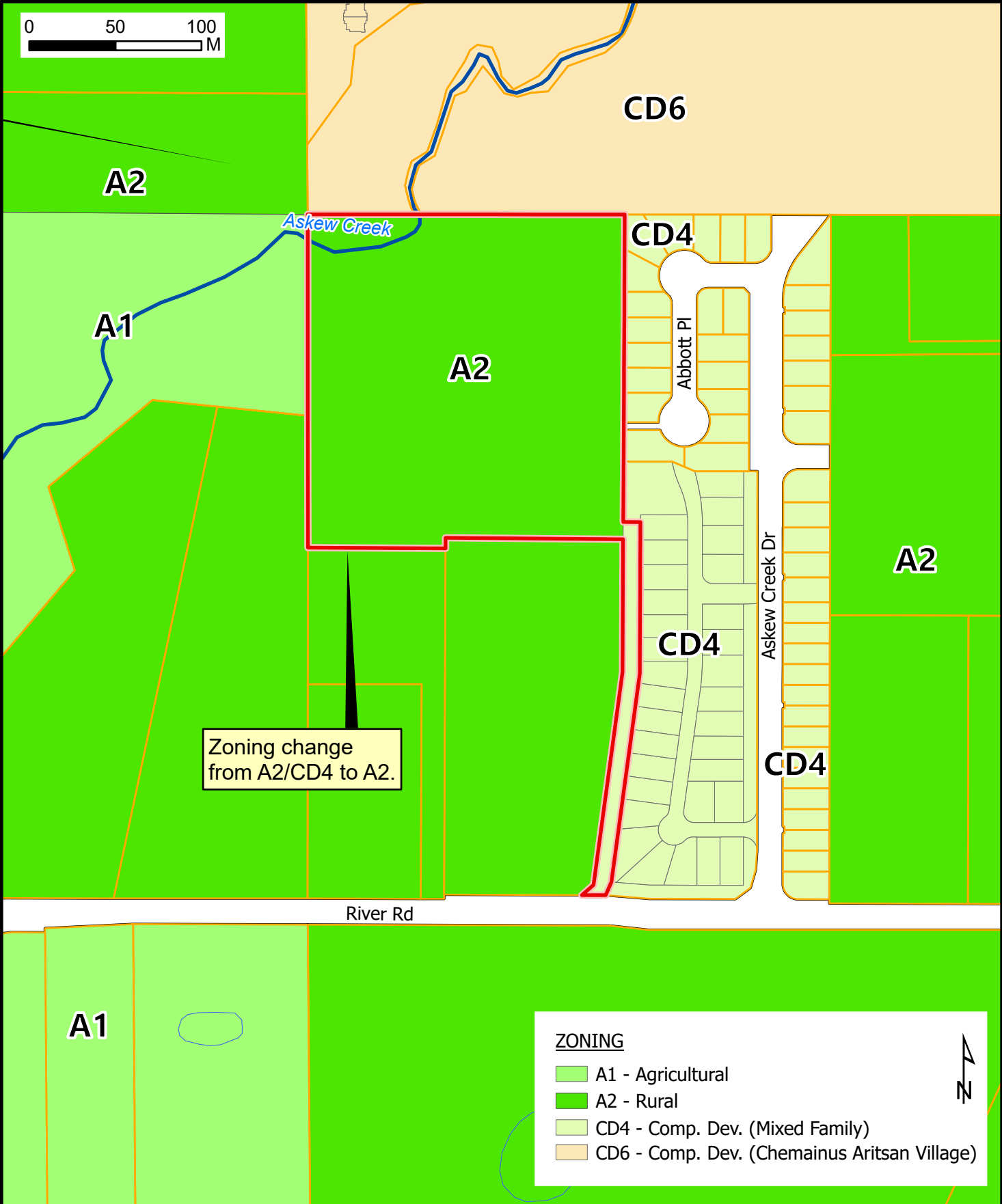



Schedule "10"

