Cowichan Valley Regional District

Electoral Area F – Cowichan Lake South/Skutz Falls

Zoning Bylaw

No. 2600

Cowichan Valley Regional District

Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Bylaw No. 2600

Amended up to and including Bylaw No. 4473

CONSOLIDATED FOR CONVENIENCE ONLY

Please check with the Land Use Services Department (250.746.2620) for current information on this Bylaw

CVRD

NOTE: CVRD Land Use Services Department staff have made every effort to provide the most up-to-date version of this consolidated bylaw and the associated maps. Nevertheless, this document may be somewhat out of date, particularly if there are amendments underway. Persons using this consolidated bylaw text and the maps should not rely on them for legal purposes or to make important decisions.

AMENDING BYLAWS:

2842 F-1 Lot Size – April 11, 2007 – Text Only
2913 The Village at Paldi; Cherokee Land Investments, November 26, 2008 – Text and Map
3023 Kuhnke – April 9, 2008 – Map Only
3217 Juch and Ferguson – December 10, 2008 – Map Only
3234 Bahler – October 14, 2009 – Map Only
3282 Cowichan River Bible Camp – December 9, 2009 – Map Only
2981 CVRD for Ministry of Environment – April 14, 2010 – Map Only
3233 Polaris/Nicholson - April 14, 2010 – Map Only
3472 Hignell – July 13, 2011 – Text and Map
3331 Cooper – June 13, 2012 – Map Only
3596 All Sports Lands Ltd. – August 8, 2012 – Text and Map
3752 Medical Marihuana Regulations – April 9, 2014 – Text Only
3800 Mesachie Lake Post Office – May 14, 2014 – Map Only
3857 Swimming Pool Fencing – May 13, 2015 – Text Only
4059 Road End Water Zoning – December 13, 2017 – Map Only
4122 Cannabis Regulations – September 26, 2018 – Text Only
4164 Pebbles West – August 28, 2019 – Text and Map
4257 Couverdon – March 11, 2020 – Text and Map
4268 PID: 009-592-954 – May 22, 2019 – Text and Map
4289 PID: 009-845-526 – March 24, 2021 - Cowichan Lake Road – Map Only
4302 PID: 012-490-890 – March 10, 2021 – Text and Map
4346 Area F Zoning Wetlands – February 24, 2021 – Text Only
4371 Lot 10, Cowichan Valley Highway – June 9, 2021 – Text and Map
4388 Aquaculture Amendment – July 14, 2021 – Text Only
4330 Zoning Bylaw Harmonization – July 13, 2022 – Text and Map
4349 Cannabis Uses – April 12, 2023 – Text Only
4473 Mesachie Lake Firehall – April 26, 2023 – Map only
4385 PID: 009-411-089 – September 13, 2023 – Map only

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C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

ZONING BYLAW NO. 2600

A Bylaw To Establish Zones And Regulate
The Use Of Land, Water, Buildings And Structures
Within Electoral Area F – Cowichan Lake South/Skutz Falls

WHEREAS the Cowichan Valley Regional District Board of Directors considers it to be in the public interest to:

a. Pursuant to Section 903 of the *Local Government Act*, regulate or prohibit the use of land, the surface of water, buildings and structures on land and water in Electoral Area "F" – Cowichan Lake South/Skutz Falls;
b. Regulate the density of the use of land, water surfaces, buildings and structures, and the siting, size and dimensions of buildings and structures and the uses that are permitted on the land;
c. Regulate the shape, dimension and area, including the establishment of minimum and maximum sizes of all parcels of land that may be created by subdivision;
d. Regulate the provision of off-street parking and loading spaces pursuant to Section 906 of the *Local Government Act*;
e. Regulate the provision of screening and landscaping to mask or separate certain land uses, pursuant to Section 909 of the *Local Government Act*.

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

PART ONE INTERPRETATION

1.1 Title

This Bylaw may be cited for all purposes as **"CVRD Zoning Bylaw No. 2600, 2005, Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls".**

1.2 Application

This Bylaw shall be applicable to all lands, including the surface of water, and all uses, buildings and structures located within Electoral Area "F" – Cowichan Lake South/Skutz Falls of the Cowichan Valley Regional District, as indicated on Schedule "A", the Zoning Map, which is attached to and forms part of this Bylaw.

1.3 Definitions

In this bylaw:
"abattoir" means the use of land, buildings or structures for the slaughter of livestock, animals, fish, poultry and other fowl and the preliminary processing of animal carcasses;

"**accessible**" means that a disabled person, without assistance from another person, is able to approach, enter, pass to and from and make use of an area and/or its facilities;

"**accessory**" means ancillary or subordinate to, customarily incidental to, and associated with a principal use, building or structure;

"access driveway" means the area between the highway and required parking spaces which provide an approach to said parking spaces;

"Agriculture" means growing, rearing, producing or harvesting livestock or agricultural crops other than cannabis, and includes the processing on a parcel of the primary agricultural products harvested, reared or produced on that parcel and the use and storage of associated farm machinery, implements and agricultural supplies;

"**ALR**" means the provincial Agricultural Land Reserve, designated pursuant to the *Agricultural Land Commission Act*;

"**alteration**" means a structural change to a building or structure and also includes:

a. an addition to floor area or height;
b. the removal of a portion of a building or structure;
c. construction of, cutting into, or removal of a wall, partition, column, beam, joist, floor or chimney;
d. any change to, or opening or closing of, any means of access.

"**animal hospital**" means a building or part thereof provided for the prevention, treatment, care and alleviation of disease and injury to animals and includes a shelter for animals exclusively for animals during their period of treatment and recovery;

"**animal trials centre**" means an area of land for the purpose of animal training and competitions involving trained animals;

"artist studio" means a building, or portion thereof, used for the creation, display or sale of arts and crafts;

"**assembly**" means the gathering of persons for charitable, civic, cultural, educational, entertainment, recreational or religious purposes;

"automobile service shop" means a building or structure used for periodic, routine servicing of motor vehicles, including minor repairs and replacement of mechanical and other components, but does not include an automobile workshop or automobile salvage or wrecking yard;

"automobile workshop" means a building or structure used for all manner of mechanical repairs to motor vehicles and parts thereof, including engine and transmission tuning, upgrading and rebuilding, as well as the rebuilding of other auto components and associated machine shop, cosmetic and structural repair and restoration of motor vehicle bodies and chassis, including sand and media blasting, painting and metal plating of ,automobile parts and bodies and also includes motor vehicle assembly and parts and accessory sales but does not include motor vehicle manufacturing or automobile salvage or wrecking yard;

"**bed and breakfast accommodation**" means the accessory use of a residential dwelling for the overnight tourist accommodation of transient paying guests, in which breakfast is the only meal served;

"**block**" – see definition of "parcel";

"**Board**" means the Board of Directors of the CVRD;

"boat building and repair" means the fabrication, assembly and repair of commercial and recreational boats, marine crafts and related marine equipment;

"**building**" means any structure, wholly or partly enclosed by a roof or roofs supported by walls or columns, which is used or intended to be used for supporting or sheltering any use accommodating persons, animals, chattels or things;

"**campground**" means a use in which campground spaces are provided, occupied and maintained for temporary accommodation of the travelling public in tents, trailers or recreational vehicles;

"**campground space"** means an area within a campground, used or intended to be used, rented or leased for the temporary accommodation of the travelling public in tents, trailers or recreational vehicles;

"Cannabis" means cannabis as defined in the *Cannabis Act* (Canada);

"Cannabis – Micro Production and Processing" means the commercial cultivation, processing, storage and wholesale distribution of cannabis and products derived from cannabis, contained entirely within a building where the gross floor area used for the production and growing of cannabis products does not exceed 200m², and does not include the cultivation of up to four cannabis plants in a dwelling house for personal use in accordance with the *Cannabis Control and Licensing Act* (British Columbia).

"Cannabis – Standard Production and Processing" means the commercial cultivation, processing, storage and wholesale distribution of cannabis and products derived from cannabis, and does not include the cultivation of up to four cannabis plants in a dwelling house for personal use in accordance with the *Cannabis Control and Licensing Act* (British Columbia);

"**civic use**" means a use providing for government functions and services, including but not limited to federal, provincial, regional and municipal offices, public schools and colleges, publicly owned and operated hospitals, fire halls, community halls, libraries, museums, parks, cemeteries, jails and prisons, courts of law, waterworks facilities and sewage facilities;

"**clinic**" means a building or structure or part of a building or structure used for the medical, dental, surgical or therapeutic treatment of human beings;

"commercial retail unit" means the place of business of an enterprise;

"**community care facility**" means a community care facility as defined in the *Community Care Facility Act*;

"**community service facility**" means a building or structure or grouping of buildings or structures intended to provide limited recreational and commercial services to comprehensively developed housing projects and may include a swimming pool, health club, craft, hobby or activity rooms, tennis courts, lawn bowling, a refreshment or news stand, an accessory food service facility and a postal outlet;

"community sewer system" means a system of sewerage works or sewage collection, treatment and disposal which serves 50 residential unit equivalents or more and which is owned, operated and maintained by the Cowichan Valley Regional District or a municipality incorporated under the *Local Government Act*;

"community water system" means a system of waterworks which serves 50 residential unit equivalents or more and which is owned, operated and maintained by an Improvement District under the *Water Act* or *Local Government Act*, the Cowichan Valley Regional District, or a municipality incorporated under the *Local Government Act*.

