



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4195

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1020 Applicable to Electoral Area H – North Oyster/Diamond

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 H, that being "the Cowichan Valley Regional District Electoral "H"—North Oyster/Diamond that being Zoning Bylaw No. 1020, 1986;

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 public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 1020;

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. 4195 – Electoral Area H – North Oyster/Diamond Zoning Amendment Bylaw (13271 Simpson Road), 2018".

2. AMENDMENTS

~~Cowichan Valley Regional District Zoning~~ Bylaw No. 1020, ~~as amended from time to time~~, is hereby amended in the following manneras follows:

a) Part 3.1 is amended by adding the following new definitions s in alphabetical order:

"Auto recycling yard" means an area of land where End-of-Life vehicles (ELVs) are wholly or partially disassembled, dismantled, stored or crushed, and fluids and other wastes appropriately removed and stored for disposal offsite, including accessory offices, equipment repair and storage buildings but excludes the sale of automobiles, wrecked automobiles or wrecked auto parts.

"Metal recycling yard" means an area of land where metal based products are wholly or partially disassembled, dismantled, stored or crushed, and fluids and other wastes appropriately removed and stored for disposal offsite, including accessory offices, equipment repair and storage buildings but excludes the sale of recycled products.

b) Section 11.1 I-1 Zone-Light Industrial is amended by adding the following after Section 11.1 (a), and relabelling alphabetically subsequent sections in Section 11.1 as appropriate:

(b) Site-Specific Permitted Uses

In addition to the uses permitted in Section 11.1 (a), the following uses shall be permitted subject to the additional conditions of use in this section and Section 11.1 (c) on a site-specific basis for that portion of the property in the I-1 zone:

<u>Use</u>	<u>Civic Address</u>	<u>PID and Legal Description of Permitted Use Location</u>	<u>Conditions of Use</u>
<u>Auto recycling yard</u>	<u>13271 Simpson Road</u>	<u>PID: 008-903-603 THAT PART OF LOT 9 OYSTER DISTRICT LYING TO THE WEST OF THE WESTERLY BOUNDARY OF LOT 1 PLAN 2169 AND TO THE SOUTH OF THE SOUTHERLY BOUNDARY OF LOT 3 OF SAID PLAN EXCEPT THE SOUTH 10 CHAINS THEREOF AND EXCEPT PLAN 50801 AND VIP76340</u>	<u>The height for all vehicles, metal and materials stored outside shall not exceed 9 meters.</u>
<u>Metal recycling yard</u>			<u>The surface of the ground where end-of-life vehicles or non-ferrous materials are stored must be paved and serviced by functioning oil-water separators.</u> <u>Screening and landscaping along all road frontages shall be provided on the subject property consisting of a 1.8-meter high solid fence and at least one row of evergreen trees.</u> <u>Despite Section 11.1 (c)2, the setbacks for buildings and structures where the adjacent parcel is zoned Agricultural is 15 meters.</u> <u>Where an adjacent parcel is in the Agricultural Land Reserve, screening and landscaping along that parcel boundary shall be provided to mask or separate uses consisting of an 8-meter vegetated buffer on the property.</u>

- b) ~~New Section 11.4 I-4 (Industrial Recycling) Zone is established and subsequent sections are re-numbered.~~

~~11.4 I-4 – Industrial Recycling Zone~~

~~Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:~~

~~(a) Permitted Uses~~

~~The following uses and no others are permitted in an I-4 Zone:~~

- ~~1. Automotive body repair and painting;~~
- ~~2. Automotive repair shop;~~
- ~~3. Auto recycling yard, including exterior storage;~~
- ~~4. Boat building;~~
- ~~5. Book binding, publishing;~~
- ~~6. Broom and brush manufacturing;~~
- ~~7. Cabinet and furniture manufacturing including a joinery;~~
- ~~8. Candy manufacturing;~~
- ~~9. Canning of fruits and vegetables;~~
- ~~10. Cold storage plant;~~
- ~~11. Contractor's workshop, yard and storage;~~
- ~~12. Dairy products manufacturing;~~
- ~~13. Door and window manufacturing;~~
- ~~14. Electric equipment manufacturing;~~
- ~~15. Feed and seed storage;~~
- ~~16. Food products manufacturing, processing and packaging, excluding meat processing and fish processing;~~
- ~~17. Frozen food locker;~~
- ~~18. Kennel;~~
- ~~19. Laboratory;~~
- ~~20. Laundry, dry cleaning and dyeing establishment;~~
- ~~21. Jewellery, mattress, musical instrument, toy, paper box and cardboard, sign, glass, textile, tool, tent and awning, wax products and window shade manufacturing;~~
- ~~22. Metal recycling yard, including exterior storage;~~
- ~~23. Modular or pre-fabricated home and truss manufacturing;~~
- ~~24. Parking garage;~~
- ~~25. Welding shop;~~
- ~~26. Warehouse, including mini-warehouse, truck and trailer rentals;~~
- ~~27. Recycling, sorting and storage of glass, plastic, aluminium, wood, paper, cardboard.~~
- ~~28. Sale of wholesale and retail building supplies, lumber yard;~~
- ~~29. One single family residential dwelling unit per parcel accessory to a use permitted in Section 11.4(a) 1-28;~~
- ~~30. Separate or secondary suite.~~

~~(b) Conditions of Use~~

~~For any parcel in an I-4 Zone:~~

- ~~1. The parcel coverage shall not exceed 50 percent for all buildings and structures;~~
- ~~2. The maximum permitted height of a structure is 15 metres;~~
- ~~3. The setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:~~

