



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 4568

#### A Bylaw for the Purpose of Amending Zoning Bylaw No. 2600 Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls

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**WHEREAS** the *Local Government Act*, hereafter referred to as the "Act", as amended, empowers the Regional Board to adopt and amend zoning bylaws;

**AND WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Area F – Cowichan Lake South/Skutz Falls, that being "CVRD Zoning Bylaw No. 2600, 2005, Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls";

**AND WHEREAS** the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

**AND WHEREAS** after the close of the notification period and with due regard to the public comments received, the Regional Board considers it advisable to amend Zoning Bylaw No. 2600;

**NOW THEREFORE** the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4568 – Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw [CD-1 Comprehensive Development 1 Zone (Paldi)], 2024.**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2600, as amended from time to time, is hereby amended in the following manner:

- a) Section 5.14 CD-1 Zone – Comprehensive Development 1 Zone is replaced by Section 5.14 CD-1 Zone – Comprehensive Development 1 Zone (Paldi) attached to this bylaw as Schedule A.

**3. FORCE AND EFFECT**

This bylaw shall take effect upon its adoption by the Regional Board.

PUBLIC NOTICE GIVEN in \_\_\_\_\_ day of \_\_\_\_\_, 2024  
ACCORDANCE WITH THE \_\_\_\_\_ day of \_\_\_\_\_,  
*LOCAL GOVERNMENT ACT* this \_\_\_\_\_ day of \_\_\_\_\_,  
this \_\_\_\_\_ day of \_\_\_\_\_,

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

RECEIVED MINISTRY OF \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
TRANSPORTATION &  
INFRASTRUCTURE  
APPROVAL

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Officer

**SCHEDULE A****5.14 CD-1 ZONE – COMPREHENSIVE DEVELOPMENT 1 ZONE (PALDI)**

Subject to compliance with the general requirements detailed in Part 3 of this Bylaw, the following regulations shall apply in the CD-1 Zone:

**Commercial Use**

1. The following commercial uses are permitted:
  - a. Clinic;
  - b. Convenience store;
  - c. Financial institution;
  - d. Grocery store;
  - e. Hotel;
  - f. Laundromat;
  - g. Mixed use commercial and residential;
  - h. Motel
  - i. Public house;
  - j. Office;
  - k. Personal service use;
  - l. Retail;
  - m. Restaurant;
  - n. Service station.
  
2. For any parcel that permits commercial use in the CD-1 Zone:
  - a. The following parcel permits commercial uses:
    - i. PID: 003-727-394
    - ii. PID: 013-819-071
    - iii. PID: 002-491-125
  - b. Commercial uses shall be permitted on a maximum total site area of 7.4 ha in the CD-1 Zone.
  - c. The maximum floor area for commercial buildings and structures, where permitted, is 1000 m<sup>2</sup> for grocery stores and 700 m<sup>2</sup> for all other uses.
  - d. The total commercial floor area for the entire CD-1 Zone shall not exceed 10,000 m<sup>2</sup>;
  - e. No more than 50 sleeping units in total will be permitted for all motel or hotel uses combined within the CD-1 Zone;
  - f. No more than one service station will be permitted in the CD-1 Zone;
  - g. For mixed use commercial and residential buildings, commercial uses are permitted on the ground level and residential uses on the second and third storeys;
  - h. For mixed use commercial and residential buildings, residential density is subject to 5.14.7; and
  - i. Outdoor storage for commercial uses is not permitted.
  
3. Commercial uses are subject to the following development regulations:
  - a. Impervious surface coverage shall not exceed 55% for all buildings and structures, of which not more than 50% may be parcel coverage;
  - b. Commercial uses must be fully serviced by both a community water system and a community sewer system;
  - c. The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Commercial and Mixed-Use Buildings and Structures
Front	0 m where the abutting parcel contains a commercial use; or 6 m where the abutting or adjacent parcel is solely residential in use.
Interior Side	
Rear	
Exterior side	4.5 m

- d. The maximum height for all commercial buildings and structures is 10 m, except for the following uses, which shall not exceed three stories, with a maximum height of 15 m:
  - i. Hotel;
  - ii. Mixed use commercial and residential; and
  - iii. Motel.

