

## **PUBLIC HEARING INFORMATION PACKAGE**

### **Zoning Amendment Bylaw No. 4008 (Bell McKinnon Residential Rural Zone – R1-BM)**

#### **Public Hearing Notice and Bylaw No. 4008**

1. Notice of Public Hearing for **June 18, 2025** at **7:00 p.m.**
2. 1<sup>st</sup> Notification of Public Hearing – Municipality's Social Media - June 2, 2025
3. 2<sup>nd</sup> Notification of Public Hearing – Cowichan Valley Citizen and Chemainus Valley Courier - June 11 and 12, 2025
4. Zoning Amendment Bylaw No. 4008

#### **Planning Staff Reports**

1. Report to May 21, 2025 Regular Council Meeting – 1<sup>st</sup> and 2<sup>nd</sup> Readings of Bylaw No. 4008, Schedule Public Hearing

#### **Council Recommendations**

1. Council Recommendation from May 21, 2025 Regular Council Meeting – 1<sup>st</sup> and 2<sup>nd</sup> Readings of Bylaw No. 4008, Schedule Public Hearing

#### **Public Comments**

No Written Submissions Received to-date.



# NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held at **7:00 p.m.** on **Wednesday, June 18, 2025** to allow Council to receive public input on **"Zoning Amendment Bylaw No. 4008, 2025"**. As authorized by the *Local Government Act*, this hearing will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearing. This hearing will be a Hybrid Meeting and will be conducted in person from Council Chambers and by video conference using the Cisco Webex platform. Anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet, or telephone (audio only). If you wish to participate electronically, please visit [www.northcowichan.ca/virtualmeeting](http://www.northcowichan.ca/virtualmeeting) for instructions on how you can join this hearing and find the link to join. You may also view the meeting as it is streamed live by going to [www.northcowichan.ca/Agendas](http://www.northcowichan.ca/Agendas) and click on the 'View Live Stream' link. A copy of the recording will be made available after the meeting on North Cowichan's website for on-demand viewing.

**Zoning Amendment Bylaw No. 4008 (Bell McKinnon Residential Rural Zone – R1-BM)** proposes to amend Zoning Bylaw 1997, No. 2950 to prevent low-density in the Bell McKinnon Local Area Plan (BMLAP) area by:

- Adding a new "Bell McKinnon Residential Rural Zone (R1-BM)" which has the same regulations as the "Residential Rural Zone (R1)" except that the R1-BM zone has a larger a minimum lot size of two hectares (4.94 acres).
- Within the BMLAP area, changing all properties currently in the "Urban Residential Rural Zone (R1-U)" to the new Bell "McKinnon Residential Rural Zone (R1-BM)".
- Within the BMLAP area, changing all properties currently in the "Residential Rural Zone (R1)" to the new "Bell McKinnon Residential Rural Zone (R1-BM)".

The map shows the boundary of the BMLAP area shaded in grey. This area includes lands on both sides of Bell McKinnon Road extending from Drinkwater Road north to past Sprott Road and includes an area north of Drinkwater Road on the west side of the Trans-Canada Highway.

The areas where the zone is proposed to change are outlined in black in the map.

## **PUBLIC INPUT**

If you believe your interests in land will be affected by the proposed bylaw, you are encouraged to submit your comments by following the instructions provided below:

### **1. In Writing in Advance of the Public Hearing:**

Submit your comments in writing to Mayor and Council until **1:00 p.m. on Monday, June 16, 2025** by:

