



The Corporation of the District of North Cowichan

## **Zoning Amendment Bylaw**

BYLAW NO. 4006

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*A bylaw to amend Zoning Bylaw 1997, No. 2950 to amend the CD14 zone and to reclassify 2731 Vian Street from R7 to CD14*

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The Council of The Corporation of the District of North Cowichan, in open meeting assembled, enacts as follows:

### **Citation**

1 This Bylaw may be cited as "*Zoning Amendment Bylaw No. 4006, 2025*".

### **Amendments**

- 2 Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division 2 [Zones], Section 80.14 University Village Mid-Rise Residential Comprehensive Development Zone (CD14), [Conditions of Use] is amended by adding the following subsection:
- (11) For the parcel legally described as Lot 13, Section 18, Range 6, Quamichan District, Plan 5997 (2731 Vian Street, PID: 001-988-409), where affordable housing units are provided and secured through a housing agreement, the following zoning provisions shall apply:
    - (a) The maximum permitted floor space ratio is 4:1
    - (b) The maximum permitted lot coverage is 72%
    - (c) The minimum permitted setbacks for principal buildings, are as follows:
      - (i) Yard, Front, 1.5 m (4.92')
      - (ii) Yard, Side, when adjacent to a street, 0 m (0')
      - (iii) Yard, Rear, 2 m (6.56')
    - (d) The maximum permitted building height for principal buildings is 18.5 m (60.7') and five (5) storeys
    - (e) The maximum number of off-street parking spaces to be provided, is nine (9).
- 3 Zoning Bylaw 1997, No. 2950 Schedule C [Zoning Map] is amended by reclassifying 2731 Vian Street (PID: 001-988-409) from Residential Multi-Family Zone (R7) to University Village Mid-Rise Residential Comprehensive Development Zone (CD14), as shown outlined in black in Schedule '1' attached to and forming part of this bylaw.
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The notice that a public hearing was not being held for this bylaw was advertised on the Municipality's social media site on April 22, 2025, in the Cowichan Valley Citizen on April 30, 2025 and was posted to the Municipality's public notice places on April 16, 2025

READ a first time on May 7, 2025

READ a second time on May 7, 2025

READ a third time on May 7, 2025

RECEIVED the approval of the Minister of Transportation and Transit on \_\_\_\_\_

COVENANT registered on \_\_\_\_\_

ADOPTED on \_\_\_\_\_

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CORPORATE OFFICER

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PRESIDING MEMBER

