



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw (3005, 3011 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 m² (6,996.5 ft²).

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.

READ a first time on May 18, 2022

READ a second time on July 20, 2022

This bylaw as advertised in the Cowichan Valley Citizen on September 8, 2022 and the September 15, 2022 and the municipality's website and notice board on September 6, 2022

CONSIDERED at a Public Hearing on

READ a third time on

APPROVED by Ministry of Transportation and Infrastructure on

COVENANT registered on

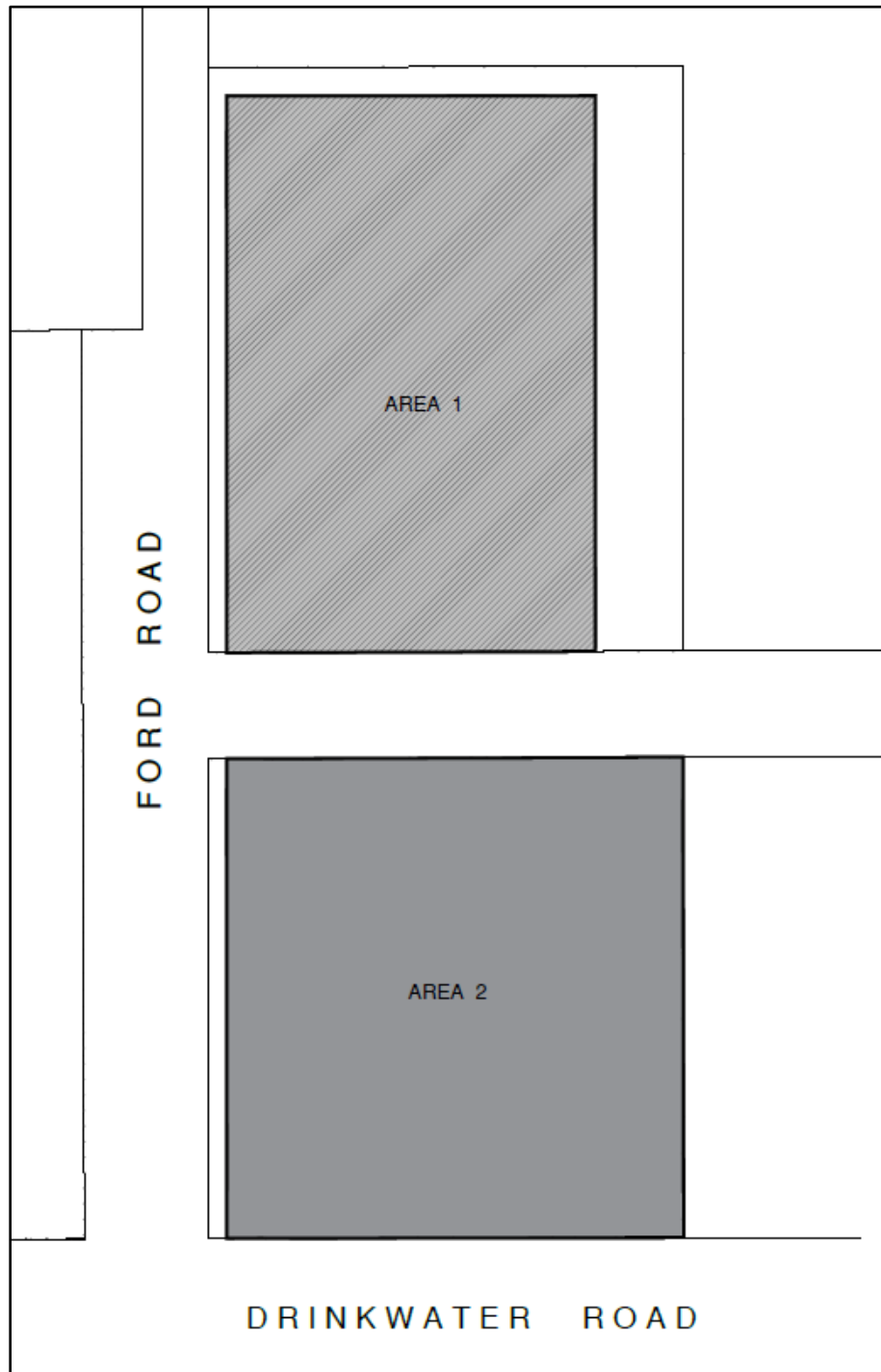
ADOPTED on

CORPORATE OFFICER

PRESIDING MEMBER

Schedule 1

Schedule "I-4"



Schedule 2

