



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 4276

#### A Bylaw to Amend South Cowichan Zoning Bylaw No. 3520 Applicable to Electoral Areas A – Mill Bay/Malahat and C – Cobble Hill

**WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Areas A – Mill Bay/Malahat and C – Cobble Hill, that being South Cowichan Zoning Bylaw No. 3520;

**AND WHEREAS** after the close of the public hearing and with due regard to the representation received, the Regional Board wishes 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. 4276 – South Cowichan Zoning Amendment Bylaw (PID: 025-580-311), 2022**".

2. **AMENDMENTS**

Cowichan Valley Regional District South Cowichan Zoning Bylaw No. 3520, is hereby amended as follows:

- a) Part Three – Definitions – Section 3.1 is amended by adding the following definitions in alphabetical order:

**“Custom workshop”** means a workshop within a building where the production, sales and servicing of specialized goods or services, including, but not limited to, home cabinets, signs, window coverings, and furniture occurs.

**“Production studio”** means the use of land, buildings and structures for the production of art, motion pictures, videos, television or radio programs or sound recording.

- b) Part Three – Definitions – Section 3.1 is amended by adding the word ‘commercial’ before the word ‘goods’ where it appears within the definition for “Warehouse”.
- c) By adding the I-1H Zone, after the I-1G Zone, as Section 13.9 as shown below, and renumbering subsequent sections of the industrial zones accordingly:

#### **13.9 I-1H LIGHT INDUSTRIAL 1H ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this bylaw, the following regulations apply in the I-1H Zone:

**1. Permitted Uses:**

The following principal uses and no others are permitted in the I-1H Zone:

<b>Principle Uses:</b>	<b>Conditions of Use:</b>
a. Automobile service shop	
b. Automobile workshop	
c. Catering	Must be connected to a CVRD owned and operated community sewer system.
d. Child care facility	
e. Contractors workshop, yard and storage	
f. Custom workshop	
g. Equipment sales, rental, repair and storage	
h. Feed, seed and agricultural supplies, sales and storage	All materials and supplies with the ability to leach into the ground to be stored within a wholly enclosed building with an impermeable surface.
i. Food and dairy products manufacturing and processing facility, storage and packaging	Must be connected to a CVRD owned and operated community sewer system.
j. Garden centre	All materials and supplies with the ability to leach into the ground to be stored within a wholly enclosed building with an impermeable surface.
k. Group daycare	
l. Kennel	
m. Lumber and building supply yard	All materials and supplies with the ability to leach into the ground to be stored within a wholly enclosed building with an impermeable surface.
n. Mini-storage	Use shall only be permitted on a lot with a minimum parcel size of 1.0 hectare or greater.
o. Modular log or pre-fabricated homes, truss and structure manufacturing	
p. Printing and publishing	
q. Production studio	
r. Refundable container depot	Use shall only be located within a wholly enclosed building or structure.
s. Repair shop	
t. Take out restaurant	Must be connected to a CVRD owned and operated community sewer system.
u. Veterinary clinic	
v. Warehouse	
w. Welding shop	

The following accessory uses and no others are permitted in the I-1H Zone:

<b>Accessory Use:</b>	<b>Conditions of Use:</b>
i. Dwelling unit	One dwelling unit per parcel of land or per industrial building.
ii. Office	Subject to a maximum gross floor area of 20%.

iii. Retail store	Retail goods sold on the premises must be related to the principal use occurring on the property and the area of retail sales is limited to a maximum gross floor area of 25%.
-------------------	--

## 2. Impervious Surfaces and Parcel Coverage Limit

Impervious surface coverage of a parcel in the I-1H Zone shall not exceed 60%, of which not more than 50% may be parcel coverage.

## 3. Height

The height of all buildings and structures in the I-1H Zone shall not exceed 10 metres.

## 4. Setbacks

a. The following setbacks for buildings and structures apply in the I-1H Zone:

Type of Parcel Line	Parcel Line Setbacks
Front parcel line	4.5 metres
Interior side parcel line	9 metres
Exterior side parcel line	4.5 metres
Rear parcel line	9 metres

b. Notwithstanding the above parcel line setbacks, where an industrial zoned parcel abuts another industrial zoned parcel, the setback for a shared interior parcel line and shared rear parcel line is 0 metres.

## 5. Screening and Landscaping

The following screening and landscaping requirements apply in the I-1H Zone:

- All parcels or portions of a parcel that abut a road must have a natural vegetation buffer of at least 3.0 metres in depth along the road frontage, within which a landscape buffer shall be established and maintained.
- A mixture of native deciduous and evergreen species of varying ages and heights are required to replicate natural layered plant communities. The natural vegetation strip may include and incorporate existing healthy trees and shrubs.
- Any chain linked fence fronting a road shall be covered in a black vinyl coating.

## 6. Minimum Parcel Size

The minimum parcel size in the I-1H Zone is:

- 0.2 hectares for parcels serviced by a community water system and a community sewer system.
  - 0.4 hectares for parcels serviced by a community water system only.
  - 2.0 hectares for parcels serviced by neither a community water system, nor a community sewer system.
- d) That Schedule A to South Cowichan Zoning Bylaw No. 3520 (Zoning Map) be amended by rezoning part of the property legally described Lot 1, Section 14, Range 6, Shawnigan District, Plan VIP74703 (PID: 025-580-311) from Agricultural Resource 1 Zone (A-1) to Light Industrial 1H Zone (I-1H), as shown on Schedule A attached hereto and forming part of this bylaw.
- e) That Schedule A to South Cowichan Zoning Bylaw No. 3520 (Zoning Map) be amended by rezoning the property legally described Lot 2, Section 14, Range 6, Shawnigan District, Plan 28411 Except Part in Plan VIP71562 (PID: 002-315-408) from Light Industrial 1C Zone (I-1C) to Light Industrial 1H Zone (I-1H), as shown on Schedule A attached hereto and forming part of this bylaw.

READ A FIRST TIME this 27<sup>th</sup> day of April, 2022.

READ A SECOND TIME this 27<sup>th</sup> day of April, 2022.

READ A THIRD TIME this 25<sup>th</sup> day of January, 2023.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

---

Chairperson

---

Corporate Officer



## SCHEDULE "A"

To CVRD Bylaw No. 4276