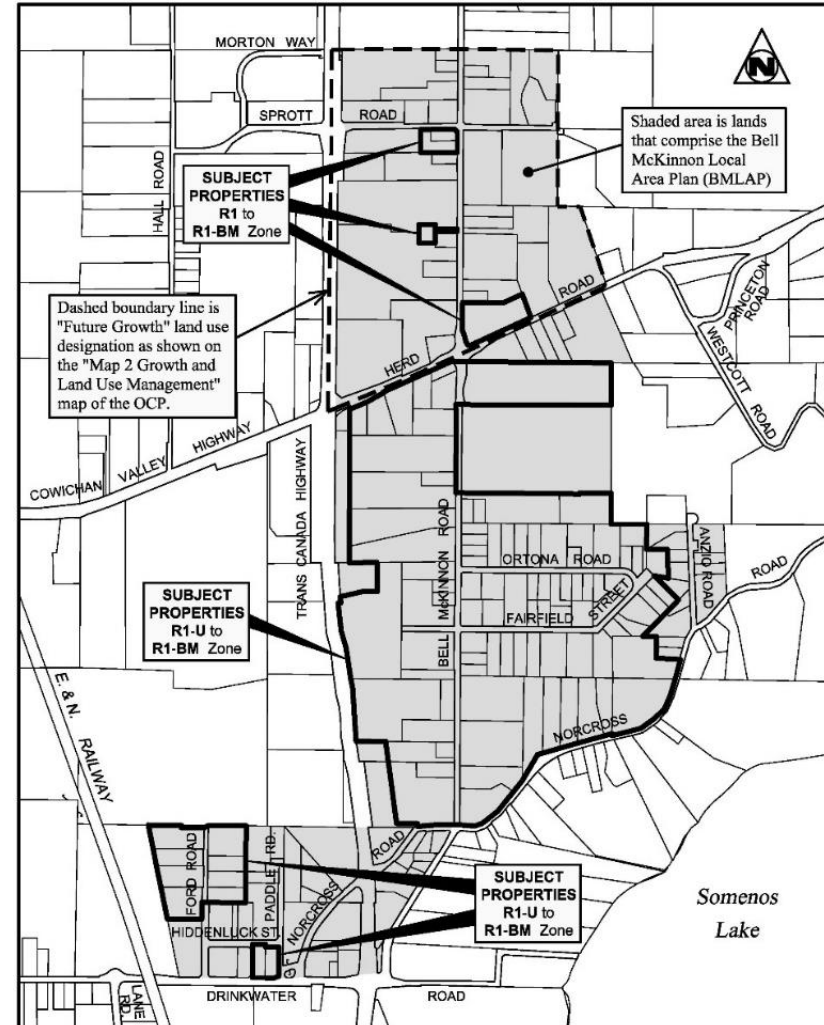
- Email to [publicmeetings@northcowichan.ca](mailto:publicmeetings@northcowichan.ca)
- Mail to Mayor and Council, Municipality of North Cowichan, 7030 Trans-Canada Highway, North Cowichan, BC V9L 6A1
- Fax to 250-746-3133
- In-Person deposited through the mail slot at the Municipal Hall, Main Entrance

### **2. Verbally or in Writing at the Public Hearing:**

- In Person by attending Council Chambers at Municipal Hall, 7030 Trans-Canada Highway, North Cowichan, BC.
- Virtually by logging in electronically, details and instructions will be available at least one week prior to the Hearing at [www.northcowichan.ca/PublicHearings](http://www.northcowichan.ca/PublicHearings).
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A copy of the Bylaw and related documents, including public comments received in writing, will be available to inspect online at [www.northcowichan.ca/PublicHearings](http://www.northcowichan.ca/PublicHearings) until the close of the Public Hearing. The documents may also be inspected in the Planning Department at the Municipal Hall, Monday to Friday (excluding statutory holidays) between **8:30 a.m. to 4:00 p.m.** from **May 30, 2025 to June 18, 2025**.



Personal information is collected by North Cowichan under the authority of s. 26 (c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of administering the Public Hearing. Please direct any questions about personal information to North Cowichan's Privacy Officer by Phone: 250-746-3116, Email: [privacy@northcowichan.ca](mailto:privacy@northcowichan.ca) or Regular Mail: 7030 Trans-Canada Highway, North Cowichan, BC V9L 6A1