Universary Way Rezoning

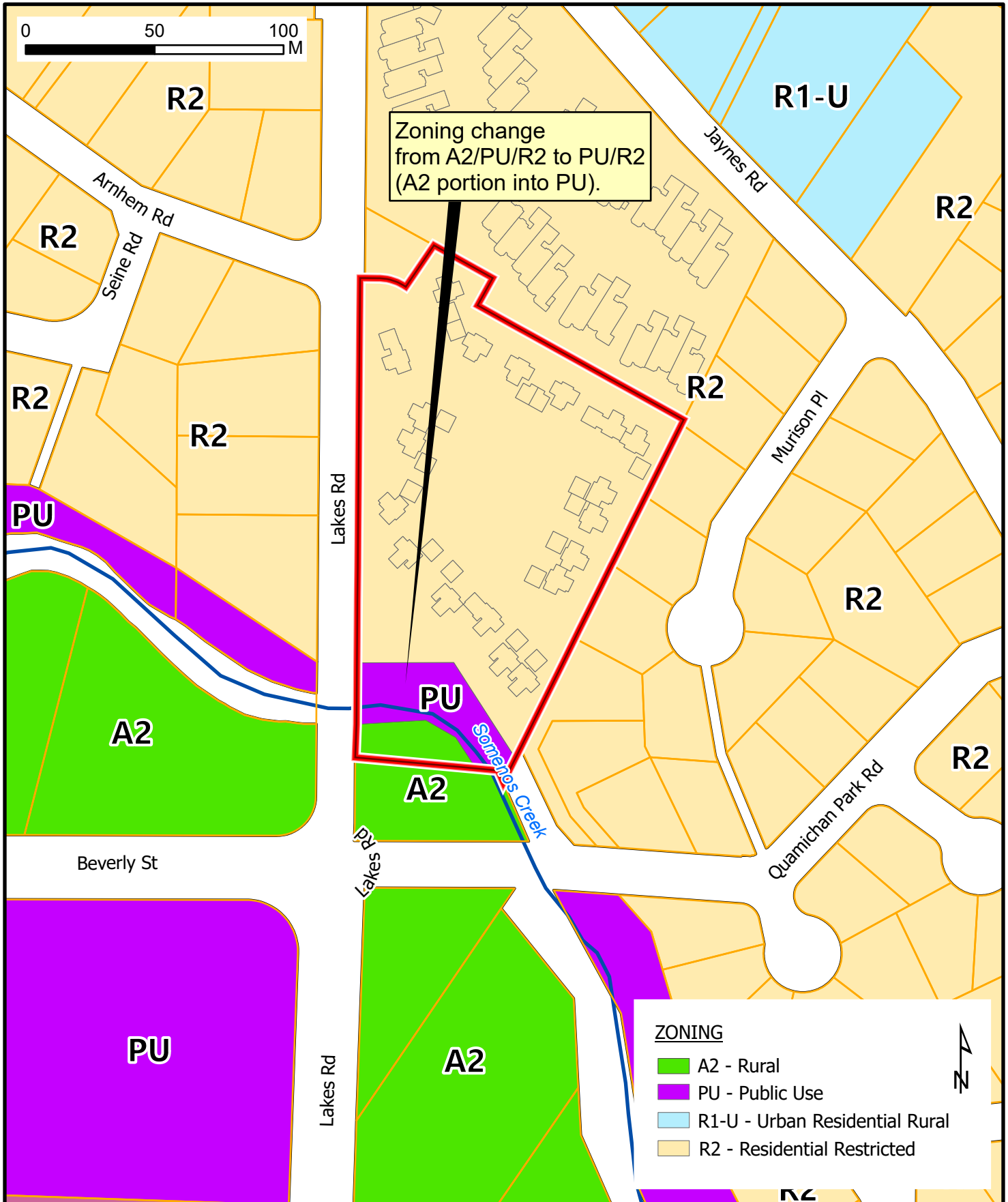


Schedule "11"
River Road Rezoning



	ZONING MAP	DATE:	Feb. 3, 2025
	3035 River Rd	TYPE:	Zoning Amendment
		FILE#:	ZB000261