Institutional and Public Use

- 4. The following institutional and public uses are permitted:
  - a. Day care;
  - b. Institutional use;
  - c. Passive recreation;
  - d. Public park;
  - e. Religious facility;
- 5. Institutional and public uses are subject to the following development regulations:
  - a. Impervious surface coverage shall not exceed 45%, of which not more than 40% may be parcel coverage.
  - b. Institutional and public uses must be fully serviced by both a community water system and a community sewer system. This does not apply to the existing temple located on PID 002-491-125.
  - c. The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Institutional and Public Use Buildings and Structures
Front	0 m where the abutting parcel contains a commercial use; or 6 m where the abutting or adjacent parcel is solely residential in use.
Interior Side	
Rear	
Exterior side	4.5 m

- d. The maximum height of all buildings and structures is 10 m.

Residential Use

- 6. The following residential uses are permitted:
  - a. Duplex dwelling;
  - b. Multi-unit dwelling; and
  - c. Single detached dwelling.

The following accessory uses are permitted, subject to the conditions in 5.14.7.:

- d. Attached Suite
- e. Bed and breakfast accommodation;
- f. Day care; and
- g. Home based business.

- 7. For any parcel that permits residential use in the CD-1 Zone:
  - a. The CD-1 Zone will allow for a maximum of 500 dwelling units.
  - b. One attached suite is permitted per parcel with a single detached dwelling.
  - c. One attached suite or detached suite is permitted on parcels larger than 1 ha with a single detached dwelling.
  - d. The total number of residential dwelling units permitted, including mixed use residential units, on each parcel(s) of land within the CD-1 Zone are as follows:

Parcel	Total Permitted Dwelling Units
PID 002-488-795	67
PID 002-491-281 together with PID 002-491-168	42
PID 013-819-071	22
PID 002-491-125	36
PID 003-727-394	320
PID 025-771-663	13
<b>Total</b>	<b>500</b>

- e. The density prescribed in 5.14.7.c. applies to the parcels set out in the table at the time of adoption of Bylaw No. 4568, 2024, regardless of whether such land is subdivided.
  - f. Notwithstanding 5.14.7.c., the residential density limits prescribed may be applied in the aggregate to two or more of the parcels identified in the Table in 5.14.7.c., provided that those parcels are consolidated.
  - g. Bed and breakfast accommodation is only permitted within a single detached dwelling. Bed and breakfast accommodation is not permitted if the single detached dwelling contains an attached suite.
- 8. Development regulations for residential uses are subject to the following:
  - a. The minimum parcel area for the purpose of subdivision is:
    - i. 700 m<sup>2</sup> for parcels serviced by both a community water and community sewer system;
    - ii. 4,000 m<sup>2</sup> for parcels serviced by a community water system;
    - iii. 1 ha for parcels not serviced by a community water and a sewer system.
  - b. Parcel coverage shall not exceed:

Parcel Size	Impervious Surface Coverage	Parcel Coverage
700 m <sup>2</sup> to 1,200 m <sup>2</sup>	35%	30 %
1,201 m <sup>2</sup> to 4,000 m <sup>2</sup>	25%	20 %
Greater than 4,001 m <sup>2</sup>	20%	15 %

- c. The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Single Detached Dwelling & Duplex Dwelling	Mixed Use & Multi-Unit Dwelling	Accessory Buildings and Structures
Front	4.5 m	4.5 m	7.5 m
Interior Side	1.5 m	3.0 m	1.5 m
Exterior Side	4.5 m	4.5 m	4.5 m

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Rear	4.5 m	4.5 m	1.5 m
Minimum Garage and/or Carport Setback	7.5 m where the garage door or carport entry is facing a highway or strata access route		

- d. The maximum height of all residential buildings and structures shall not exceed:
- i. 10 m for single detached dwellings and duplex dwellings;
  - ii. 12 m for multi-unit dwellings;
  - iii. 7.5 m for all residential accessory buildings and structures.