"**contiguous**" means adjoining and touching;

"**convenience store**" means a retail sales outlet contained under one roof, that provides for the sale of items regularly used by households, including food, books, magazines and household accessories;

"**convention facility**" means a building or part thereof in which facilities are provided for such purposes as meetings for groups of civic, educational, political, religious or social purposes;

"**cottage**" means a self-contained residential building that consists of sleeping, sanitary and cooking facilities, that is used for the temporary accommodation of an owner, lessee, renter or member of the travelling public;

"cottage vacation rental" means the accommodation of transient, paying guests within a single family residential dwelling for a period of time which is less than 30 days in a calendar year;

"cultural facility" includes museums and theatres for the performing arts;

"custom workshop" means a workshop within a building where the production, sales and servicing of specialized goods or services, including home cabinets, signs, window coverings and furniture occurs;

"**CVRD**" means the Cowichan Valley Regional District;

"**day care**" means a facility for the care of persons that is licensed by the Ministry of Health pursuant to the *Community Care Facilities Act*;

"**derelict motor vehicle**" means any vehicle as defined under the *Motor Vehicle Act*, that has not been licensed under the Act for over a period of one (1) year and is not housed within a carport or garage;

"**disabled person**" means a person who has a loss, or a reduction of functional ability and activity, and includes a person in a wheelchair and a person with sensory disability;

"double fronting parcel" means where both the front and rear parcel lines of the parcel front upon a highway, excluding lanes;

"duplex" means a building other than a single family dwelling with a secondary suite that contains two dwelling units;

"**dwelling**" or "**dwelling unit**" means one or more habitable rooms with self-contained sleeping, living, food preparation and storage, cooking, eating, sanitary facilities intended as a residence for one family, and does not include a recreational vehicle or park model RV (CSA Z 241);

"emergency works" means emergency procedures to prevent flooding, erosion or other immediate threats to life and property. Such emergency procedures may include clearing of an obstruction from, or repairs to, a bridge, culvert or drainage flow and the removal of tree(s) that are deemed to present a danger to public or private property;

"**environmental conservation and protection**" means the act of preserving, enhancing or otherwise improving the state of environmental features or natural biological productivity on a parcel or in an area;

"**exterior side parcel line**" means a parcel boundary, other than a front parcel line or a rear parcel line, that abuts a highway;

"**equestrian centre**" means the use of lands, buildings or structures for the boarding of horses, the training of horses and riders and the staging of equestrian events, but does not include gaming or gambling establishments, feed lots or auctions;

"equipment/tools rentals, sales & repair shop" means a shop at which household items or other small motors or electrical devices may be repaired but specifically excludes automobile repairs;

"**family**" means:

a. a person or persons related by blood, marriage, adoption or foster parenthood living within one dwelling; or
b. not more than five unrelated persons sharing one dwelling;

"**fence**" means a freestanding structure and includes arbour, archway, gate, screen, trellis and wall, including retaining wall, but does not include hedges and similar landscaping;

"financial institution" means a bank, credit union, acceptance corporation, trust company, finance company or similar establishments but does not include a building or premises normally used for a purpose unrelated to the financial industry but includes one or more bank machines as an accessory use for the convenience of its patrons or customers;

"finished grade" means the elevation of the surface of the ground at any point on the site of a completed development;

"**fish farm**" means a facility for the commercial growing and rearing of farmed fish;

"fitness studio" means a facility where persons may use exercise equipment and may include a facility where persons have sport and work related injuries evaluated and treated
and includes accessory offices;

"floor area" means the aggregate surface area of all horizontal walking surfaces on all storeys measured from the finished exterior plane of a building wall face and includes but is not limited to habitable space, partitions, mezzanines, lofts, porches, patios, decks, stairways and cantilevers but does not include crawlspaces, attics, eaves or cornices;

"floor area ratio" means the figure obtained when the area of the floors of the buildings on a site is divided by the area of the parcel;

"food and beverage processing" means the use of land, buildings or structures for the processing, warehousing and distribution of food and beverage products, but specifically excludes the processing of livestock, fish, poultry and other fowl;

"frontage" means that length of a parcel boundary which abuts a highway;

"**front parcel line**" means a parcel boundary common to a parcel and a highway other than a lane, provided that where a parcel is adjoining the intersection of two highways, the front parcel line is the shortest parcel boundary adjoining a highway other than a lane;

"**gross floor area**" means the total floor area of all buildings on a parcel measured to the outer limits of each building including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas, and excluding auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating equipment;

"group daycare" means a daycare that holds a license under the *Community Care and Assisted Living Act* and accommodates not more than 24 children who do not reside on the parcel;

"**group home**" means a community care residential facility that is licensed by the province pursuant to the *Community Care Facility Act*, serving no more than the maximum number of residents permitted by the Act;

"**ha**" means hectares, a measure of land equivalent to 10,000 m^2 (square metres);

"**height**" means the vertical distance from the average existing natural grade (or the surface water at high water/tide) at the perimeter of a building or structure, to the highest point of the building or structure;

"high-water mark" means the visible high water mark of a stream where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

"**highway**" means a way open to public use, and includes a street, road, lane, bridge, viaduct, but does not include a private right-of-way or easement on private property;

"**home-based business**" means a profession, occupation, business or craft and the sale of the services and goods, where such activities are carried on as an accessory use in a dwelling or accessory building to the dwelling;

"Horticulture" means the practice of growing fruits, vegetables, flowers, non-invasive or ornamental plants and excludes mushroom farming and commercial cannabis production.

"**hotel**" means a building or buildings used for the temporary accommodation of persons, which contains sleeping units and may contain accessory assembly, convention, entertainment, restaurant, indoor recreation and retail sales uses;

"**institutional use**" includes, but is not limited to: an ambulance station, arena, armoury, artist/artisan centre and retreat, assembly use, civic use, college, community centre, community hall, fire hall, government office, health and wellness centre and retreat, hospital, library, outdoor recreation use, park, playground, police station, post office, public art gallery, public botanical gardens, public museum, public swimming pool, religious facility and retreat, school, stadium, and utility;

"**intensive agriculture**" means the commercial use of land for:

a. the growing of mushrooms;
b. the confinement, rearing, producing or processing of livestock, including poultry, swine or fur-bearing animals;
c. the operation of feed lots or dairies;
d. the keeping of bees;

"**interior side parcel line**" means a parcel boundary between two parcels, other than a front parcel line or a rear parcel line;

"**jurisdictional boundary**" means a line representing a boundary between electoral areas, municipalities or regional districts, but does not include a boundary between different Official Community Plan designations or zones under this Bylaw;

"**kennel**" means the use of a parcel, building or structure for the keeping, boarding and/or breeding of four or more dogs or cats of at least four months of age;

"**kitchen**" means an area within a dwelling used for the preparation and cooking of food, and includes facilities for washing utensils, food storage areas and servicing facilities;

"laboratory" means the use of buildings or structures for scientific experiments, research, teaching or testing of products or materials and may include an ancillary office;

"lake frontage" means the minimum required length of the parcel line abutting a lake;

"landscaping" means the physical arrangement and maintenance of landscaping materials on a parcel for the purpose of enhancing the functional and aesthetic qualities of site development;

"landscape buffer" means an area of landscaping used to mask or separate uses;

"landscape screen" means an area of landscaping used to buffer and visually conceal uses;

"lane" means a highway that provides a secondary access to a parcel from the side or rear of such parcel and has a travelled surface less than 6 metres wide;

"light industrial" means an industry use which is wholly enclosed within a building except for parking and loading facilities and outside storage accessory to the permitted use;

"live/work studio" means a dwelling unit which includes space for a professional office, artist studio, repair shop, custom workshop and the like;

"**lot**" – see definition of "parcel";

"lot depth" means the horizontal distance between the front and rear property lines of a lot, measured along a line midway between the side property lines;

"lot frontage" means the minimum required length of the front parcel line;

"**m^2**" means a measure of surface area expressed in square metres;

"manufacturing/contractors office" means an office use directly related to the creation, manufacturing, repairing or servicing of a product and shall include, but not be limited to, the following office uses: architect, general contractor, computer and software developer, computer services and data processing, engineer, surveyor, scientist, geologist, graphic designer, shipping agent or wholesale broker;

"**manufactured home**" for the purposes of parcels of land that are not subject to the CVRD Mobile Home Park Bylaw, means a transportable, factory-built single family dwelling unit that is:

a. exempted under Section 1.1.2.2(I)(g) of the *British Columbia Building Code*;
b. able to be connected to utility services;
c. designed to provide year-round living accommodation to one family;
d. in conformity with the CAN/CSA Z240 Mobile home Series; and
e. a maximum of 4.5 metres in width;

"**manufactured home park**" means land used or occupied for the purpose of providing space for the accommodation of mobile homes, as defined in and permitted by the Cowichan Valley Regional District Mobile Home Park Bylaw, as amended;

"**motel**" means the same as "hotel", as defined in this Bylaw;

"**motorsports facility**" means land, buildings, air and structures for the purpose of racing automobiles, motorcycles, boats and other watercraft, remote-controlled and other motorized vehicles and racing, including advanced driver training and vehicle testing, on a drag strip, racing circuit, sports car track, skidpad, off-road course and other uses and facilities customarily incidental to motor vehicle racing;

"**multiple family residence**" means a building containing three or more dwelling units and includes a condominium, townhouses and/or apartments;

"**natural boundary**" means:

a. the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and so long continued in all ordinary years as to mark upon

the soil of the bed of the lake, river, stream or other body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and

b. the edge of dormant side channels of any lake, river, stream or other body of water;

"natural grade" means the elevation of the undisturbed natural ground, before alterations, as of January 1, 2018, as determined by a BC Land Surveyor;

"Nursery" means the use of land, a building or structure for growing and the wholesale or retail sales of flowers, fruits, vegetables, plants other than cannabis, shrubs, trees and similar vegetation;

"**OCP**" means the Cowichan Lake South/Skutz Falls Official Community Plan of the CVRD;

"**office**" means the occupancy or use of a building for the purpose of carrying out business or professional activities, but specifically excludes retail activities and personal service use;

"**outdoor recreation**" means a recreational activity undertaken where the outdoor setting and landscape is a significant element in the activity, and the density of recreational users is not a significant element and includes but is not limited to a golf course, park or open space, playing field and botanical garden;

"**parcel**" means any lot, block or other area in which land is held or into which it is subdivided, including water lease lots and strata lots, but not including a highway;

"**parcel coverage**" means the total horizontal ground floor area as measured from then outermost perimeter of all buildings and structures or part thereof on the parcel expressed as a percentage of the total parcel area;

"**passive recreation**" means outdoor recreation activities which do not involve the use of buildings or structures;

"perimeter wall height" means the vertical distance measured at the outermost building face, excluding open decks, from the finished grade to the top of the wall or top of a shed roof not including gable ends, dormers to a maximum of 25% of the wall length and localized depressions;

"**personal service use**" means a commercial use which provides direct personal goods or services to persons, such as barber shops, hairdressers, dry cleaners, fitness studios, shoe repair shops, photographers, picture framers, and may include accessory retail sales;

"principal building" means a building that accommodates the principal use of a site and may accommodate one or more accessory uses;

"principal use" means the main purpose for which land, buildings or structures are used;

"printing and publishing facility" means the use of land, buildings and structures for printing of any kind, engraving, blueprinting, duplicating and publishing newspapers and magazines;

"production bakery" means the use of a building for a large scale bakery for the purposes of production of baked goods for retail or wholesale to the final consumer or other retailers;

"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;

"private open space" means useable outdoor space for the recreational use of the residents of a dwelling unit that is an extension of the indoor dwelling space, but that excludes parking;

"**private utility**" means a use and associated works which are privately-owned and provide services such as water and sewer to more than one parcel of land and which do not meet this Bylaw's definition of "community water system" or "community sewer system";

"**province**" means the government of the Province of British Columbia, Canada;

"**public assembly**" means a use of land or buildings for entertainment, civic or other purposes;

