



The Corporation of the District of North Cowichan

**Zoning Amendment Bylaw (6478, 6494, 6493, 6489 Paddle Road from R1 & 6495 Paddle Road from CD10, to CD22)**

Bylaw No. 3867

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

**Title**

- 1 This Bylaw may be cited as "Zoning Bylaw Amendment Bylaw No. 3867 (6478, 6494, 6493, 6489 from R1 & 6495 Paddle Road from CD10 to CD22), 2022".

**Amendment**

- 2 Zoning Bylaw No. 2950, Section 12 [Definitions] is amended by inserting the following definition:  
**"residential rental tenure"** means, in relation to a dwelling unit, a tenancy governed by a tenancy agreement that complies with the *Residential Tenancy Act*."
- 3 Zoning Bylaw No. 2950, Part 5 – Zones, Division (1) Establishment of Zones, Section 43 is amended by inserting "Paddle Road North Comprehensive Development Zone (CD22)" after "Motorsport Circuit Comprehensive Development Zone (CD21)".
- 4 Zoning Bylaw No. 2950, is amended by inserting the following new zone after Section 80.21:  
**"Paddle Road North Comprehensive Development Zone (CD22)**

**Permitted Uses**

**80.22** (1) The permitted uses for Areas 1 to 5 of the CD22 zone, as shown on Schedule I-3, attached to and forming part of this bylaw, are as follows:

- a) In Area 1
  - i. Apartment
  - ii. Limited home-based business
- b) In Area 2
  - i. Apartment
  - ii. Limited home-based business
  - iii. Recreational facility small scale
  - iv. Fitness Centre / Gymnasium
- c) In Area 3
  - i. Apartment

- ii. Limited home-based business
- iii. Community care facility
- iv. Live work studio
- v. Brew Pub
- vi. Commercial school
- vii. Daycare
- viii. Dry cleaner
- ix. Entertainment use
- x. Fitness Centre / Gymnasium
- xi. Gallery
- xii. Health service
- xiii. Laundromat
- xiv. Medical laboratory
- xv. Office
- xvi. Personal service
- xvii. Restaurant
- xviii. Retail store

d) In Area 4

- i. Limited home-based business
- ii. Two family dwelling
- iii. Townhouse

e) In Area 5

- i. Uses in Area 5 are the same as Area 3.

### Regulatory Conditions

(2) The regulatory conditions in the following table apply to the CD22 zone:

Item	Column 1 Description	Column 2 Area	Column 3 Value
1	Maximum density	1	2.0 Floor Area Ratio
		2	1.5 Floor Area Ratio
		3	3.5 Floor Area Ratio
		4	0.5 Floor Area Ratio (24 units/ha)
		5	1.6 Floor Area Ratio
2	Maximum Area coverage	1	65%
		2	55%
		3	55%
		4	30%
		5	65%
3	Maximum storeys	1	6-storeys
		2	6-storeys
		3	6-storeys
		4	3-storeys
		5	4-storeys

4	Maximum building height	1	26 m (85.3')
		2	26 m (85.3')
		3	26 m (85.3')
		4	12 m (39.4')
		5	17 m (55.8')

#### **Minimum Lot Size**

- (3) The minimum permitted lot size for the CD22 zone is 650 m<sup>2</sup> (6,996.54 ft<sup>2</sup>).

#### **Minimum Frontage**

- (4) The minimum permitted frontage required for the CD22 zone is 16 m (52.5').

#### **Minimum Setbacks**

- (5) The minimum permitted setbacks for all buildings and structures for all Areas of the CD22 zone is 3.0 m (9.8').

#### **Accessory Building**

- (6) The maximum permitted accessory building height for all Areas of the CD22 Zone is 7 m (23.0').

#### **Open Space**

- (7) All open areas not covered by buildings, driveways, or parking must be maintained as landscaped open space.
- (8) The minimum required amenity space for all Areas of the CD22 Zone, and of which half must be comprised of landscaped open space, is 30% of the Area and may be located on the roof and/or on decks above grade.

#### **Conditions of Use**

- (9) The conditions of use for the CD22 Zone are as follows:
- a) A fence must not exceed 1.2m (3.94') in height in any required front yard.
  - b) A fence must not exceed 2.0m (6.56') in height in any required side or rear yards.
  - c) Despite 80.22 (1) permitted uses, "live work studio" is restricted to the ground floor, whereby each live work studio entrance must face a public roadway.
  - d) In Area 3 permitted uses v. to xviii are restricted to the ground floor and whereby a minimum of 15% of the ground floor area shall be for permitted uses v. to xviii.
  - e) In Area 5 permitted uses v. to xviii are restricted to the ground floor, whereby a minimum of 30% of the ground floor area shall be for permitted uses v. to xviii.
  - f) In Area 1 and/or Area 5, a minimum of 20% of all dwelling units (or 35 dwelling units, whichever is greater) shall have a form of tenure that is "residential rental tenancy".