# Notice of Public Hearing

Zoning Amendment Bylaw No. 4008, 2025

Wednesday, June 18, 2025 at 7:00pm



# NOTICE OF PUBLIC HEARINGS

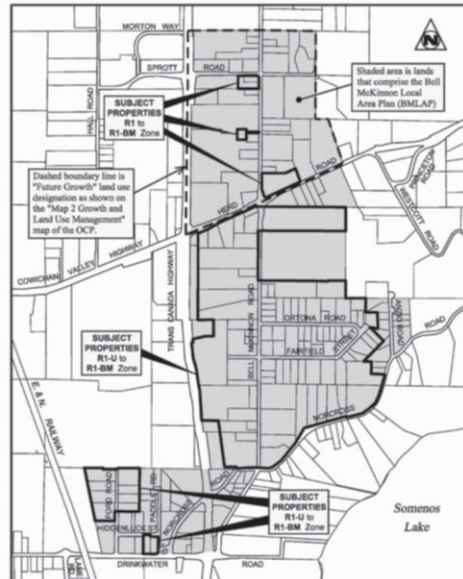
Notice is hereby given that Public Hearings will be held at 7:00 p.m. on Wednesday, June 18, 2025 to allow Council to receive public input on "Zoning Amendment Bylaw No. 4008, 2025", "Zoning Amendment Bylaw No. 4013, 2025" and "Zoning Amendment Bylaw No. 4016, 2025". As authorized by the Local Government Act, these hearings will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearings. These hearings will be a Hybrid Meeting and will be conducted in person from Council Chambers and by video conference using the Cisco Webex platform. Anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet, or telephone (audio only). If you wish to participate electronically, please visit [www.northcowichan.ca/virtualmeeting](http://www.northcowichan.ca/virtualmeeting) for instructions on how you can join the hearings and find the link to join. You may also view the meeting as it is streamed live by going to [www.northcowichan.ca/Agendas](http://www.northcowichan.ca/Agendas) and click on the 'View Live Stream' link. A copy of the recording will be made available after the meeting on North Cowichan's website for on-demand viewing.

**Zoning Amendment Bylaw No. 4008 (Bell McKinnon Residential Rural Zone – R1-BM)** proposes to amend Zoning Bylaw 1997, No. 2950 to prevent low-density in the Bell McKinnon Local Area Plan (BMLAP) area by:

- Adding a new "Bell McKinnon Residential Rural Zone (R1-BM)" which has the same regulations as the "Residential Rural Zone (R1)" except that the R1-BM zone has a larger a minimum lot size of two hectares (4.94 acres).
- Within the BMLAP area, changing all properties currently in the "Urban Residential Rural Zone (R1-U)" to the new Bell "McKinnon Residential Rural Zone (R1-BM)".
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The map shows the boundary of the BMLAP area shaded in grey. This area includes lands on both sides of Bell McKinnon Road extending from Drinkwater Road north to past Sprott Road and includes an area north of Drinkwater Road on the west side of the Trans-Canada Highway.

The areas where the zone is proposed to change are outlined in black in the map.



**Zoning Amendment Bylaw No. 4013 (Cannabis Sales – 3055 Oak Street)** proposes to amend Zoning Bylaw 1997, No. 2950, Section 40.5 [Cannabis Sales Prohibited] by adding the following subsection:

"40.11 Despite Section 40.5, one cannabis retail store is permitted at 3055 Oak Street (PID: 023-186-151)".

This amendment is to allow for retail cannabis sales on the subject property as shown outlined in bold on the map.



**Zoning Amendment Bylaw No. 4016** proposes to **repeal Temporary Mobile Home Bylaw No. 1685** and to make the following amendments to Zoning Bylaw 1997, No. 2950 for the purpose of removing the reference of the Temporary Mobile Home Bylaw:

- Deleting the definition of "Temporary Mobile Home" and removing the off-street parking regulations associated with Temporary Mobile Homes.
- Removing Temporary Mobile Home from the permitted uses and removing all associated regulations (e.g., setbacks and density provisions) from the following zones: Agricultural Zone (A1), Rural Zone (A2), Rural Restricted Zone (A3), Rural Resource Zone (A4), Rural Residential Zone (A5), Residential Rural Zone (R1), and Urban Residential Rural Zone (R1-U).