"public house" mean a licensed establishment pursuant to the *Liquor Control and Licensing Act,* serving primarily alcoholic beverages as well as full lunch and dinner menus, including hot and cold meals and may include a retail store for beer and wine;

"**public park**" means publicly owned land and waterways used or intended to be used for recreation, archaeological, historical, or ecological purposes, and may also include buildings, structures and infrastructure dedicated to the support of ecological preservation and/or indoor and outdoor recreation;

"**public utility**" means a use and associated works which provide for essential services such as community water service, community sewer service, electricity, telephone, natural gas, cable television, and similar services, where such use is established by the CVRD Board of Directors, a municipality, an improvement district, a senior government or by a body that is subject to the *Utility Commission Act*. In addition to the uses and services listed above, public utility includes any service established by the CVRD Board of Directors. Public utility also includes communications infrastructure, solid waste disposal services, navigation aids and seawalls. Public utility does not include exterior storage of any kind, offices, vehicle or equipment repair facilities, grid-connected power generation plants of any sort, including grid-connected wind turbines, or anything that falls under the definition of private utility;

"**pump house**" means a building not exceeding one storey in height and used exclusively for housing water-pumping and treating equipment;

"quadruplex" means a residential building that contains four dwelling units;

"ravine" means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

"**rear parcel line**" means the parcel boundary that lies the most opposite to and is not connected to the front lot line;

"**recreational facility**" means a facility used and equipped for the conduct of sports and leisure activities;

"recreational vehicle" means a vehicle capable of being licensed under the *Motor Vehicle Act*, which is designed for the temporary accommodation of people, and includes motor homes, camper vans, tent and camper trailers, fifth wheels and other motor vehicles converted or adapted for temporary human accommodation;

"**regional district**" means the Cowichan Valley Regional District;

"**religious facility**" means a building or structure dedicated to religious worship and may include such accessory uses as a day care centre, religious education and assembly activities and a manse;

"**residence**" means the occupancy or use of a building or part thereof as a dwelling;

"**resort**" means a building or group of buildings used for temporary accommodation, which may contain sleeping units with cooking facilities, and may include accessory assembly and related uses;

"restaurant" means a building or structure for the service to customers of food and drink and, if licensed under the *Liquor Control and Licensing Act,* holds a "food primary" license;

"**retail**" means the sale and rental of goods and wares to the general public;

"retail store" means a store in which any type of goods or wares are sold or rented to the final consumer, provided that the product may be stored and sold from within a building; this definition specifically includes Personal Service Use and Pharmacy;

"**secondary dwelling unit**" means an accessory dwelling unit not attached to or within another dwelling unit, but located on a parcel that already has a principal dwelling unit on it;

"**secondary suite**" means an accessory dwelling unit contained within or attached to a single family residential dwelling;

"semi-detached dwelling" means a building containing two dwelling units, placed one above the other or side by side;

"service industry" means the use of land or buildings for wholesale sales or the testing, assembling, cleaning, distribution, servicing, printing, repair and maintenance of goods and materials and the sale or rental of tools, lawnmowers, garden equipment and other similar goods;

"**service station**" means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle parts and accessories, and the accessory servicing of motor vehicles and boat engines, but not including wholesale sales or motor vehicle body repairs, painting, storage or wrecking;

"**setback**" means the minimum permitted horizontal distance required under this Bylaw, between a building or structure and a specified parcel line;

"**silviculture**" means all resource use activities related to the development and care of forests for commercial purposes, including seedling and tree nursery and harvesting, but specifically excluding the processing of wood or wood products;

"**sleeping unit**" means a room or group of rooms which does not contain cooking facilities, used for the temporary accommodation of any person;

"specialty food retail" means a use providing for the retail sale of groceries or prepared food for take away or on-site consumption; this use includes cafes, coffee houses, delicatessens, fish markets, meat markets, ice cream parlours and bakeries and may be included as an accessory use to a grocery store use;

"**storey**" means the portion of a building that is situated between the top of any floor and:

a. the top of the next floor above it; or
b. the ceiling above it where there is no floor above the ceiling;

"**strata lot**" has the same meaning as in the *Strata Property Act*;

"**structure**" means any construction fixed to, supported by, or sunk into land or water, but not concrete paving or asphalt paving or similar surfacing of a parcel;

"**subdivision**" means:

a. a subdivision as defined in the *Land Title Act*; and
b. a subdivision under the *Strata Property Act*;

"**temporary accommodation**" means the accommodation of any person for a total of less than twenty-two (22) weeks in a calendar year;

"**temporary stay accommodation unit**" means the accommodation of one person for a total of less than two (2) weeks in a calendar year, in a camping site or in a building;

"theatre" means a building or outdoor structure used for presenting dramatic performances, motion pictures, or lectures;

"top of the ravine bank" means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break;

"triplex" means a residential building that contains three dwelling units;

"**use**", "**uses**" and "**used**" mean the purpose or function to which land, the surface of water, buildings or structures are designed, occupied, intended to be put or put;

"**utility**" please see the definitions of "public utility" and "private utility";

"veterinary clinic" means a building or part thereof provided for the prevention, treatment, care and alleviation of disease and injury to animals and includes a shelter that is exclusively for animals during their period of treatment and recovery;

"warehouse" means the use or intended use of land, buildings or structures for the purpose of receiving and storage of goods for compensation and includes the storage of goods by a distributor or supplier who markets goods for retail sale at other locations but excludes retail sales from the parcels;

"**watercourse**" means any natural drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, wetland, the sea or source of ground water and includes portions that may be contained within a conduit or culvert;

"**wetland**" means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, estuaries and similar areas.

"wholesale" means the use of land, building or structures by establishments or businesses engaged in selling merchandise to retail dealers or to other wholesale dealers, contractors or to manufacturers for resale or for use in their business;

2.1 Conformity

Land or water shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

2.2 Enforcement

1. The administrator, or other such person as may be designated by the Board to act in the place of the Administrator, may request permission to enter any parcel, building or premises at any reasonable time, to ascertain whether the regulations of this Bylaw are being obeyed. In the event that the owner denies access to a parcel, building or premises, the administrator may instruct staff to obtain a Court Order to gain access under this Section.
2. The Building Inspector or other such person that may be appointed by the Board may enforce this Bylaw.

2.3 Prohibitions

1. Any use not expressly permitted in Part 3 or Part 5 of this Bylaw is prohibited.
2. Non-conforming uses of land, buildings and structures, as well as siting, size or dimensions of buildings and structures are governed by Section 911 of the *Local Government Act*.

2.4 Violation

1. Every person who:
   a. violates any provision of this Bylaw,
   b. causes or permits any act or thing to be done in contravention or violation of any provision of this Bylaw,
   c. neglects to do or refrains from doing any act or thing required under this Bylaw;
   d. carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to this Bylaw,
   e. fails to comply with an order, direction or notice given under this Bylaw, or
   f. prevents or obstructs or attempts to prevent or obstruct the authorised entry of the Administrator, or person designated to act in the place of the Administrator,

   commits an offence under this Bylaw.

2. Each day's continuance of an offence under Section 2.4.1 constitutes a new and distinct offence.

2.5 Penalty

Every person who commits an offence against this Bylaw is liable to a fine of not more than $2000, or the current maximum fine and penalty prescribed under the *Offence Act*, whichever is the highest, for each offence.

2.6 Severability

If any section, sentence, clause, phrase or schedule of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

2.7 Amendment

1. Application for amendment to this bylaw shall be subject to the provisions of the *Local Government Act*.

2. All applications for amendment to this Bylaw shall be subject to the requirements of Cowichan Valley Regional District Development Application Procedures and Fees Bylaw No. 2255, as amended.

2.8 Effective Date

This Bylaw shall become effective upon adoption.

2.9 Repeal

1. Cowichan Valley Regional District Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Bylaw No. 1000, 1986, and all amendments thereto, are hereby repealed.

2. Cowichan Valley Regional District West Coast Rural Land Use Bylaw No. 1220, 1989 and all amendments thereto, is hereby repealed.

3. Cowichan Valley Regional District Off-Street Parking Bylaw No. 1001, 1986 is amended by deleting Electoral Area F from its purview.

2.10 Provincial Acts of the Legislature

Provincial Acts of the Legislature referred to in this Bylaw may be viewed at the following Internet Website: http://www.qp.gov.bc.ca/statreg/ *(note that this site may not be up-to-date)*

3.1 Application

Except as otherwise specified in this Bylaw, all provisions of Part Three apply to all the zones established under this Bylaw.

3.2 Accessory Buildings and Structures

For zones within which accessory buildings and structures are permitted, the following general regulations shall apply:

1. No accessory building or structure shall be situated on a parcel unless the principal building, to which the accessory building is incidental, has already been erected or will be erected simultaneously with the accessory building on the same parcel, with the exception of one accessory building or structure not exceeding 25 m^2 of gross floor area, used only for storage purposes.

2. No part of an accessory building shall be used as a dwelling unit or sleeping unit, except as otherwise provided for in this Bylaw.

3. An accessory building shall be located on the same parcel as the principal building or use.

4. Notwithstanding Section 3.2.3 above, an accessory building may be situated on a parcel that is contiguous to a parcel on which the principal building is situated.

5. One greenhouse, not exceeding 25 m^2 in floor area shall be permitted as an accessory residential structure. Greenhouses exceeding 25 m^2 in floor area shall be considered agricultural buildings, be permitted only in zones where agriculture is listed as a permitted use and shall comply with the relevant agricultural building setbacks from parcel lines.

3.3 Agricultural Land Reserve

1. Notwithstanding the provisions of this Bylaw, land within the CVRD designated by the province as "Agricultural Land Reserve" shall be subject to:
    a. the *Agricultural Land Commission Act*;
    b. regulations made under the *Agricultural Land Commission Act*;
    c. relevant orders of the provincial Agricultural Land Commission made under the *Agricultural Land Commission Act*;
    d. the *Farm Practices Protection (Right to Farm) Act*;
    e. regulations made pursuant to the *Farm Practices Protection (Right to Farm) Act*.

2. In the event of differences between the *Agricultural Land Commission Act*, the orders of the provincial Agricultural Land Commission and the regulations of this Bylaw, the more restrictive regulation shall prevail.

3.4 Bed and Breakfast Regulations

For zones in which it is permitted, bed and breakfast use shall:

1. be conducted by a resident on the parcel, who may not employ more than one additional non-resident person on the parcel;
2. not involve the use of more than four rooms per parcel at any one time, for overnight guest accommodation;

3. where a renovation, an addition or new construction is required to allow the bed and breakfast use to occur, applications for building permits shall explicitly show which rooms in the dwelling will be used for bed and breakfast purposes.

