



The Corporation of the District of North Cowichan

**Zoning Amendment Bylaw (3005, 3001 Drinkwater Road & 6455 Ford Road from R1 to CD23)**

Bylaw No. 3868

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. 3868 (3005, 3011 Drinkwater Road & 6455 Ford Road from R1 to CD23), 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 adding "Ford Road South Comprehensive Development Zone (CD23)" to the end of the list of zones.
- 4 Zoning Bylaw No. 2950, is amended by inserting the following new zone at the end of Division (2) - Zones:

**"Ford Road South Comprehensive Development Zone (CD23)**

**Permitted Uses**

- 80.23** (1) The permitted uses for Area 1 and Area 2 of the CD23 zone, as shown on Schedule I-4, attached to and forming part of this bylaw, are as follows:

Apartment  
 Limited home-based business

**Minimum Lot Size**

- (2) The minimum permitted lot size for the CD23 zone is 650 m<sup>2</sup> (6,996.5 ft<sup>2</sup>).

**Minimum Frontage**

- (3) The minimum permitted frontage required for the CD23 zone is 16 m (52.5').

**Maximum Density**

- (4) The maximum permitted floor space ratio for all Areas of the CD23 zone is 2.0:1.

**Maximum Lot Coverage**

(5) The maximum permitted lot coverage for all Areas of the CD23 zone is 55%.

**Minimum Setbacks**

(6) The minimum permitted setbacks for all buildings and structures for all Areas of the CD23 zone is 3.0 m (9.8').

**Maximum Building Height**

(7) The maximum permitted principal building height for all Areas of the CD23 zone is as follows:

(a) In Area 1, 18.3 m (60.0') and 5 storeys

(b) In Area 2, 15.6 m (51.2') and 4 storeys

(8) The maximum permitted accessory building height for all Areas of the CD23 zone is 7 m (23.0').

**Open Space**

(9) All open areas not covered by buildings, driveways, or parking must be maintained as landscaped open space.

**Conditions of Use**

(10) The conditions of use for the CD23 Zone are as follows:

(a) In Area 1, 100% of all dwelling units shall have a form of tenure that is "residential rental tenancy".

(b) In Area 1, a minimum of 55% of the total off-street parking stalls must be provided underground.

(c) In Area 2, a minimum of 64% of the total off-street parking stalls must be provided underground.

**Area Boundaries**

(11) The Areas and Area boundaries for the CD23 zone shall be as set out in Schedule I-4.

(12) Despite the definition of "lot" under section 12, all regulations within the CD23 zone, except provisions (2) and (3), shall be interpreted as if the Area boundaries were lot boundaries."

- 5 Zoning Bylaw No. 2950 is amended by inserting Schedule I-4 as shown on Schedule 1 attached to and forming part of this bylaw.
- 6 Zoning Bylaw No. 2950, Schedule "C" is amended by reclassifying 3005 Drinkwater Road (003-108-163), 3011 Drinkwater Road (000-209-457), and 6455 Ford Road (005-926-866) from Residential Rural Zone (R1) to Ford Road South Comprehensive Development Zone (CD23), 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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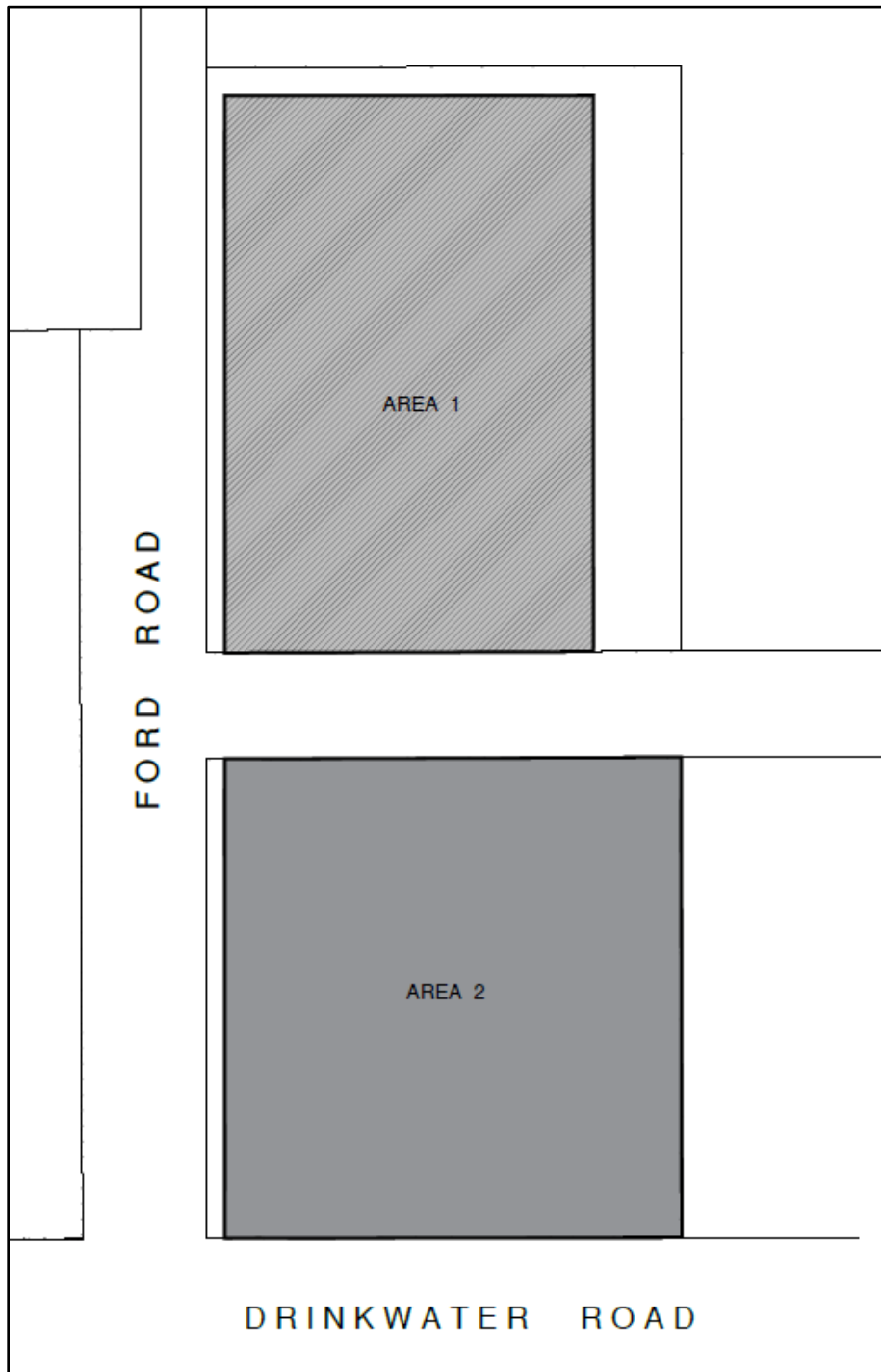
CORPORATE OFFICER

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PRESIDING MEMBER

Schedule 1

**Schedule "I-4"**



Schedule 2