## PUBLIC INPUT

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**NORTH**  
Cowichan

# NOTICE OF PUBLIC HEARINGS

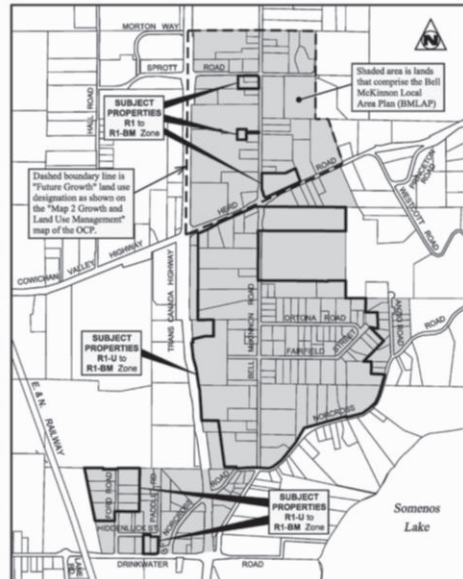
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Cowichan



The Corporation of the District of North Cowichan

**Zoning Bylaw Amendment Bylaw**

BYLAW NO. 4008

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

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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. 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".

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READ a first time on

READ a second time on

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" to accompany "Zoning Bylaw  
Amendment Bylaw No. 4008, 2025".

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Presiding Member

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Corporate Officer

# 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 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]

Schedule "2" to accompany "Zoning Bylaw  
Amendment Bylaw No. 4008, 2025".

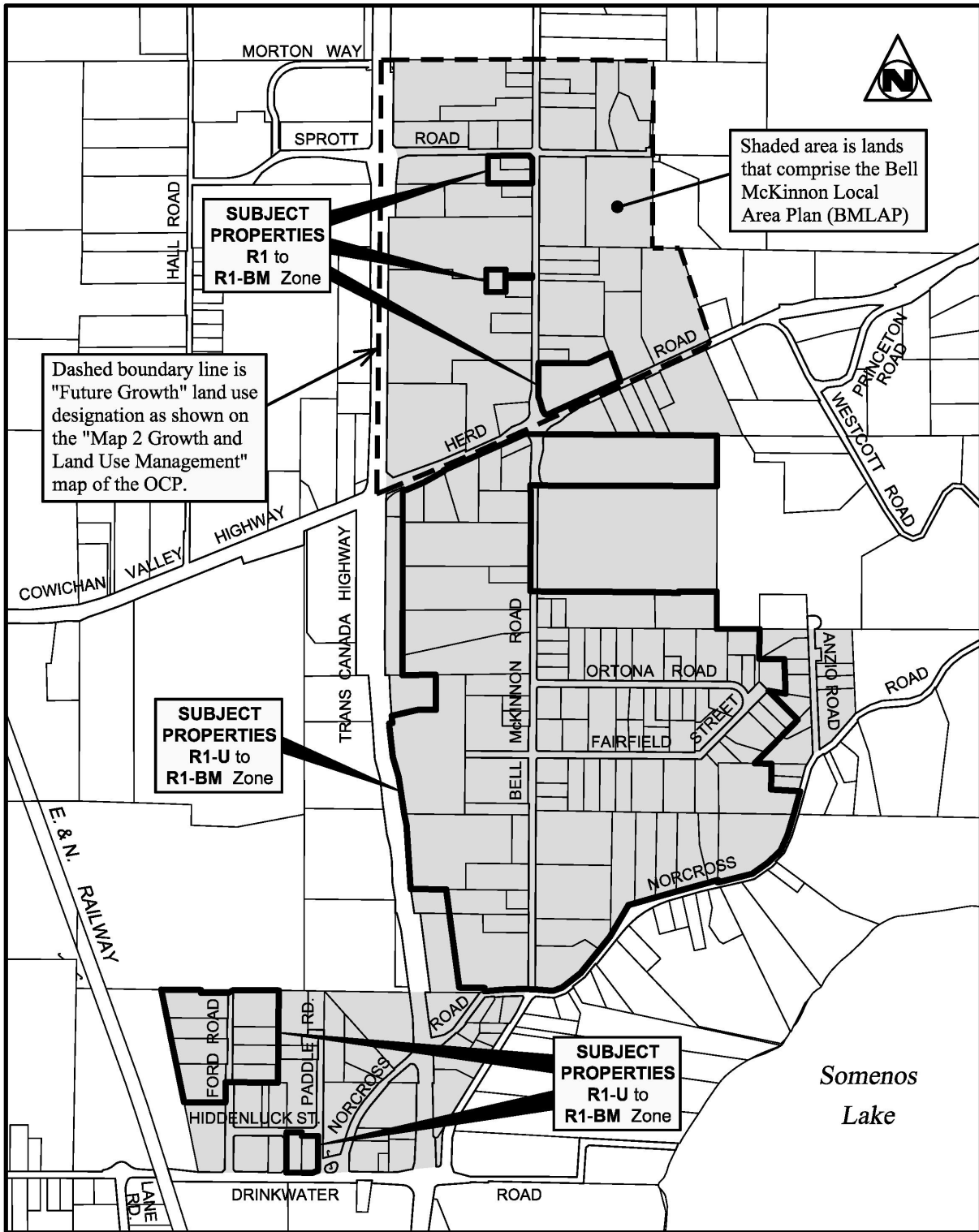
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Presiding Member