3.5 Camping or Occupying an Existing Dwelling During New House Construction

1. An owner of a parcel may occupy a recreational vehicle (RV) on the parcel while in the process of constructing a dwelling on the same parcel, provided that the following conditions are met:
    a. the period of RV occupancy shall not extend beyond twelve (12) months from its commencement;
    b. The RV occupancy shall not be established until a building permit has been issued for the construction of a principal dwelling on the parcel, nor shall the RV be occupied after occupancy of the newly constructed principal dwelling has begun;
    c. Sewage shall be disposed of at approved off-site sani-dump locations, or if it is disposed of on-site, in a location and manner that is permitted by the jurisdiction having authority;
    d. The RV parking space shall be no closer than 4.5 metres to any parcel line;
    e. Section 3.5.1.a may be extended by the CVRD Board of Directors, upon appeal, for a maximum of an additional 12 months.

2. An owner of a parcel which already has an existing dwelling located on it, which would not comply with Section 3.20, while in the process of constructing a new principal dwelling on the same parcel, may continue to occupy the existing dwelling during construction of the new principal dwelling, provided that the following conditions are met:
    a. the owner of the parcel agrees to and enters into a restrictive covenant in favour of the CVRD pursuant to Section 219 of the *Land Title Act* to the effect that the owner undertakes to remove the existing dwelling or render it uninhabitable to the satisfaction of the Building Inspector following the granting of the certificate of occupancy for the new principal dwelling;
    b. the covenant also specifies that a letter of credit or bond in the amount of $5000 be issued in favour of the CVRD by the applicant for the new dwelling, to be forfeited to the CVRD in the event that the other terms of the covenant are not complied with, in which case the CVRD shall use the $5000 to offset any costs of legal action to obtain compliance;
    c. that a maximum time period of 2 years be allowed for the situation described in Section 3.5.2, from the issuance date of the building permit to completion and occupancy of the new principal dwelling, and that this time period be specified in the covenant.

3.6 Daycare Regulations

For zones in which unlicensed daycare and group daycare are permitted uses all of the following regulations apply:

1. A daycare providing care to more than three persons shall be licensed in accordance with the *Community Care and Assisted Living Act;*
2 No group daycare licensed for between 9 and 16 children shall be located on a parcel that is less than 2,000 m^2 in area;
3. No group daycare licensed for between 17 and 24 children shall be located on a parcel that is less than 4,000 m^2 in area;
4. A daycare use shall be clearly subservient and incidental to the use of the dwelling unit for residential purposes and to the residential use of the parcel upon which the dwelling is located;
5. There shall be no variation from a primarily residential appearance of the land and premises where the daycare is located;
6. The daycare use shall not produce excessive traffic or create a nuisance of any kind;
7. The daycare use shall have no external display or advertisement other than a maximum of one non-illuminated sign, which shall not exceed 0.4 m^2 in area;
8. The daycare use shall only be conducted by a person who resides on the parcel;
9. No off-site parking associated with the daycare use is permitted; and
10. Any daycare use must also comply with all senior government agency regulations.

3.7 Fencing and Screening

Except as otherwise specifically stated in the Bylaw,

1. the height of a fence or wall shall be measured to the highest point from and perpendicular to a line representing the average natural grade level at its base;

2. a fence, where permitted within a required front yard, shall not exceed a height of 1.2 metres, and fences on all other parts of a parcel shall not exceed a height of 2.0 metres, except within agricultural, commercial, institutional and industrial zones, in which case the maximum height fence height shall be 2.5 metres;

3. Notwithstanding the provisions of Section 3.7.2, fences used in association with recreational uses, such as playing fields, playgrounds, golf courses and other similar sports, public utility uses and industrial storage areas shall not exceed a height of ten (10) metres, provided such fences are constructed of material that permits visibility, such as wire mesh;

4. Fences may be constructed on any portion of a parcel, including within a required setback area, with the following exceptions:
    a. closed fences and landscape screens shall be less than 2 metres in height when sited in a required setback area from a lot line adjoining a residential use; and
    b. no tree, plant, shrub, fence or other structure greater than 1 metre in height shall be located within a sight triangle, defined in Section 3.24 of this Bylaw.

5. the use of barbed wire for fencing within a residential, institutional and commercial zone shall be prohibited except along an Agricultural Land Reserve boundary.

3.8 Floodplain Requirements

All buildings and structures shall conform to a Floodplain Management Bylaw, if one is in effect, and until one is in effect, shall be dealt with in accordance with the legislation governing building inspection until such time as a Floodplain Management Bylaw may be adopted by the CVRD.

3.9 Garage Attached to a Principal Building

A garage or carport attached to a principal building is deemed to be a portion of the principal building.

3.10 Height

Notwithstanding other height restrictions in this Bylaw, an agricultural building, belfries, chimneys, domes, drive-in theatre screens, flag poles, grain elevators, industrial cranes, lighting poles, federally-regulated microwave communications towers, monuments, radio or television antennas, religious facility spires, retaining walls, silos, scenery lofts, smoke stacks, stadium bleachers and light standards, stair towers, tanks, towers and windmills may be of an unlimited height. However, where such structures are located on top of a building, they shall not occupy more than 10% of the horizontal plane of the roof area as seen from any direction.

3.11 Home-Based Business Regulations

For zones in which home-based business is a permitted use, the following regulations shall apply:

1. The home-based business use shall only be conducted within a dwelling unit or within a wholly enclosed permitted accessory building;

2. The home-based business use shall be clearly subservient and incidental to the use of the dwelling unit for residential purposes and to the residential use of the parcel on which the dwelling is located;

3. There shall be no variation of the external residential appearance of the land and premises where the home-based business is located;

4. The home-based business use shall not produce any hazard, offensive odour, noise, dust, smoke, glare, toxic or noxious matter, contaminated site, heat, electrical interference, fire hazard, litter, additional waste, floodlighting, vibration, excessive customer or service traffic, or create a nuisance of any kind;

5. The home-based business use shall have no external display or advertisement other than a maximum of one non-illuminated sign, which shall not exceed 0.4 m^2 in area;

6. The home-based business use shall not involve exterior storage of any material or equipment used directly or indirectly in the processing, servicing or sale of any product, unless the storage area is so located as to not be visible from a neighbouring property or a road;

7. The maximum floor area per parcel used for home-based business use, including office space, storage, processing or sale, shall not exceed:
   a. 100 m^2 on a parcel which is less than 1 ha in area; or
   b. 200 m^2 on a parcel 1 ha or larger.

8. The home-based business use shall only be conducted by a resident on the parcel and shall not employ more than:
   a. one additional non-resident person on a parcel which is less than 1 ha in area; or
   b. two additional non-resident persons on a parcel 1 ha or larger.

9. No home-based business shall encourage the generation of excessive non-local traffic on residential streets;

10. The home-based business use may involve the repair of motor vehicles, excluding any work whatsoever on vehicles out of doors, but for buildings closer than 30 m to any parcel line, the use shall:
    a. be limited to fully enclosed buildings with a total area not exceeding the floor area limits prescribed in Section 3.10.7 above; and
    b. exclusive of the resident's own licensed vehicles, be permitted to park not more than one vehicle out of doors.

11. No off site parking associated with the home-based business use shall be permitted.

12. On parcels zoned R-2 and R-3 no more than one commercial vehicle with a maximum gross vehicle weight of 5000 kg shall be located outside of a building or structure.

13. Any home-based business use must comply with all Regional, Provincial and Federal Environmental Protection Regulations.

3.12 Minimum Parcel Sizes

The minimum parcel size shall be the minimum parcel size prescribed in each zone listed in Part Four.

3.13 Minimum Parcel Size Exceptions

The minimum parcel size shall be the minimum parcel size prescribed in each zone listed in Parts 4 and 5 of this Bylaw, except to the extent as varied by the following provisions:

1. Parcel Consolidations and Addition of Roads:
The minimum parcel area requirements do not apply to the consolidation of existing parcels or the addition of closed streets to an existing parcel.

2. Dedication for Public Use:
A parcel which is reduced in size by not more than ten (10) percent as a result of a dedication for a public use by:

a. the Regional District;
b. a municipality;
c. the Provincial Government;
d. the Federal Government;
e. an Improvement District;
f. the Board of School Trustees; or
g. a Public utility.

by expropriation or purchase, shall be considered to have the same size as it did prior to the dedication for public use. If this deemed size would permit further subdivision, then such subdivision may occur pursuant to the general regulations of this Bylaw and the regulations of this zone in which the parcel is located. No individual parcel created pursuant to this regulation shall, following subdivision, be more than 10% smaller than the minimum parcel size of the zone in which it is located.

3. Parcels Severed by Roads or another Parcel:
Notwithstanding the minimum parcel size provisions of each zone, where a portion of a parcel is physically separated from the remainder of the parcel by a public road or another parcel, the physically separated portion may be subdivided from the remainder of the parcel provided that the physical separation of the parcel would be resolved using the right-of-way or other parcel as the subdivision boundary.

4. Parcels Severed by a Jurisdictional Boundary Line:
Notwithstanding the minimum parcel size provisions of each zone, where a portion of a parcel is separated from the remainder by a jurisdictional boundary line, the parcel may be subdivided along the jurisdictional boundary line, the parcel may be subdivided along the jurisdictional boundary line, provided that the jurisdictional boundary is used as the subdivision boundary.

5. Parcels Subdivided for Public Parks or Public and Utility Uses:
The minimum parcel size provisions as prescribed in each zone shall not apply where the parcel being created is to be used solely for the unattended equipment necessary for the operation of:

a. a bus shelter, railway station, public transit station;
b. a community water system;
c. a community sewer system;
d. a community gas distribution system;
e. a community radio or television broadcasting antenna;
f. a radio or television relay broadcasting antenna;
g. a telecommunication relay station;
h. an automatic telephone exchange;
i. an air or marine navigation aid;

j. solid waste transfer station or recycling station;
k. other public utilities not specifically listed but considered to be similar in nature to those uses listed in Section 313.5 a through j;
l. a public park.
m. a rest stop for a Provincial or National highway.

6. Undersized parcels:

Undersized parcels that:

a. exist as separate and titled parcels in the records of the Land Titles Office, at the time of the passage of this Bylaw;
b. have been created pursuant to the provisions of this Bylaw; or
c. have been created under the authority of a statute of the Province of BC;

may be occupied for the uses permitted in the zone in which they are located, subject to all other regulations of this or any other Bylaw, regulation or statue.

7. Manufactured Home Park Strata Plan

Where a parcel zoned as MHR-4 under this Bylaw is proposed to be subdivided into bare-land strata lots, the minimum parcel size for the strata subdivision shall be the same as the Minimum Site Area requirements specified in the CVRD Mobile Home Bylaw as amended, and any eventual successor bylaws.