Column-I Type of Parcel Line	Column-II Buildings and Structures
Front	9.0 metres
Side (Exterior or Interior)	9.0 metres
Rear	9.0 metres

~~4. The surface of the ground where end-of-life vehicles or non-ferrous materials are stored must be paved and serviced by functioning oil-water separators.~~

~~a) That Schedule B (Zoning Map) to Electoral Area H — North Oyster/Diamond Zoning Bylaw No. 1020 is further amended by rezoning the portion of That Part of Lot 9, Oyster District, Lying to the West of the Westerly Boundary of Lot 1, Plan 2169, and To the South of The Southerly Boundary of Lot 3 of Said Plan Except The South 10 Chains Thereof and Except Plan 50801 and VIP76340 (PID: 008-903-603) as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-4195, from I-1 (Light Industrial) to I-4 (Industrial Recycling).~~

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 11th day of April, 2018.

READ A SECOND TIME this 11th day of April, 2018.

READ A THIRD TIME this _____ day of _____, ~~2018XXXX.~~

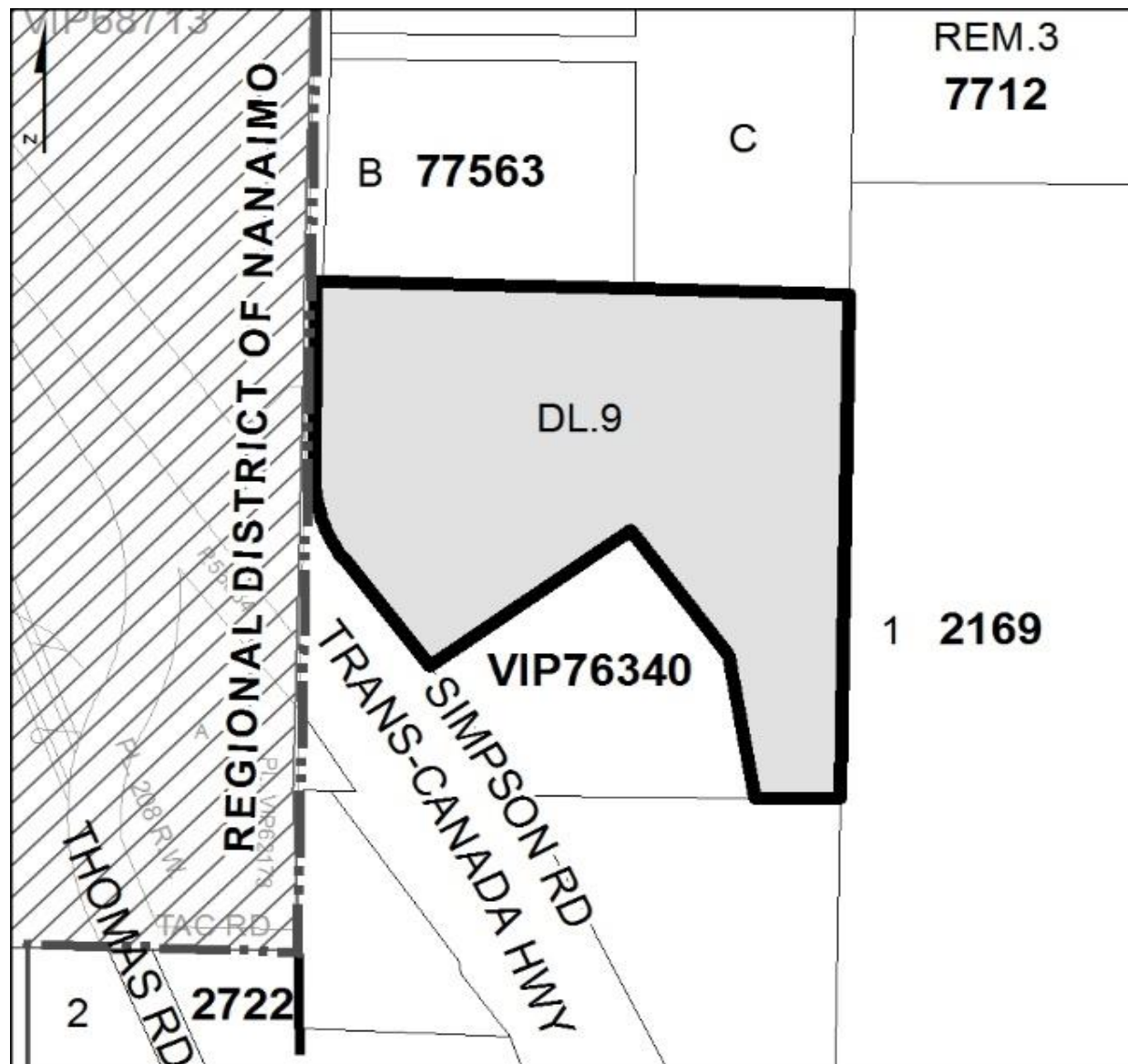
ADOPTED this _____ day of _____, ~~2018XXXX.~~

Chairperson

Corporate Secretary

PLAN NO. Z-4195

~~SCHEDULE "A"~~ ~~TO ZONING AMENDMENT BYLAW NO.~~ 4195
~~OF THE COWICHAN VALLEY REGIONAL DISTRICT~~



~~THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM~~

~~I-1 (Light Industrial)~~ I-1 (Light Industrial) ~~TO~~

~~I-4 (Industrial Recycling)~~ I-4 (Industrial Recycling) ~~APPLICABLE~~

~~TO ELECTORAL AREA~~ H