#### **Area Boundaries**

- (10) The Areas and Area boundaries for the CD22 zone shall be as set out in Schedule I-3.
- (11) Despite the definition of "lot" under section 12, all regulations within the CD22 zone, except provisions (3) and (4), shall be interpreted as if the Area boundaries were lot boundaries."

- 5 Zoning Bylaw No. 2950 is amended by inserting Schedule I-3 as shown on Schedule 1 attached to and forming part of this bylaw.
- 6 Zoning Bylaw No. 2950, Schedule "C" is amended by reclassifying 6478 Paddle Road (002-363-313), 6494 Paddle Road (005-351-464), 6493 Paddle Road (005-351-472), and 6489 Paddle Road (005-039-029) from Residential Rural Zone (R1), and 6495 Paddle Road (005-351-499) from Urban Medium Density Comprehensive Development Zone (CD10), to Paddle Road North Comprehensive Development Zone (CD22), as shown on Schedule 2 attached to and forming part of this bylaw.

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READ a first time on  
READ a second time on  
CONSIDERED at a Public Hearing on  
READ a third time on  
APPROVED by Ministry of Transportation and Infrastructure on  
COVENANT registered on  
ADOPTED on

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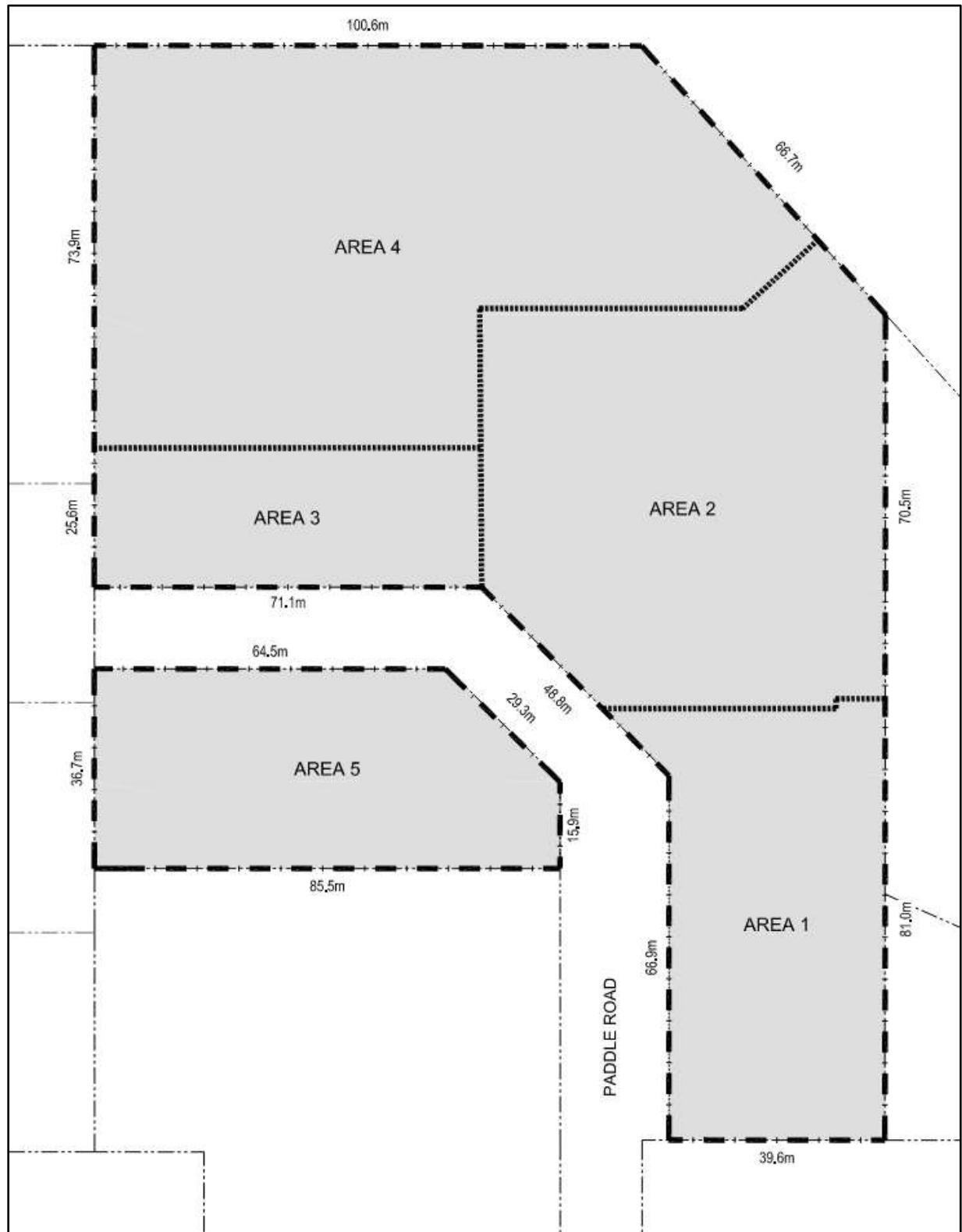
CORPORATE OFFICER

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PRESIDING MEMBER

# Schedule 1

## Schedule "I-3"



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