8. Within the MR-1, MCR-1, and I-3 Zones only, where a parcel contains all or part of a watercourse, the area that contains the watercourse shall not be included when calculating the minimum parcel size. The area of the watercourse shall be measured from its natural boundary.

9. Rural Residential 1 Zone – Greendale Road Bonus Density

Within the Rural Residential 1 Zone and in accordance with section 482 of the *Local Government Act*, the minimum parcel size for the property legally described as Lot 1, Block 29, Cowichan Lake District, Plan 47390 (PID: 012-490-890) may be less than 2.0 hectares, and the maximum density may be greater than one dwelling per 2.0 hectares, provided all the following conditions are met:

i. The average parcel size is not less than 1.89 hectares;
ii. No more than four parcels within the Rural Residential 1 Zone are created;
iii. Areas of the subject property located along Greendale Road (0.5 hectares in total), over and above any lands required to be dedicated as park pursuant to Section 510 of the *Local Government Act*, are transferred to the CVRD for park purposes as a community amenity.

10. The property legally described as Lot 1, Block 29, Cowichan Lake District, Plan 47390, with PID: 012-490-890, shall be exempt from Subsection 3.13.8 – Subdivision of Parcels Containing a Waterbody, Watercourse or Wetland, of this bylaw.

3.14 Number of Dwellings Permitted Per Parcel

Not more than one dwelling unit shall be located on any one parcel, except as specifically permitted in this Bylaw.

3.15 Off-Street Loading Requirements

1. **Minimum Off-Street Loading Requirements**: Minimum off-street loading spaces and facilities shall be provided in accordance with the following table. Where a specific use is not identified a similar use to one listed in the table shown in Section 3.15.1 shall be selected as an applicable standard:

USE	LOADING REQUIREMENT
Automobile, marine and equipment related industries, such as service stations, marine sales and service, building supply stores, automobile wreckers, recycling depots, warehousing, manufacturing and equipment sales and rentals.	1 space for uses with less than 700 m^2 gross floor area, plus 1 space for each additional 700 m^2 to a maximum of 4 spaces
Churches, Religious facilities	1 space for passenger loading for every 100 m^2

Convenience Stores	1 space
Financial Institutions, offices and personal service uses	1 space per 2700 m^2 of gross floor area
Indoor Recreational Uses	1 space per 2700 m^2 of gross floor area
Institutional uses, including civic uses, hospitals	1 space per 2700 m^2 of gross floor area
Outdoor Recreational Uses	1 passenger loading space
Retail Stores, nurseries	1 space for uses occupying less than 700 m^2 of gross floor area, plus one space for each additional 500 m^2 of gross floor area
Schools, Colleges	1 passenger loading space per 3,000 m^2 of gross floor area
Shopping Centres	1 space per 100 m^2 of gross floor area
Theatre	1 passenger loading space plus 1 loading space
Transportation Facilities	1 passenger loading space
High-tech Industrial Uses	

2. **Required Loading Spaces in Specified Zones:** Notwithstanding the requirements of Section 3.14.1, a minimum of one off-street loading space shall be provided on each parcel in a C-1, C-2, C-3, C-4, I-1, I-2, P-1, or P-2 Zone.

3. **Calculation Resulting in a Fraction:** Where the calculation of the required off-street loading space results in a fraction, one space shall be provided with respect to the fraction**.**

4. **Location and Screening**
   An owner of land shall ensure that:
   a. A required off-street loading space shall not encroach onto any highway or onto any off-street parking space, parking area, driveway aisle, pedestrian pathway or landscape buffer;
   b. Access and egress for a loading space shall not interfere with adjacent highway traffic;
   c. Loading bays and docks shall be loca' ted away from areas of pedestrian movement and screened from view from driveway entrances, parking areas, adjacent properties and adjacent highways; and
   d. Unobstructed access and egress from a highway must be provided for each required off-street loading space.

5. **Location of Off-Street Loading Spaces:** Required loading spaces for all uses shall be located on the same parcel as the building or use.

6. **Access to Loading Spaces:** Each off-street loading space shall have at all times access to an aisle that intersects with a highway. No loading space shall gain direct access to a highway**.**

7. **Dimensions of Loading Spaces:** Each off-street loading space involving the receipt and delivery of goods or materials by vehicles shall be not less than 3.0 metres wide, 9.0 metres long and have a clear height of not less than 4.0 metres.

8. **Loading Spaces Additional to Off-Street Parking:** Off-street loading spaces shall not be credited against the requirements for off-street parking.

9. **Parcels With More Than One Use:** When a building or parcel contains more than one function or use, the required number of parking spaces is the sum of the requirements for each function or use.

10. **Extending or Expanding an Existing Use:** The requirements established in this Section do not apply to a building or use existing prior to the adoption date of this Bylaw. However, if there is an expansion or addition to an existing use or building, then the provisions of Section 3.14 shall apply to such expansion or addition.

3.16 Off-Street Parking

1. **Off-Street Parking Requirements:** Minimum off-street parking spaces and facilities shall be provided in accordance with the following table. Where a specific use is not identified a similar use to one listed in the table shown in Section 3.16.1 shall be selected as an applicable standard.

CATEGORY	USE	PARKING
Residential Uses	Bed and Breakfast Accommodation	In addition to the parking requirement for the principal residential use, one space per bedroom used for guess accommodation.
	Community Service Facility	1 space per 100 m^2 of gross floor area
	Dwelling Units	2 spaces per each dwelling unit, where a parcel contains less than 3 dwelling units. Where a building or parcel contains 3 or more dwelling units, 1.5 spaces per dwelling unit is required.
	Home-based business	1 space per non-resident employee
	Secondary Suite and Sec. Dwelling	1 space
Commercial, Institutional Commercial, Industrial, Institutional Uses	Animal Hospital	1 space per 35 m^2 of gross floor area
	Art Gallery	1 space per 15 m^2 of gross floor area
	Automobile Service Stations, Fuel Sales, and Repair Facilities	1 space per 15 m^2 of gross floor area
	Automobile, marine, machinery, or equipment sales and rentals	1 space per 15 m^2 of gross floor area + 2 spaces per service bay
	Bakery	1 space per 35 m^2 of gross floor area
	Boat building, repair and storage	1 space per 50 m^2 of storage area + 1 space per 35 m^2 of gross floor area
	Community Centre	1 space per 35 m^2 of gross floor area
	Clinic	1 space per 35 m^2 of gross floor area
	Convenience Store	1 space per 35 m^2 of gross floor area
	Convention Facility	10 spaces + 1 space per 35 m^2 of gross floor area
	Day Care Facility	3 spaces + 1 space per 50 m^2 of gross floor area
	Equipment/Tools, Sales, Rentals, Servicing and Repair Shop	1 space per 100 m^2 of gross floor area
	Bank, Credit Union and similar	1 space per 15 m^2 of gross floor area
	Fire Hall/Police Station	1 space per 15 m^2 of gross floor area
	Funeral Parlour	1 space per 4 seats
	Golf Course	150 spaces
	Golf Driving Range	1 space per tee + 5 spaces
	Hospital (private or public)	1 space per 2 employees + one space for every 5 beds
Commercial, Industrial, Institutional Uses ….continued	Hotel, motel, campground, RV Park, resort, and similar temporary commercial accommodation	1 space per unit or campground space + 3 spaces
	Bowling alleys, Pool Halls, Arcades, Bingo halls, ice arenas and similar commercial recreational and entertainment centres	1 space per 30 m^2 of gross floor area or one space for every 4 potential players or participants (at capacity), whatever is greater
	Kennel	4 spaces
	Laundromat	1 parking space per 3 washing machines
	Library, Museum and/or Art Gallery	1 space per 30 m^2 of gross floor area

	Lumber and Storage Yard/Building Supply Store	1 space per 100 m^2 of storage area + 1 space per 35 m^2 gross floor area
	Manufacturing	1 space per 100 m^2 of gross floor area
	Marina/Moorage Facilities for Taxi, ferry or fishing boats	1 space per 2 boat stalls + three spaces
	Nursery	1 space per 15 m^2 of gross floor area of retail sales building plus 1 space per 465 m^2 of outdoor display
	Offices (business, administrative, civic, and professional)	1 space per 35 m^2 of gross floor area
	Personal Service Uses	1 space per 12 m^2 of gross floor area 12
	Post Office	1 space per 30 m^2 of gross floor area
	Printing and Publishing Facility	1 space per 100 m^2 of gross floor area
	Pub	1 space per 100 m^2 of gross floor area
	Recreation Facility	1 space per 10 m^2 of gross floor area or 1 space per 3 seats, whichever is greater
	Recycling, Wrecking and/or Storage of automobiles and or other materials or equipment	1 space per 100 m^2 of covered storage + 1 space per employee
	Religious Facility	1 space per 4 seats
	Restaurant (may include drive in or drive through service)	1 space per 3 seats (at full capacity), + 3 spaces
	Retail Store	1 space per 20 m^2 of gross floor area
	School (Kindergarten and Elementary)	2.5 spaces per classroom
	School (Secondary), business or private school, university or college	2 spaces per classroom + 1 space per 10 non-boarding students
	Shopping Centre	5.5 spaces per 100 m^2 of gross floor area
	Theatre	1 space per 10 seats
	Transportation Facilities including Bus Depot	3 spaces minimum plus 1 space per 50m^2 of gross floor area
	Warehouse or Wholesale use	1 space per 200 m^2 of gross floor area
	Welding Shop	1 space plus 1 space per 50 m^2 of gross floor area
	Custom Workshop	1 space per 100 m^2 of gross floor area
	Food and Beverage Processing	1 space per 100 m^2 of gross floor area
	Laboratory	1 space per 20 m^2 of gross floor area
	Light Industrial	1 space per 100 m^2 of gross floor area
	Prefab Home Sales	1 space per 100 m^2 of gross floor area
	Production Bakery	1 space per 100 m^2 of gross floor area
	Service Industry	1 space per 100 m^2 of gross floor area
	Storage Recreational Vehicles and Boats	1 space per 200 m^2 of gross floor area

2. **Calculation Resulting in a Fraction:** Where the calculation of the required off-street parking space results in a fraction, one parking space shall be provided with respect to the fraction.

3. **Seating Accommodation Requirements:** Where seating accommodation is the basis for a unit of measurement under this Section and consists of benches, pews, booths or similar seating accommodation, each 0.64 m^2 of seating area shall be deemed to be one seat.

4. **Parcels with more than one use:** Where a building or parcel contains more than one function or use, the required number of parking spaces shall be the sum of the requirements for each function or use.