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Corporate Officer

# Schedule 2



# **PLANNING REPORT**

# Report

Date May 21, 2025

File: SPP00096  
ZB000246

Subject BMLAP Implementation – Zoning Amendment to Prevent Low-Density Development

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## PURPOSE

To introduce Zoning Amendment Bylaw No. 4008, 2025, which proposes to amend Zoning Bylaw No. 2950, 1997 to prevent low-density development in the Bell McKinnon Local Area Plan ([BMLAP](#)) area.

## BACKGROUND

On October 8, 2024, the [Committee of the Whole \(COW\)](#) made the following resolution:

“THAT Committee of the Whole directs staff to prepare a zoning amendment bylaw to increase the minimum lot sizes to prevent premature and low-density development within the BMLAP, including the Future Growth Area OCP land use designation.”

This was part of a series of directions provided by COW at that meeting related to the implementation of the BMLAP.

## DISCUSSION

As explained last October, significant residential and commercial densities are envisioned in the BMLAP. However, the existing zoning would in some cases permit low-density subdivision and/or construction of up to 4 units per parcel. Individual property owners may see a short-term benefit to redeveloping their properties in accordance with the existing [zoning](#) permissions rather than applying to rezone in accordance with the BMLAP. Realizing short-term profit is especially tempting in instances where rezoning is not immediately available in the Future Growth Area,<sup>1</sup> and in instances where a large portion of an existing property is earmarked for public use (e.g., roads, parks). Allowing new development that does not align with the Official Community Plan ([OCP](#)) and/or BMLAP will make it difficult to realize the vision from the plan, since any new development would be expected to remain for 50+ years and/or negatively impact nearer-term redevelopment prospects.

The proposed solution is to amend the zoning bylaw to reduce the subdivision potential in the area by increasing the permitted minimum lot size.<sup>2</sup> This zoning change will also eliminate the potential for 4-unit redevelopments in the area within the Urban Containment Boundary (UCB), as zones with a larger

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<sup>1</sup> Note that on November 20, 2024, Council directed staff to initiate an OCP amendment respecting the “Future Growth Area” designation in the OCP which may lead to an expansion of the OCP’s Urban Containment Boundary (UCB) in this area. The proposed zoning amendment functions regardless of the outcome of that process since it targets an issue that exists on both sides of the UCB.

<sup>2</sup> Note that minimum lot size is specified for the purpose of subdivision only, so this will not affect the permitted uses for the properties (for example, a new house can be built on a property even if the property is smaller than the minimum parcel size, but that property could not be subdivided).

minimum parcel size are exempt from the legislated requirement to permit a minimum of 4 units per parcel within urban areas.<sup>3</sup>

### Reducing Subdivision Potential within the BMLAP

Most of the parcels in the BMLAP with subdivision potential (e.g., properties where the parcel size is more than twice the minimum size prescribed by the zoning bylaw) are in the R1 zone, and this is true both inside and outside of the UCB. Though the OCP strongly discourages this type of development outside of the UCB, the existing R1 zoning permits a minimum lot size of slightly less than ½ acre (1,675m<sup>2</sup>). This lot size would yield approximately 8 units/ha<sup>4</sup>, only approximately 30% of the unit yield expected in even the lowest-density areas of the BMLAP.

