



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4422

A Bylaw to Amend South Cowichan Zoning Bylaw No. 3520 Applicable to Electoral Areas A & C

WHEREAS the *Local Government Act* empowers the Regional Board to adopt and amend zoning bylaws;

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Areas A and C, that being the CVRD South Cowichan Zoning Bylaw No. 3520, 2012;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote on each reading of this bylaw, as required by the *Act*;

AND WHEREAS after the close of the public hearing and with due regard to the representations received, the Regional Board considers it advisable to amend South Cowichan Zoning Bylaw No. 3520;

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

1. CITATION

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 4422 – South Cowichan Zoning Amendment Bylaw (3570 Telegraph Road/PID: 010-427-171), 2022**".

2. AMENDMENTS

Cowichan Valley Regional District Zoning Bylaw No. 3520 is amended in the following manner:

a) That Section 8.1 – Creation of Zones; Residential Zones be amended to include:

Rural Comprehensive Development	CD-5	Rural Comprehensive Development 5 – Telegraph Road
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b) That Section **11.5 Rural Comprehensive Development 5 – Telegraph Road** be added:

1. Permitted uses

The following principal uses and no others are permitted in the CD-5 Zone:

- a. Multiple family dwelling
- b. Tourist Accommodation
- c. Horticulture

The following accessory uses are permitted in the CD-5 Zone:

- d. Home-based business

2. Parcel Coverage

The parcel coverage in the CD-5 Zone shall not exceed 20% of parcel area, or 500m², whichever is less, for all buildings and structures

3. Building Height

The height of buildings and structures in the CD-5 Zone shall not exceed:

- a. 10 metres for a principal building and structure
- b. 7.5 metres for an accessory building and structure

4. Setbacks

The following minimum setbacks for buildings and structures apply in the CD-5 Zone

Type of Parcel Line	Residential and Accessory Uses
Front parcel line	20 metres
Interior parcel line	3 metres
Exterior side parcel line	4.5 metres
Rear parcel line	4.5 metres

5. Minimum Parcel Size

The minimum parcel size in the CD-5 Zone is 2 ha.

6. Special Regulations for Multiple Family Dwelling

The following special regulations apply to the use of a parcel for tourist accommodation:

- a. A maximum of three dwelling units are permitted within the Multiple Family Dwelling; and,
- b. No secondary suites are permitted within the dwelling units.

7. Special Regulations for Tourist Accommodation

The following special regulations apply to the use of a parcel for tourist accommodation:

- c. A maximum density of 4 tourist sleeping units are permitted on the parcel, with a maximum of 2 tourist sleeping units within the Multi Family Dwelling, and 2 sleeping units within wholly permitted separate buildings;
- d. The maximum number of rooms within a single tourist sleeping unit shall not exceed 2 rooms;
- e. The maximum number of rooms on the property used for overnight guest accommodation must not exceed 6 rooms for the entire property;
- f. Tourist accommodation must be conducted by a resident on the parcel, who may not employ more than one additional non-resident person on the parcel;
- g. Tourist accommodation must be completely contained within the single-family dwelling or wholly permitted tourist sleeping units;
- h. The floor area of a single tourist sleeping unit shall not exceed 85 m²
- i. Where a renovation, addition or new construction is required, applications for building permits shall explicitly show which rooms in the dwelling will be used for tourist accommodation;
- j. Food service will be limited to the provision of one breakfast meal per day to guests;
- k. The use of tourist accommodation shall comply with applicable senior government regulations; and
- l. The use of tourist accommodation shall not produce excessive traffic, or create a nuisance of any kind.

8. Landscaping and Screening Regulations

Temporary tourist accommodation shall be screened from view from many street or adjoining property. The exterior boundaries of the CD-5 Zone shall be buffered by a continuous 20-metre-wide evergreen vegetated visual landscape screen, within which no buildings or structures may be constructed.

- c) That Schedule A (Zoning Map) to CVRD South Cowichan Zoning Bylaw No. 3520, 2012 is amended by rezoning LOT 2, SECTION 12, RANGE 9, SHAWNIGAN DISTRICT, PLAN 46498 – PID 010-427-171, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, number Z-4422, from RR-2 – Rural Residential 2 Zone to **CD-5 Comprehensive Development 5 – Telegraph Road**.

3. FORCE AND EFFECT

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

READ A FIRST TIME this _____ day of _____, 2022.

READ A SECOND TIME this _____ day of _____, 2022.

READ A THIRD TIME this _____ day of _____, 2022.