5. **Location of Off-Street Parking Spaces:** Required parking spaces for all uses shall be located on the same parcel as the building or use, and shall be located a minimum of 3 m from any parcel line;

6. **Dimensions of Parking Spaces:** The minimum required dimensions for parking spaces under this Bylaw is set out as follows:

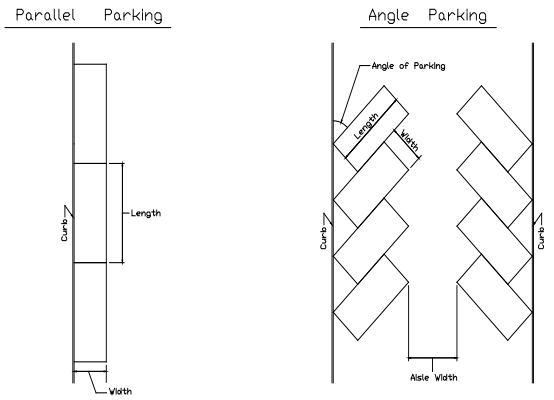
Minimum dimensions	Width	Length
Angle Parking Spaces	2.8 metres	5.8 metres
Parallel Parking Spaces	2.6 metres	7.0 metres

However, with respect to a parking area containing more than 100 parking spaces, up to 20 percent of the total required number of parking spaces may be reduced to 4.6 metres in length provided that each parking space is identified by the words "small auto only" on the pavement in the space itself or on a wall facing it.

7. **Dimensions of Aisle Space:** The minimum required dimensions for aisle space under this Bylaw is set out as follows:

ANGLE OF PARKING	MINIMUM WIDTH OF AISLE
0º	3.7 metres
30º	3.4 metres
45º	3.9 metres
60º	5.5 metres
90º	7.3 metres

Parking Diagrams



8. **Access to Parking Spaces:**
   a. Where a parcel is serviced by a lane, driveway access to the off-street parking spaces shall be from the lane.
   b. Except in the case of a single family or two family residential building, no parking space shall gain direct access to a highway.

9. **Street access or egress:** Street access or egress shall be not less than 15 metres from the nearest point of intersection of two highways.

10. **Surfacing of Parking Areas:** Parking areas shall be dust-free and the use of pervious surfaces such as grasscrete is encouraged for all outdoor parking areas.

11. **Provision of Oil/Water Separator:** Parking areas paved with an impervious material shall include one or more oil/water separators and it shall be the responsibility of the landowner to properly maintain the oil/water separators in good working order regularly removing oils for proper disposal.

12. **Parking for Disabled Persons:**
   a. For any use required to be accessible to disabled persons by the BC Building Code, a minimum of one disabled person parking space shall be provided.
   b. Where 25 or more parking spaces are required by this Bylaw, the greater of one parking space or a minimum of 1 percent of all spaces shall be accessible to disabled persons.
   c. All disabled persons parking spaces shall be:
      i. A minimum of 3.7 metres in width and 5.8 metres in length;
      ii. Surfaced with concrete or asphalt to provide ease of access for wheelchairs;
      iii. Located in the most accessible and convenient location available within the parking areas; and
      iv. Marked or otherwise designated for sole use by disabled persons.

13. **Extending or Expanding an Existing Use:** The parking requirements established in Section 7.1 do not apply to a building or use existing prior to the adoption date of this bylaw provided that there is no change, expansion or addition to the building or use that requires more parking spaces than were required for the building or use existing when this bylaw was adopted. However, if there is an expansion or addition to an existing use or building, then the provisions of Section 7.1 apply to such expansion or addition.

14. **Bicycle Parking:** All commercial developments requiring at least 5 parking spaces shall have a bicycle rack capable of accommodating at least four bicycles.

15. **Curbs and Wheels Stops**

The owner of land shall ensure that:
   a. All parking spaces shall be provided with adequate curbs to retain all vehicles within the parking spaces and to ensure that required fences, screens, walls, hedges or landscape areas as well as any buildings are protected from damage during the parking of vehicles;
   b. All parking areas abutting a landscape area, building or pedestrian pathway shall have wheel stops no less than one metre from the end of each parking space except where parking is parallel; and
   c. Where continuous curbs are used as wheel stops, the measured size of parking spaces shall be reduced one metre in length than otherwise required. In such instances the parking layout should allow for the vehicle to overhang the curb by one metre and such overhang area must be clear of all obstructions (signs, shrubs, trees, etc.), must be distinguished from the pedestrian pathway using different paving treatment or a physical barrier and may not be regarded as a required landscape area.

16. **Drainage and Grading**

The owner of land shall ensure that:

a. All parking and loading areas are graded and drained so as to shed and dispose of all surface water without directing or allowing surface water to flow across highways;
b. Pedestrian sidewalk ramps shall be installed to provide access from parking areas to the building served for accessibility at a grade not exceeding 8%;
c. The maximum grade and cross slope for a parking space or parking parcel required by this bylaw shall not exceed 8%; and
d. That portion of any parcel used as a driveway from the property line to a required parking space, garage or carport shall not exceed a grade of 20%.

17. **Lighting**

The owner of land shall ensure that lighting used to illuminate any parking area or parking garage shall be arranged and installed so that all direct rays of light are reflected upon such parking area or parking garage and not on any adjoining premises.

18. **Driveways**

The owner of land shall ensure that the width of a driveway shall be sufficient to provide a clear, unobstructed width of not less than:

a. 5.5 metres for double lane driveways or 6 metres if the driveway is required for fire access; and
b. 2.74 metres for single lane driveways or 3.66 metres if the driveway is required for fire access.

19. **Signs and Markings**

The owner of land shall ensure:

a. The borders of all required off-street parking and loading spaces are marked with durable painted lines at least 100 mm wide and extending the length of the space or by curbs or other means approved by the CVRD General Manager of Land Use Services or designate to indicate individual spaces;
b. Signs or other markers are installed within a parking lot to ensure efficient and safe traffic operation; and
c. All signs, markers or any other method used to indicate direction of traffic movement and location of off-street parking and loading spaces are maintained in a clean and legible condition.

20. **Visitor Parking**

Where a lot is developed for multiple-family residential use designated visitor parking shall be assigned and identified for this purpose at a ratio of one space for every 22 required parking spaces or portion thereof. The number of visitor parking spaces count towards the total number of off-street parking spaces required.

3.17 Parcel Realignments and Amalgamations:

Existing parcels may be consolidated and re-subdivided into new parcels for matters for matters of convenience, provided that:

b. the subject parcels are adjoining;
c. no additional lots are created;
d. where the proposed parcels are under 1 ha in area, the boundary change does not result in the reduction of either parcel by 20% or more of its original size;
e. the requirements of this Bylaw respecting siting of buildings and structures is complied with.

3.18 Residential Uses

1. No dwelling unit shall be used or occupied by more than one family except as specifically permitted in this bylaw;
2. All rooms of a dwelling unit shall be not be used or occupied by more than one family except as specifically permitted in this Bylaw;
3. Not more than one kitchen shall be contained within a dwelling unit.

3.19 Resource Extraction Activities:

A number of Provincial Acts pertaining to resource extraction activities supersede the authority of the Regional District over both Crown and private lands. These include the *Mines Act,* the *Coal Act*, and the *Mineral Tenure Act*. In view of this fact, mineral, gravel and coal exploration and/or mining activities, excluding all manufacturing, cannot be restricted by this Zoning Bylaw. The Mines Branch has a review process to address the public interest in such matters.

3.20 Secondary Suite

For zones in which it is a permitted use, the secondary suite shall:

1. be located within a principal residence;
2. have, if it has a separate entrance to the outside, only a private access through an entrance on one of the sides or rear of the residence;
3. not occupy more than 40% of the floor area of the residence;
4. be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and have the approval of the authorities responsible for domestic waste disposal and domestic water supply;
5. not have a floor area in excess of 95 m^2 ;
6. not be located on a parcel of land that has another secondary suite or secondary dwelling on it;
7. have two additional on-site parking spaces;
8. the secondary suite shall not be subdivided from the parcel upon which it is located, nor shall a strata plan of any type pursuant to the *Strata Property Act* be registered on a parcel which contains a secondary suite, and the owner(s) of the property shall enter into and register on the Certificate of Title a restrictive covenant to this effect;
9. not be located on a parcel that is less than 0.4 hectares in area;
10. not have, through subdivision or strata plan, a separate title distinct from the one for the parcel of land upon which it is located.

3.21 Secondary Dwelling Unit

For zones in which it is permitted use, the secondary dwelling unit shall:

1. be either free-standing or attached to a residential accessory building;
2. not be manufactured home, modular home, park model mobile home or recreational vehicle;
3. be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and have the approval of the authorities responsible for domestic waste disposal and domestic water supply;
4. not have a floor area in excess of 95 m^2
5. not be located on a parcel less than 0.4 ha in area;
6. not be located on a parcel of land that has another secondary suite or secondary dwelling on it;
7. The secondary dwelling unit may be subdivided from the parcel upon which it is located only if:
    a. it is in a zone which would allow for the proposed lot sizes following subdivision;
    b. the principal dwelling and secondary dwelling unit are so located as to allow for setback requirements to be met following subdivision;
    c. the approval of the Health Authority for sewage disposal has been obtained.

    If the parcel upon which the secondary dwelling unit would be located is in a zone which would not allow for subdivision, the owner shall, prior to the issuance of a building permit for the

secondary dwelling unit, register a restrictive covenant on the parcel which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act* on the parcel;

8. have two additional on-site parking spaces.

3.22 Setback Exceptions

1. Except as otherwise provided in particular zones, the setback requirements of this Bylaw do not apply with respect to:
    a. a pump house
    b. bay windows, belt courses, chimneys, exterior finish, heating equipment, sills, sunlight control projections, sunshades, unenclosed stairwells, and ventilating equipment, if the projections do not exceed 1 m measured horizontally;
    c. eaves, canopies, cornices, gutters, sunshades, and unenclosed stairwells if the projections, measured horizontally, do not exceed:
        i. 2 m in the case of a rear yard;
        ii. 1 m in the case of a front yard or side yard;
    d. signs;
    e. open fences; and
    f. closed fences and landscape screens that are less than 2 metres in height.
2. Notwithstanding any other provision of this Bylaw, the consent of the Ministry of Transportation is required to place any building or structure closer than 4.5 m to a property line adjacent to a highway;
3. No other features may project into a required setback area.