The Approving Officer may deny subdivisions that are not consistent with the OCP and BMLAP, however, amending the zoning bylaw reduces risk and provides more clarity for all parties. This issue will be addressed more generally for the rural areas throughout North Cowichan in an upcoming phase of the Zoning Bylaw rewrite project.

Although subdivision potential exists in other zones within the BMLAP, the proposed zoning bylaw recommends limiting the changes to the R1 and R1-U parcels. The following describes the subdivision potential within the BMLAP in other zones, and explains why changes are not currently recommended for these zones:

- There is one A2 zoned parcel with subdivision potential. However, the minimum parcel size for the A2 zone is 2 ha, which is comparable to many of the large development lots within the south part of the BMLAP.
- Many of the C2 and C3 zoned parcels do have subdivision potential both inside and outside of the UCB:
  - Within the UCB, these existing zones could accommodate the vision of the BMLAP and there would need to be a compelling reason to change the zoning of a property when it is consistent with the OCP and BMLAP.
  - Outside of the UCB, these properties were recently reviewed as part of the “Legacy Zones” zoning bylaw review module and the conclusion was to leave them as is for now.<sup>5</sup> One of the next zoning modules will further examine the issue of how to tailor commercial zones for the rural areas.

<sup>3</sup> As of 2024, the *Local Government Act* has required that a minimum of 4 units be permitted per parcel in residential zones within the UCB, the requirement known as SSMUH (Small-Scale Multi-Unit Housing). Presumably the exemption within Provincial legislation for zones with larger minimum parcel sizes is based on the same rationales as apply here: to preserve large rural properties and to prevent low density development in areas designated for higher density growth.

<sup>4</sup> Assumes 2 units per parcel, .65 gross/net hectare conversion rate.

<sup>5</sup> [CoW, January 7, 2025](#), Item 5.1 (see Attachment 3).

## Proposed Zoning Amendment Bylaw No. 4008

Draft Zoning Amendment Bylaw No. 4008 introduces a new Rural Residential – Bell McKinnon (R1-BM) zone. The zone is identical to the Residential Rural (R1) zone but with a 2 ha (4.94 acre) minimum lot size instead of a 1,675m<sup>2</sup> minimum lot size. The draft bylaw would apply the R1-BM zone to all the existing R1 and R1-U (Urban Residential Rural) zoned properties within the BMLAP area.

As noted, the only difference between the R1 and the R1-BM zones is the minimum parcel size. The change from R1-U to R1-BM is theoretically more significant. The R1-U zone was adopted in June 2024 to fulfill the minimum density requirements from Bill 44, which required that most properties within the UCB permit a minimum of four residential units. In addition to permitting extra density (4 units per parcel instead of the 2 permitted in the R1 zone), the R1-U zone permits detached accessory dwelling units and multi-family residences, which are not permitted in the R1 zone. Since the R1-U zone in the Bell McKinnon area is not currently serviced by municipal sewer, the 4-unit density has not yet been available. The R1-U parcels do currently have permission for a detached accessory dwelling unit, but none have been initiated to date.

## OPTIONS

1. **(Recommended Option)** THAT Council:
  1. gives first and second readings to Zoning Amendment Bylaw No. 4008, 2025, and,
  2. directs staff to schedule a public hearing for Bylaw No. 4008.
  - This bylaw changes all R-1 and R1-U zones to a new R1-BM zone with a minimum parcel size of 2 ha (4.94 acres), reducing potential for low-density development taking place instead of the development envisioned by the BMLAP.
2. THAT Council directs staff to amend Zoning Amendment Bylaw No. 4008, 2025 by *[amendments to be identified by Council]* and bring the bylaw back to Council for consideration.
  - Council may provide additional direction or request additional information or analysis.
3. THAT Council rejects Zoning Amendment Bylaw No. 4008, 2025.
  - If Council does not proceed with the proposed zoning amendment, the status quo will continue, with the risk that low-density development may occur in the short-term, making it more difficult to realize the BMLAP's vision for the area in the longer-term.