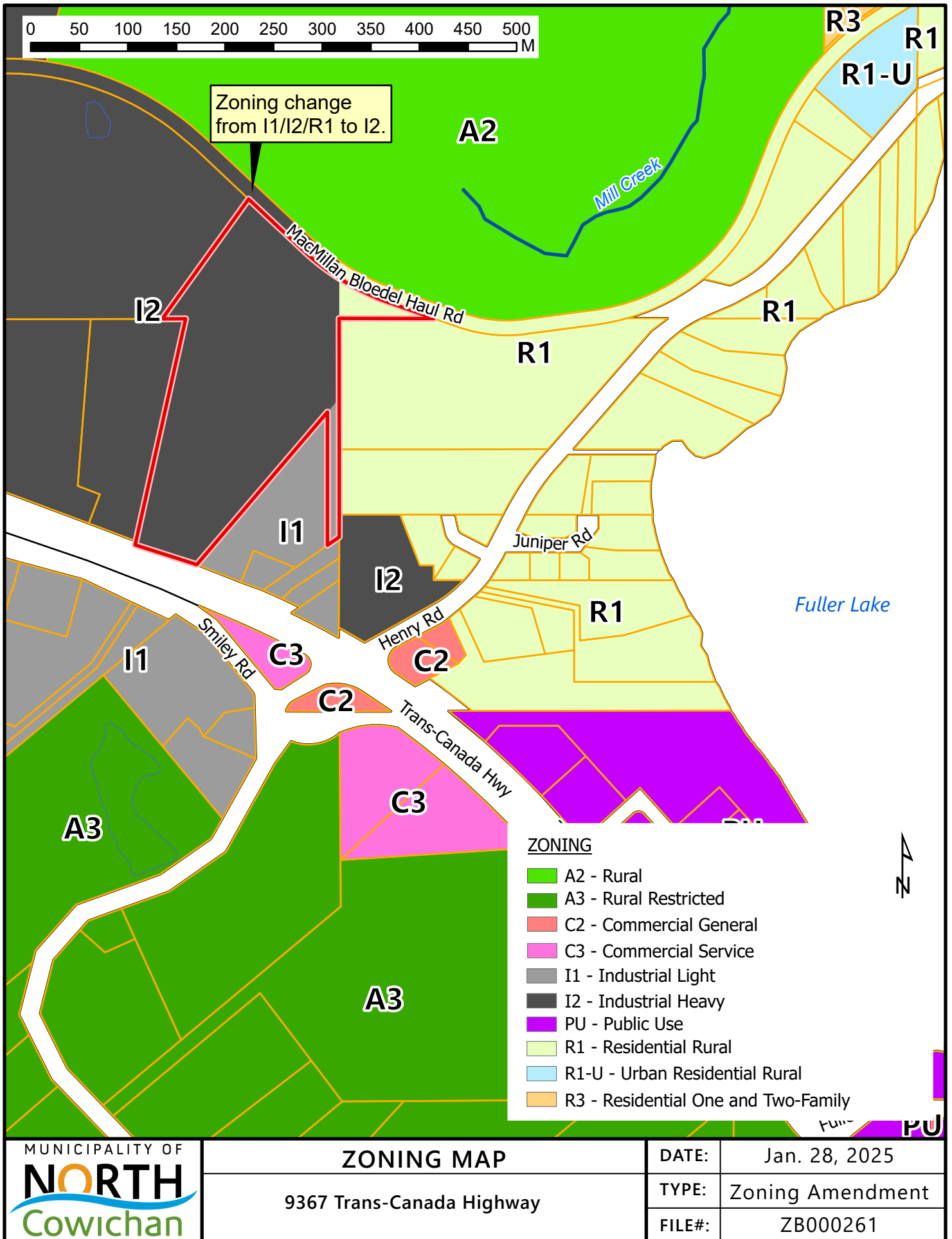
Schedule "12"
Lakes Road Rezoning



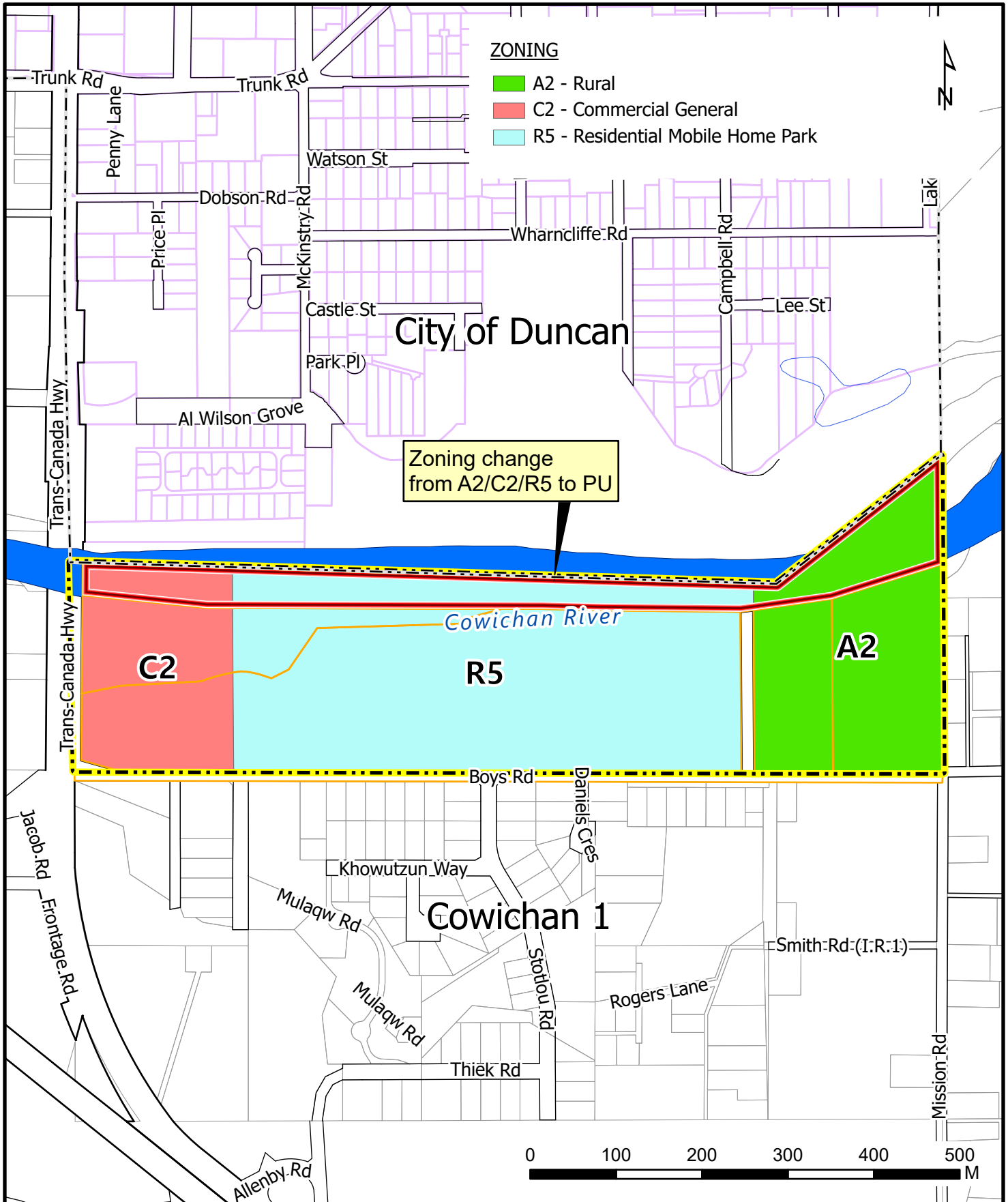
ZONING

- A2 - Rural
- PU - Public Use
- R1-U - Urban Residential Rural
- R2 - Residential Restricted