3.23 Setbacks from a Watercourse

Notwithstanding any other provision of this bylaw no building or structure shall be located:

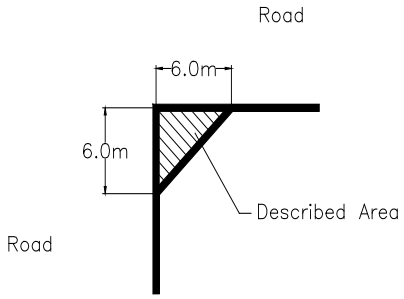
1. For the Cowichan River, within 30 metres of the high-water mark of the river unless the portion of the river in question is a ravine in which case no building or structure shall be located within 30 metres of the top of the ravine bank.
2. For any watercourse, other than the Cowichan River, within 15 metres of the highwater mark of the watercourse unless the watercourse is a ravine in which case no building or structure shall be located within 15 metres of the top of the ravine bank.
3. Driveway crossings over a waterbody, watercourse or wetland are not permitted.

If a Streamside Protection and Enhancement Area (SPEA) setback would be larger than the watercourse setback the larger of the two setbacks applies.

3.24 Sight Triangle

No person being the owner, occupier or lessee of any land located at the intersection of any two streets, shall place or permit to be placed, construct or grow any tree, plant, shrub, fence or other structure greater than 1 metre in height within a sight triangle bounded by the intersecting lot lines at a street corner and a line joining points along said lot lines 6 metres from their point of intersection. For greater certainty, a diagram shown as part of this section and labeled "Figure A" depicts the area described in this section.

Figure A



3.25 Storage of Junk or Wrecks

Unless specifically permitted by this Bylaw, no parcel shall be used for a junkyard or for the external storage, collection or accumulation of all, or part, of any automobile wreck, derelict motor vehicle, or all or part of any motor vehicle that is not:

a. a validly registered, licensed and insured in accordance with the *Motor Vehicle Act;* and
b. capable of motivation under its own power.

3.26 Uses of Land, Buildings and Structures Permitted in all Zones

Except as otherwise stated in this Bylaw, the following uses are permitted in all zones:

1. highways;
2. conservation, ecological reserves and wildlife sanctuaries;
3. landscape screening and fencing;
4. public parks;
5. public utilities, excluding offices, maintenance garages and storage areas;
6. uses, works, buildings and structures customarily incidental to a principal permitted use, provided they are located on the same parcel or in the same strata plan as the principal use;
7. temporary (maximum of one year) siting of a mobile home or recreational vehicle, for the property owner, while a permitted dwelling is being constructed, subject to the requirements of Section 305 of this Bylaw; and
8. temporary buildings, structures or storage of materials, for a maximum of one year, required for an approved construction project on the same parcel provided such temporary buildings, structures, and/or storage areas are removed within 30 days of the completion of the project;
9. railways.

3.27 Use of Tents, Trailers or Recreational Vehicles as a Residence

A tent, trailer, recreational vehicle, park model unit (CSA Z241), bus or other motor vehicle shall not be used as a residence, except in accordance with Section 3.5 of this Bylaw.

3.28 Density Averaging

The minimum parcel size provisions of this Bylaw as specified in the individual zones and general regulations may be varied with respect to parcels created by means of density averaging provided that:

1. the total area of the land to be subdivided (exclusive of those lands intended for highway and required for park dedication) divided by the number of parcels to be created is not less than the equivalent minimum parcel size standard permitted under the zone in which the land is located;
2. the parcel configurations and sizes are adequate to accommodate buildings and structures appropriate to the permitted uses under this Bylaw;
3. no more than fifty (50) percent of the parcels created by means of this Section are less than the minimum parcel size as specified in this Bylaw;

4. the smallest parcel so created is not less than forty (40) percent of the minimum parcel size as specified in this Bylaw;
5. a restrictive covenant in favour of the CVRD is registered against the title of the land at time of registration of the subdivision, prohibiting the further subdivision of any parcel created from the original parcel, where the aggregate average of all lot sizes taken from the commencement of the original density-averaged subdivision would not permit further subdivision of the original parcel.

3.29 Recreational Vehicle Parking

Not more than a total of two (2) recreational vehicles or private pleasure boats shall be parked or stored on a parcel that is located in a zone which lists "single family dwelling" as a permitted use.

3.30 Commercial Cannabis Regulations

1. Both standard and micro cannabis production and processing are a permitted farm use of all parcels in the Agricultural Land Reserve, to the extent permitted by the Agricultural Land Reserve Use Regulation, and standard and micro cannabis production and processing may not be conducted concurrently on the same parcel.
2. Both standard and micro cannabis production and processing shall only be permitted with all required federal and provincial licenses, permits, and approvals.
3. Cannabis - Standard Production and Processing are subject to the following regulations:
    a. all buildings, greenhouses and other structures used for either purpose must be located not less than 30 metres from all parcel lines, watercourses and wells, and not less than 100 meters from the foundation of any residential building not within the Agricultural Land Reserve;
    b. all parcels used for either purpose shall be located not less than 150 metres from any parcel line of a park zone, a parcel with a school or childcare facility, and any park, and not less than 100 metres from all parcel lines of the following zones: comprehensive development, institutional, mixed-use or residential zone;
    c. on industrial-zoned parcels, all production activities must occur within an enclosed structure and no outdoor cultivation, production or storage is permitted; and,
    d. the total gross floor area of all buildings used for the production of cannabis must not exceed 500 m², and the combined gross floor area for all buildings and structures used for cannabis production and processing on any parcel must not exceed 1,000 m².
4. Cannabis – Micro Production and Processing are subject to the following regulations:
    a. all buildings, greenhouses and other structures used for either purpose must be located not less than 15 metres from all parcel lines, 30 meters from watercourses, wells, and not less than 75 meters from the foundation of any residential building not within the Agricultural Land Reserve;
    b. all parcels used for either purpose shall be located not less than 150 metres from any parcel line of a park zone, a parcel with a school or childcare facility, and any park, and not less than 75 metres from all parcel lines of the following zones: comprehensive development, institutional, mixed-use or residential zone;
    c. on industrial-zoned parcels, all production activities must occur within an enclosed structure and no outdoor cultivation, production or storage is permitted; and,
    d. the combined gross floor area for all buildings and structures used for cannabis production and processing on any parcel must not exceed 400m².
5. Farm gate sales of cannabis produced on the parcel where the farm gate sales are occurring is a permitted farm use of all parcels in the Agricultural Land Reserve, subject to provincial retail sales licensing requirements.

3.31 Cottage Vacation Rental

For zones within which it is a permitted use, cottage vacation rental shall:
1. Not involve the accommodation of more than eight people in a cottage vacation rental at one time;
2. The use of the parcel for temporary accommodation in an RV or campsite is not permitted; and

3. No exterior signage advertising the vacation rental is permitted.

3.32 Swimming Pool Fencing Required

Swimming pools shall be enclosed in a structure or be surrounded by a fence not less than 1.5 metres and not more than 1.8 metres in height, designed to prevent climbing, and where equipped with gates, the gate shall be operated by hinges and a lock and shall be able to be opened freely from the inside only.

4.1 Creation of Zones

For the purposes of this Bylaw, Electoral Area F – Cowichan Lake South/Skutz Falls of the Cowichan Valley Regional District is divided into the following zones:

CATEGORY	ABBREVIATION	ZONE TITLE
Agricultural Resource	A-1	Agricultural Resource 1 Zone
	A-3	Golf Course/Agricultural 3 Zone
Forest Resource	F-1	Forest Resource 1 Zone
	F-2	Secondary Forest Resource 2 Zone
	F-2A	Forestry/Residential
	F-3	Forestry Recreation 3 Zone
Waterfront	LR-1	Lakefront Residential 1 Zone
	LR-2	Honeymoon Bay Lakefront Residential 2 Zone
	RC-3	River Corridor 3 Zone
	RC-4	River Corridor 4 Zone
Residential	R-1	Rural Residential 1 Zone
	R-2	Suburban Residential 2 Zone
	R-3	Urban Residential 3 Zone
	MR-1	Mixed Residential 1 Zone
	MCR-1	Mixed Commercial Residential 1 Zone
Comprehensive Development	CD-1	Comprehensive Development 1 Zone
	CD-2	Comprehensive Development Lakeside 2 Zone
Commercial	C-1	Local Commercial 1 Zone
	C-2	General Commercial 2 Zone
	C-3	Service Commercial 3 Zone
	C-4	Tourist Commercial 4 Zone
	C-4A	Resort Commercial 4A Zone
	C-5	Rural Village Commercial 5 Zone
	C-6	Guest House Commercial 6 Zone
Industrial	I-1	Light Industrial 1 Zone
	I-2	Heavy Industrial 2 Zone
	I-3	Light Industrial 3 Zone
Parks/Institutional	P-1	Parks 1 Zone
	P-2	Institutional 2 Zone
Water	W-1	Water Conservation 1 Zone
	W-2	Waterfront Residential Zone
	W-3	Water Marina 3 Zone
	W-5	Lakefront Recreational 5 Zone
	W-6	Riparian Conservancy 6 Zone
Recreation	ORP-1	Outdoor Recreation Park 1 Zone
Utility	U-1	Private Utility 1 Zone
	U-2	Public Utility 2 Zone

4.2 Definition of Zones

1. The area of each zone is defined by Schedule "A" – the Zoning Bylaw Map – which is attached to and forms part of this Bylaw;

2. Where a zone boundary is shown on Schedule "A" as following a road allowance or a watercourse, the centre line of the road allowance or the centre of a watercourse, excluding a lake or the sea, shall be the zone boundary. In the case of a lake or the sea, the natural boundary shall be the zone boundary unless otherwise indicated on Schedule "A".

5.1 A-1 AGRICULTURAL RESOURCE 1 ZONE

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

1. Permitted Uses

The following principal uses and no others are permitted in the A-1 zone:

a. Agriculture;
b. Single family dwelling.

The following accessory uses are permitted in the A-1 zone:

c. Bed and breakfast accommodation;
d. Buildings and structures accessory to a principal permitted use;
e. One additional temporary dwelling as required for an agricultural use, subject to Sectional 5.1.3.b;
f. Home-based business,
g. Sale of products grown or reared on the parcel.

2. Minimum Parcel Size

The minimum parcel area in the A-1 Zone is 12 hectares.

3. Number of Dwellings

a. One dwelling is permitted per parcel in the A-1 Zone.
b. One additional temporary dwelling (manufactured home) for farm help may be permitted on a parcel in the A-1 zone, provided
   i. the parcel has farm classification on BC Assessment Authority records;
   ii. the parcel is, in the opinion of the CVRD Development Services staff, used as a *bona-fide* farm;
   iii. the additional dwelling is located on the lowest capability lands, if possible within the vicinity of existing farm buildings so as not to interfere with or alienate useable farm land;
   iv. the applicant demonstrates that the additional dwelling is necessary to accommodate a bona-fide assistant employed full time in the farm operation whose residence on the farm property is considered critical to the overall operation of the farm. The scale of the farm operation must be large enough that permanent help is necessary for reasons of security, regular feeding, watering, and caring of livestock, or tending of equipment, or other agricultural activities which are required in the operation of the farm; and
   v. the applicant covenants with the Regional District that the additional temporary dwelling will be removed once it is no longer required to accommodate farm help.