## IMPLICATIONS

The proposed zoning amendment specifically implements OCP Policy 3.2.15(a), which states that North Cowichan will strive to “consider restrictive site zoning to prevent inappropriate development, or piecemeal development that compromises the area’s future ability to deliver a more coherent and productive development concept” in the Future Growth Area designation.

This zoning amendment will impact no existing subdivision applications; however, North Cowichan has received enquiries about subdivision in the R1-U zone. The building department does not have a record of any applications for detached accessory dwelling units in this area, nor have any units been constructed in this area since June 2024. The proposed change is not expected to impact the instream zoning amendment applications in the area.

**RECOMMENDATION**

THAT Council:

1. gives first and second readings to Zoning Amendment Bylaw No. 4008, 2025, and,
2. directs staff to schedule a public hearing for Bylaw No. 4008.

Report prepared by:



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Christina Hovey, RPP, MCIP  
Project Planner

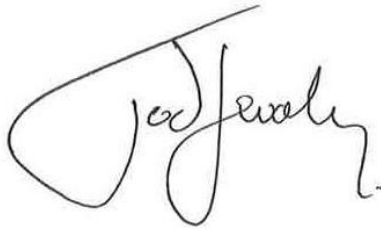
Report reviewed by:



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Amanda Young, RPP, MCIP  
Director, Planning and Building

**Approved to be forwarded to Council:**



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Ted Swabey  
Chief Administrative Officer

Attachment:

- (1) Zoning Amendment Bylaw No. 4008, 2025



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

READ a second time on

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" to accompany "Zoning Bylaw  
Amendment Bylaw No. 4008, 2025".

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Presiding Member

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Corporate Officer

# 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 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]

Schedule "2" to accompany "Zoning Bylaw  
Amendment Bylaw No. 4008, 2025".

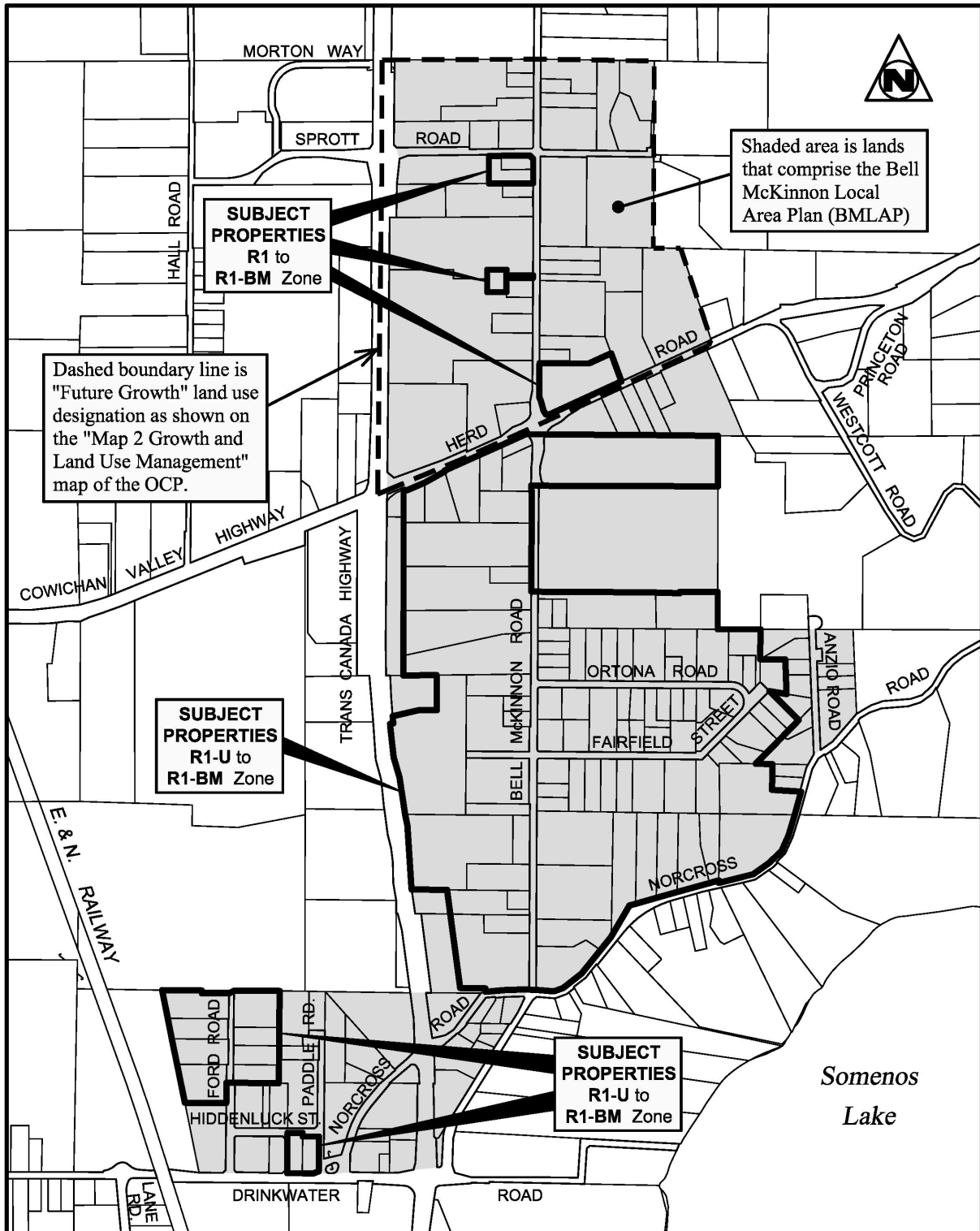
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Presiding Member