Schedule "13"
Trans-Canada Highway Rezoning

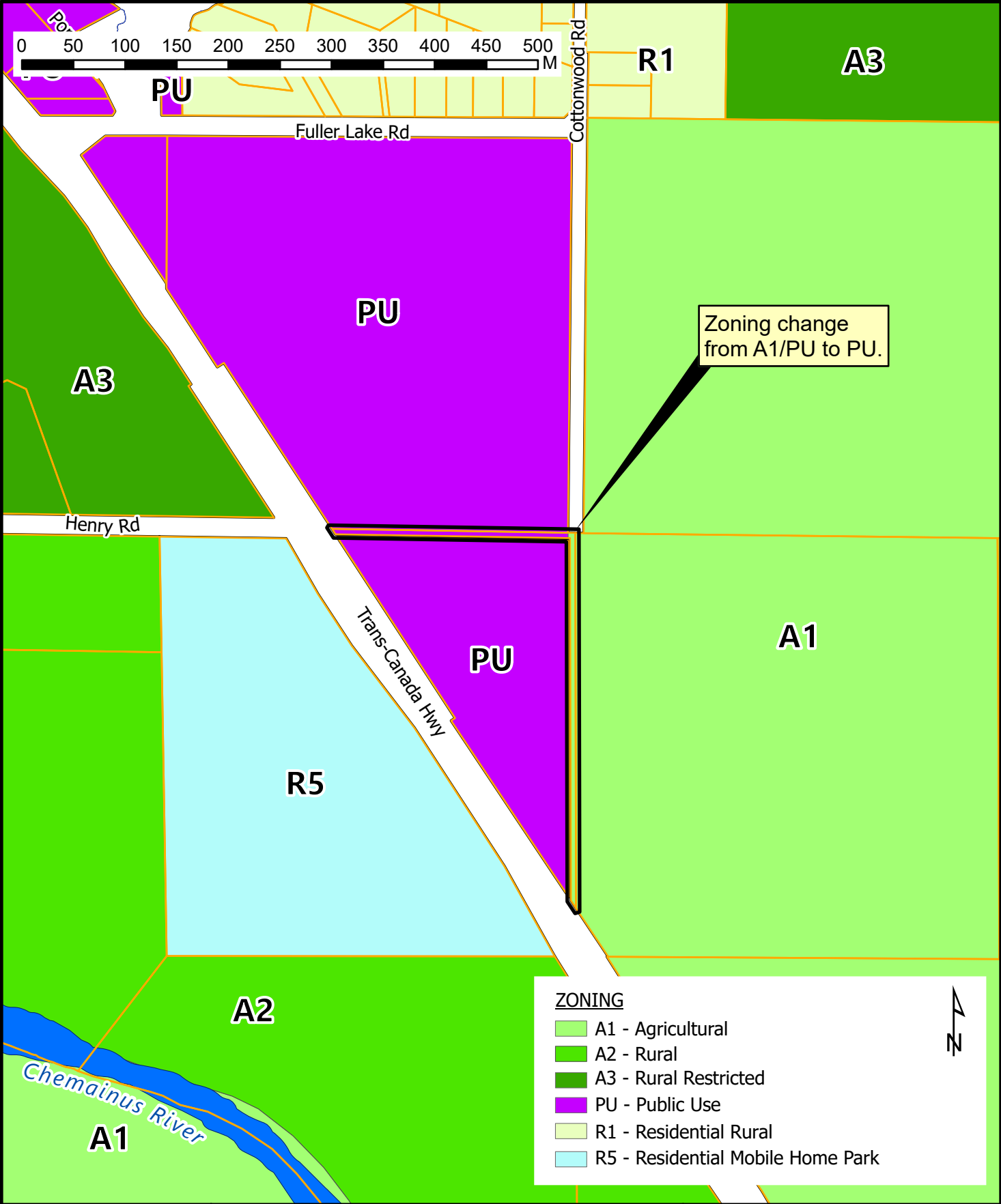


Schedule "14"
Boys Road Rezoning



	ZONING MAP		DATE:	Jan. 30, 2025
	Boys Rd water line lease in river		TYPE:	Zoning Amendment
			FILE#:	ZB000261

