



The Corporation of the District of North Cowichan

Zoning Bylaw Amendment Bylaw

BYLAW NO. 4008

A bylaw to amend the zoning bylaw to introduce the Rural Residential – Bell McKinnon Zone

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. 4008, 2025"*.

Amendment

2 Schedules "1" and "2" attached herein form a part of this bylaw.

3 Zoning Bylaw No. 2950, 1997 is amended by:

(a) Adding a new row to the table in clause (8) [fence height restrictions by zone and yard location] of section 37.1 [Fences & Retaining Walls] as follows:

R1-BM	Bell McKinnon Residential Rural	1.2 m	2.0 m	2.0 m
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(b) Adding a new line to Section 43 [Zones] to read:

"Bell McKinnon Residential Rural Zone (R1-BM)"

(c) Adding a new section 56.2 [Bell McKinnon Residential Rural Zone (R1-BM)] immediately before section 57 [Residential Restricted Zone (R2)] as contained in Schedule 1 to this bylaw.

4 Zoning Bylaw No. 2950, 1997 Schedule C (Zoning Map) is amended by:

(a) Changing the zone from Urban Residential Rural Zone (R1-U) to Bell McKinnon Residential Rural Zone (R1-BM) for the properties indicated in Schedule 2 with the label "SUBJECT PROPERTIES R1 to R1-BM Zone".

(b) Changing the zone from Residential Rural Zone (R1) to Bell McKinnon Residential Rural Zone (R1-BM) for the properties indicated in Schedule 2 with the label "SUBJECT PROPERTIES R1-U to R1-BM Zone".

READ a first time on May 21, 2025

READ a second time on May 21, 2025

This bylaw was advertised on the municipality's social media site on June 2, 2025, in the Cowichan Valley Citizen on June 11, 2025, and was posted to the municipality's public notice places on May 30, 2025.

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"

Bell McKinnon Residential Rural Zone (R1-BM)

Permitted Uses

- 56.2 (1) The permitted uses for the R1-BM zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302, BL3367, BL3754]

Minimum Lot Size

- (2) The minimum permitted lot size for the R1-BM zone is 2 hectares (4.94 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the R1-BM zone is 30.0 m (98.43').

Density

- (4) The maximum permitted density for the R1-BM zone is as follows:
- (a) The number of residential buildings shall not exceed one and the number of dwelling units shall not exceed two.
 - (c) The maximum permitted floor space ratio for the R1-BM zone is 0.5:1. [BL3383]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1-BM zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R1-BM zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 3.0 m (9.84')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R1-BM zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R1-BM zone are as follows:
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only,
 - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
 - (g) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]

Schedule 2