ADOPTED this _____ day of _____, 2022.

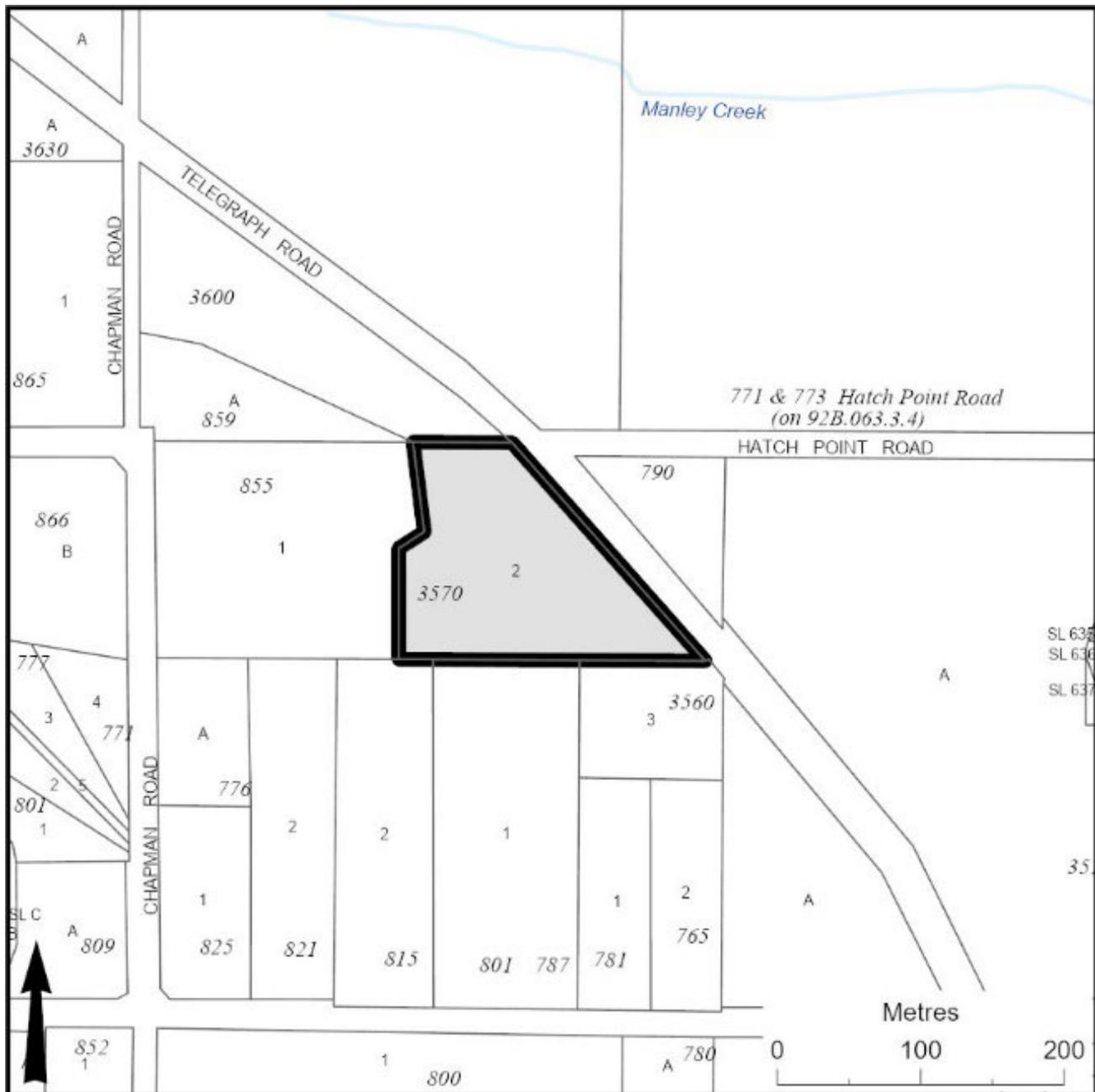
Chairperson

Corporate Officer

PLAN NO. Z-4422

SCHEDULE A TO PLAN AMENDMENT BYLAW NO. OF THE COWICHAN VALLEY REGIONAL DISTRICT

4422



THE AREA OUTLINED IN SOLID BLACK LINE IS REZONED FROM RR-2 – RURAL RESIDENTIAL 2 ZONE TO CD-5 RURAL COMPREHENSIVE DEVELOPMENT 5 – TELEGRAPH ROAD, APPLICABLE TO ELECTORAL AREA C