Schedule "15"
Cottonwood Road Rezoning

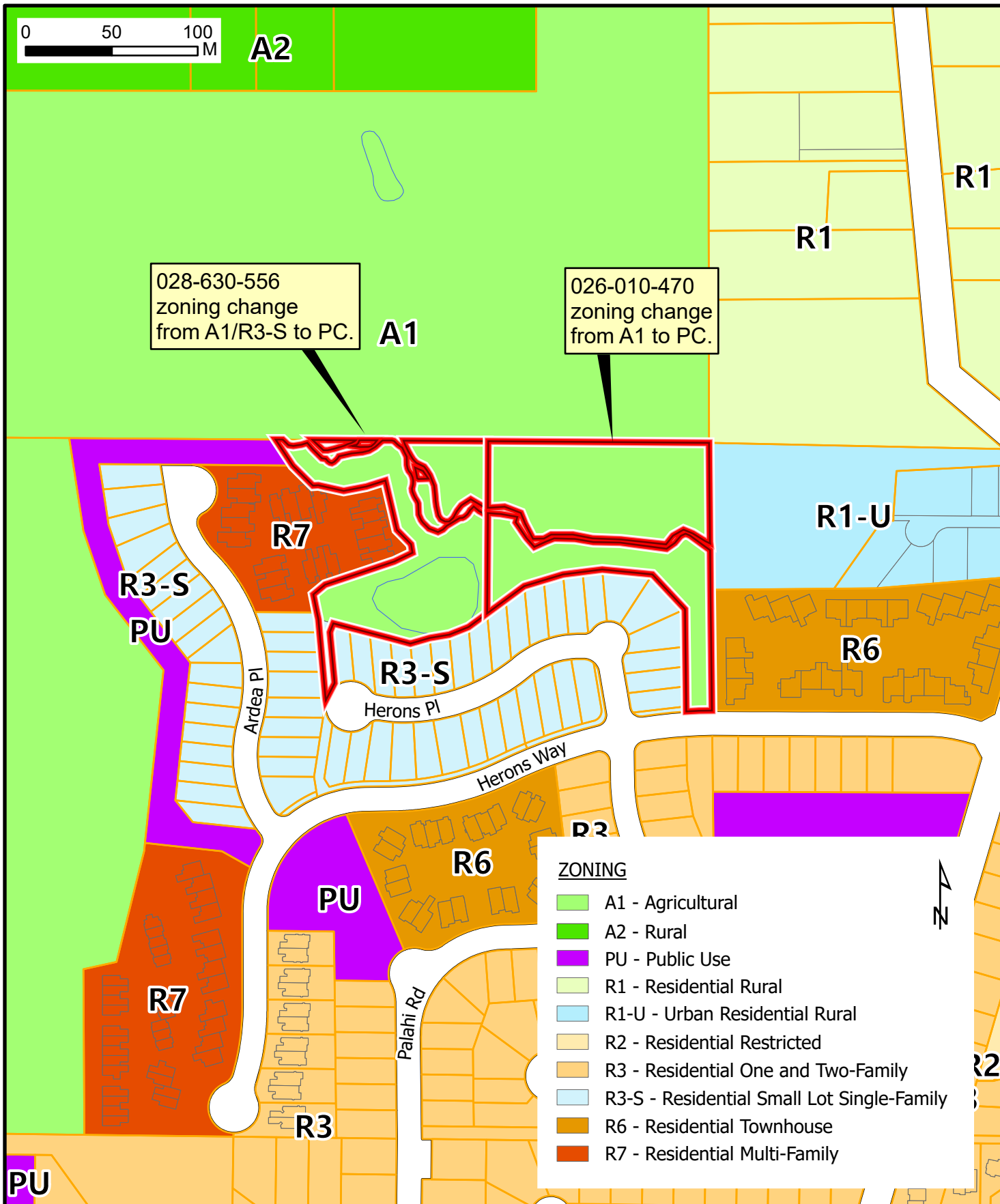


ZONING

- A1 - Agricultural
- A2 - Rural
- A3 - Rural Restricted
- PU - Public Use
- R1 - Residential Rural
- R5 - Residential Mobile Home Park

