



## 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 – North Oyster/Diamond that being Zoning Bylaw No. 1020;

**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 manner:

a) Part 3.1 is amended by adding the following new definition:

**"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) 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:

<b>Column I</b> Type of Parcel Line	<b>Column II</b> 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      11<sup>th</sup>      day of      April      ,      2018.

READ A SECOND TIME this      11<sup>th</sup>      day of      April      ,      2018.

READ A THIRD TIME this      \_\_\_\_\_      day of      \_\_\_\_\_      ,      2018.

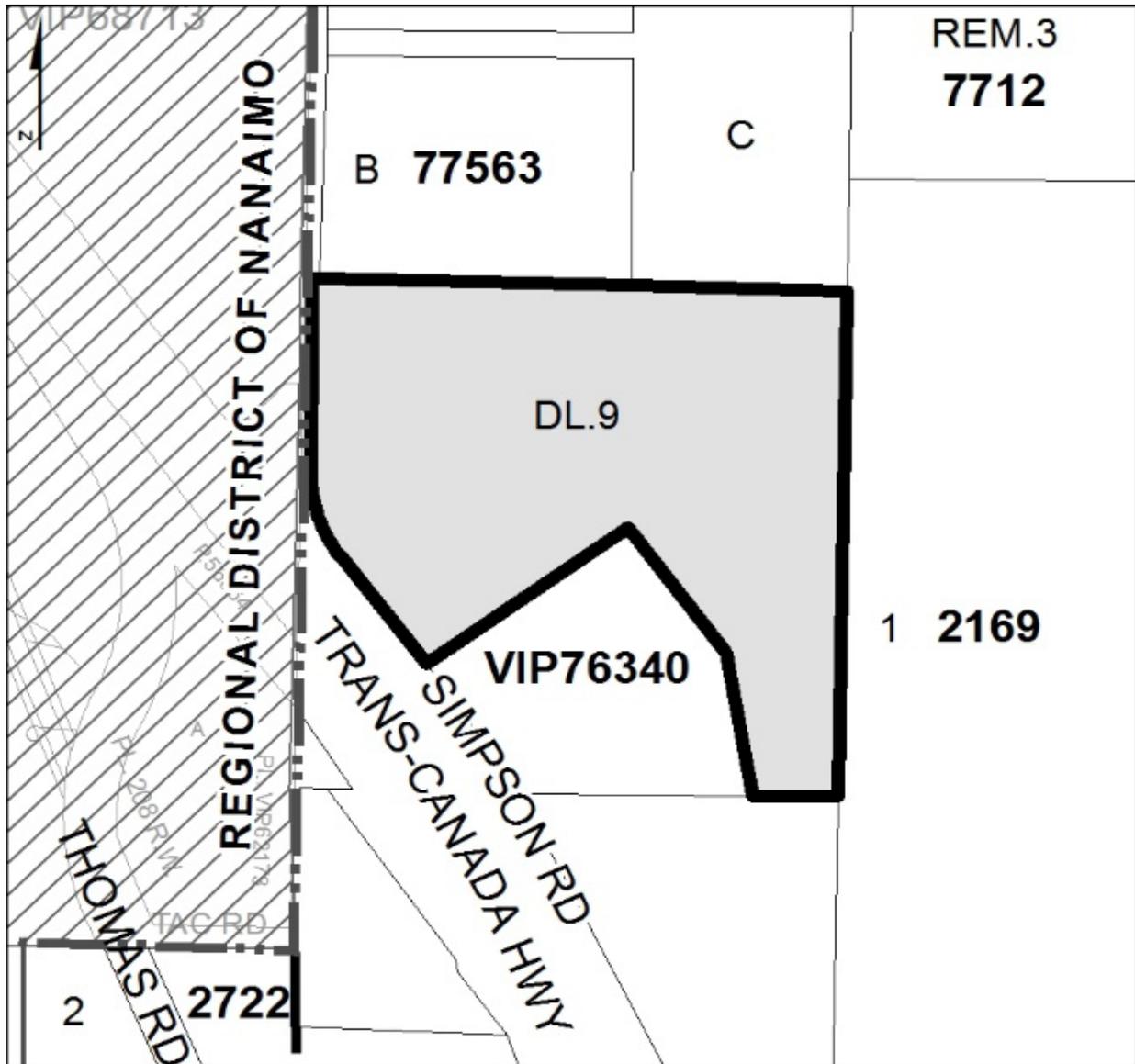
ADOPTED this      \_\_\_\_\_      day of      \_\_\_\_\_      ,      2018.

\_\_\_\_\_  
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) TO

I-4 (Industrial Recycling) APPLICABLE

TO ELECTORAL AREA H