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Corporate Officer

# Schedule 2



**COUNCIL**

**RECOMMENDATIONS**

**11.3 Zoning Amendment Bylaw No. 3988, 2025 for first three readings**

IT WAS MOVED AND SECONDED:

THAT Council

1. Gives first, second and third readings to Zoning Amendment Bylaw No. 3988, 2025; and,
2. Requires the registration of a Section 219 covenant to:
  - a. restrict the size of an accessory dwelling unit at 3118 Drinkwater Road to 90 m<sup>2</sup> gross floor area; and,
  - b. prohibit the future subdivision or stratification of the parcel; prior to Council's consideration of adoption of Zoning Amendment Bylaw No. 3988, 2025.

CARRIED

**11.4 Zoning Amendment Bylaw No. 4010, 2025 for first three readings**

IT WAS MOVED AND SECONDED:

THAT Council gives first, second and third readings to Zoning Amendment Bylaw No. 4010, 2025.

CARRIED

**11.5 BMLAP Implementation – Zoning Amendment to Prevent Low-Density Development**

IT WAS MOVED AND SECONDED:

THAT Council:

1. gives first and second readings to Zoning Amendment Bylaw No. 4008, 2025, and,
2. directs staff to schedule a public hearing for Bylaw No. 4008.

(Opposed: Findlay, Hogg, Manhas)

CARRIED

**11.6 Reserve Funds Establishment Amendment Bylaw No. 4019, 2025**

IT WAS MOVED AND SECONDED:

THAT Council gives first, second and third readings to Reserve Funds Establishment Amendment Bylaw No. 4019, 2025.

CARRIED

Council, by unanimous consent, agreed to consider Item 13.1 at this point in the agenda, prior to breaking for the public hearing scheduled at 7:00 p.m.

The meeting recessed at 6:52 p.m. and reconvened at 9:22 p.m.

**12. REPORTS**

**12.1 Purchase of Two Fire Department Pickup Trucks – Fire Prevention & Inspections Division & Training & Operations Division Fleet Vehicles**

IT WAS MOVED AND SECONDED:

THAT Council authorizes the purchase of two "Standard Fuel" used vehicles up to a maximum of \$110,000 plus taxes, to be paid from the Fire Equipment Reserve; and amend the financial plan at a later date.

CARRIED