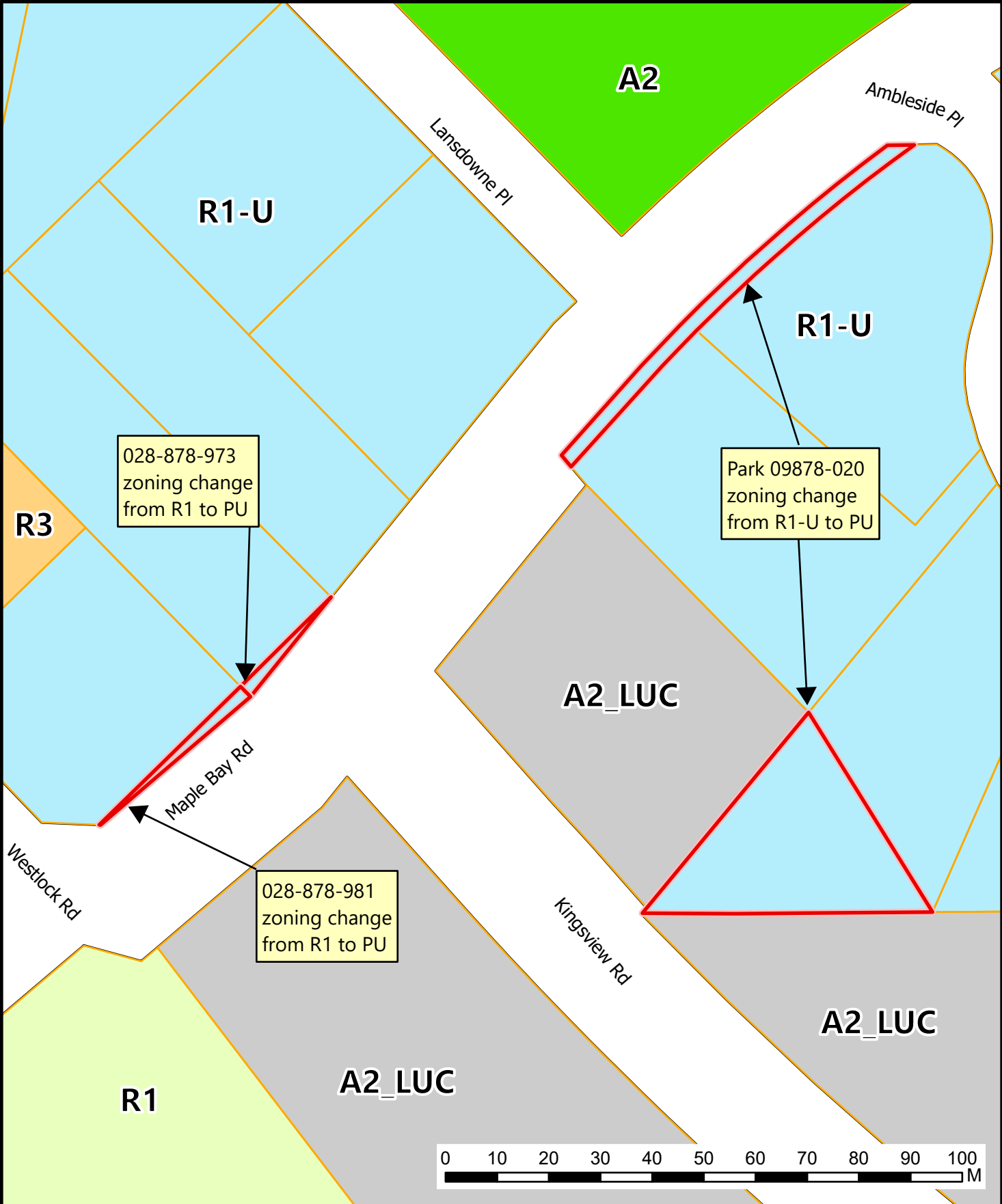
MUNICIPALITY OF NORTH Cowichan	ZONING MAP		DATE:	Jan. 29, 2025
	Cottonwood Rd Right of Way		TYPE:	Zoning Amendment
			FILE#:	ZB000261

Schedule "16"
Herons Place Rezoning



	ZONING MAP		DATE:	Feb. 26, 2025
	Herons Place wetland		TYPE:	Zoning Amendment
			FILE#:	ZB000261

Schedule "17"
Ambleside Place and Maple Bay Road Rezoning



	ZONING MAP	DATE:	Feb. 25, 2025
	09878-020 Ambleside Plc	TYPE:	Zoning Amendment
	028-878-973 & 028-878-981 Maple Bay Rd	FILE#:	ZB000261