4. Setbacks

The following minimum setbacks apply in the A-1 Zone:

Type of Parcel Line	Agricultural & Accessory Buildings and Structures	Residential and Accessory Buildings and Structures
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	30 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres

5. Height

In the A-1 Zone, the height of all principal buildings and structures shall not exceed 10 metres and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the A-1 Zone shall not exceed:

a. 30 percent for all buildings and structures;
b. Notwithstanding Section 5.1.6.a, the parcel coverage may be increased by an additional 20% of the site area for the purpose of accommodating greenhouses.

7. Parking and Loading

Off-street parking and loading spaces in the A-1 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.2 A-3 GOLF COURSE/AGRICULTURAL 3 ZONE

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

1. Permitted Uses

The following principal uses and no others are permitted in the A-3 Zone:

a. Agriculture;
b. Golf course;
c. Single-family dwelling.

The following accessory uses are permitted in the A-3 Zone:

d. Buildings and structures accessory to a principal permitted use;
e. Uses customarily incidental to a golf course.

2. Minimum Parcel Size

The minimum parcel size in the A-3 Zone is 12 hectares.

1. Number of Dwellings

Not more than one dwelling is permitted on a parcel that is zoned as A-3.

2. Setbacks

The following minimum setbacks apply in the A-3 Zone:

Type of Parcel Line	Agricultural Buildings and Structures	Residential, Golf and Accessory Buildings and Structures
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	7.5 metres
Exterior side parcel line	15 metres	7.5 metres
Rear parcel line	15 metres	7.5 metres

5. Height

In the A-3 zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the A-3 Zone shall not exceed 10 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the A-3 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.3 F-1 FOREST RESOURCE 1 ZONE

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

1. Permitted Uses

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

a. Agriculture;
b. Silviculture;
c. Single-family dwelling;

The following accessory uses are permitted in the F-1 Zone:

d. Bed and breakfast accommodation;
e. Buildings and structures accessory to a principal permitted use;
f. Home-based business;
g. Secondary dwelling unit or secondary suite.

2. Minimum Parcel Size

The minimum parcel size in the F-1 Zone is 80 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel that is zoned as F-1.

4. Setbacks

The following minimum setbacks apply in the F-1 Zone:

Type of Parcel Line	Forestry and Agricultural Buildings and Structures	Residential Buildings and Structures
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres

5. Height

In the F-1 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the F-1 Zone shall not exceed:

a. 20 percent for all buildings and structures;
b. Notwithstanding Section 5.3.6.a, the parcel coverage may be increased by an additional 20% of the site area for the purpose of accommodating greenhouses.

7. Parking and Loading

Off-street parking and loading spaces in the F-1 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.4 F-2 SECONDARY FOREST RESOURCE 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the F-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the F-2 Zone:

a. Agriculture
b. Silviculture;
c. Single-family dwelling.

The following accessory uses are permitted in the F-2 Zone:

d. Bed and breakfast accommodation;
e. Buildings and structures accessory to a principal permitted use;
f. Home-based business
g. Secondary dwelling unit or secondary suite.

2. Minimum Parcel Size

The minimum parcel size in the F-2 Zone is 4 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel that is zoned as F-2.

4. Setbacks

The following minimum setbacks apply in the F-2 Zone:

Type of Parcel Line	Forestry and Agricultural Buildings and Structures	Residential Buildings and Structures
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres

5. Height

In the F-2 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the F-2 Zone shall not exceed:

a. 20 percent for all buildings and structures;
b. Notwithstanding Section 5.4.6.a, the parcel coverage may be increased by an additional 20% of the site area for the purpose of accommodating greenhouses.

7. Parking and Loading

Off-street parking and loading spaces in the F-2 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.5 F-2A FORESTRY/RESIDENTIAL ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the F-2A Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the F-2A Zone:

a. Management and harvesting of primary forest products, excluding sawmilling, all manufacturing and dry land log sorting operations;
b. Single-family dwelling or mobile home;
c. Agriculture, silviculture, horticulture;

The following accessory uses are permitted in the F-2A Zone:

d. Home occupation;
e. Bed and breakfast accommodation;
f. Secondary dwelling unit.

2. Minimum Parcel Size

The minimum parcel size in the F-2A Zone is 3.5 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel that is zoned as F-2A.

4. Setbacks

The following minimum setbacks apply in the F-2A Zone:

Type of Parcel Line	Forestry and Agricultural Buildings and Structures	Residential Buildings and Structures
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	30 metres	7.5 metres

5. Height

In the F-2A Zone, the height of all buildings and structures shall not exceed 10 metres, except for accessory buildings, which shall not exceed a height of 7.5 metres, both except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the F-2A Zone shall not exceed 30 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the F-2A Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.5A F-3 FORESTRY RECREATIONAL ZONE

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

1. Permitted Uses

The following principal uses are permitted in the F-3 Zone:

a. Rustic camping;
b. Agriculture, silviculture;
c. Environmental protection and conservation;

The following accessory uses are permitted in the F-3 Zone:

d. Care taker's residence; and
e. Buildings and structures accessory to agricultural or silviculture use.

2. Minimum Parcel Size

The minimum parcel size in the F-3 Zone is 80 hectares.

3. Setbacks

The following minimum setbacks apply in the F-3 Zone:

Type of Parcel Line	Forestry and Agriculture Buildings and Structures	Residential Buildings and Structures
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres

4. Height

In the F-3 Zone, the height of all principal buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

5. Parcel Coverage

The parcel coverage in the F-3 Zone shall not exceed 20 percent for all buildings and structures.

6. Parking and Loading

Off-street parking spaces in the F-3 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

7. Special Definitions and Regulations for Rustic Camping

a. For the F-3 Zone only, and in addition to the definitions in Part 1 of this Bylaw, the following definition applies:

"Rustic Camping" means camping in tents, trailers, RVs, but excludes permanent buildings or structures, except for those required to manage sewage effluent.

And where a definition in Part 1 would conflict with the above, the definition under Section 5.5A.7 shall prevail.

b. Rustic camping use permitted under Section 5.5A.1.a. is exempt from all provisions of Cowichan Valley Regional District Campground Standards Bylaw No. 1520, 1993.

c. Not more than 2.25 campground spaces per hectare are permitted on a parcel in the F-3 Zone.

d. No campground space may be located within 30 metres of a watercourse.

5.6 LR-1 LAKEFRONT RESIDENTIAL 1 ZONE

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

1. Permitted Uses

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

a. Environmental protection and conservation;
b. Single-family dwelling;

The following accessory uses are permitted in the LR-1 Zone:

c. Bed and breakfast accommodation;
d. Buildings and structures accessory to a principal permitted use;
e. Home-based business;
f. Secondary dwelling unit or secondary suite, provided the unit would not be located closer than 60 metres to the natural boundary of the lake.

2. Minimum Parcel Size

The minimum parcel size in the LR-1 Zone is 2500 m^2 if the parcel is connected to a community water system, and 1 hectare where the parcel is not connected to a community water system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned LR-1. For parcels zoned LR-1 that 0.4 in area or more, one additional secondary dwelling or secondary suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the LR-1 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line	7.5 metres

5. Height

In the LR-1 Zone, the height of all buildings and structures shall not exceed 7.5 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the LR-1 Zone shall not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the LR-1 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.7 LR-2 LAKEFRONT RESIDENTIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the LR-2 Zone:

a. Environmental protection and conservation;
b. Single-family dwelling;
c. Agriculture;

The following accessory uses are permitted in the LR-2 Zone:

d. Bed and breakfast accommodation;
e. Buildings and structures accessory to a principal permitted use;
f. Home-based business.

2. Minimum Parcel Size

The minimum parcel size in the LR-2 Zone is 2200 m^2 if the parcel is connected to a private utility sewer and water system, and 2 hectares where the parcel is not connected to a private utility sewer and water system.

3. Setbacks

The following minimum setbacks apply in the LR-2 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres or 10% of the parcel width, whichever is less
Exterior side parcel line	4.5 metres
Rear parcel line	4.5 metres

5. Height

In the LR-2 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and accessory buildings and structures shall not exceed 7.5 metres in height, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the LR-2 Zone shall not exceed 30 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the LR-2 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.8 RC-3 RIVER CORRIDOR 3 ZONE

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

1. Permitted Uses

The following principal uses and no others are permitted in the RC-3 Zone:

a. Agriculture, excluding intensive agriculture;
b. Environmental protection and conservation;
c. Single-family dwelling.

The following accessory uses are permitted in the RC-3 Zone:

d. Bed and breakfast accommodation;
e. Buildings and structures accessory to a principal permitted use;
f. Home-based business;
g. Secondary dwelling unit or secondary suite.

2. Minimum Parcel Size

The minimum parcel size in the RC-3 Zone is 20 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned RC-3. For parcels zoned RC-3 that 0.4 in area or more, one additional secondary dwelling or secondary suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the RC-3 Zone:

Type of Parcel Line	Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line	7.5 metres

5. Height

In the RC-3 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the RC-3 Zone shall not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking spaces in the RC-3 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

5.9 RC-4 RIVER CORRIDOR 4 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RC-4 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RC-4 Zone:

a. Single family dwelling;
b. Silviculture;
c. Horticulture;
d. Environmental protection and conservation;

The following accessory uses are permitted in the RC-4 Zone:

e. Bed and breakfast accommodation;
f. Buildings and structures accessory to a principal permitted use;
g. Home-based business;
h. Secondary dwelling unit.

2. Minimum Parcel Size

a. The minimum parcel size in the RC-4 Zone is 12 hectares.
b. Notwithstanding Section 3.27.3 and 3.27.4 of this Bylaw, for the purposes of the RC-4 Zone, density averaging is permitted provided the smallest parcel created is not less than 2 hectares. Sections 3.27.1, 3.27.2 and 3.27.5 still apply in the RC-4 Zone.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned RC-4. For parcels zoned RC-4 that are 0.4 hectares in area or more, one additional secondary dwelling or secondary suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the RC-4 Zone:

Type of Parcel Line	Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line	7.5 metres

5. Height

In the RC-4 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the RC-4 Zone shall not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking spaces in the RC-4 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

5.10 R-1 RURAL RESIDENTIAL 1 ZONE

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

1. Permitted Uses

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

a. Single family dwelling;

The following accessory uses are permitted in the R-1 Zone:

b. Agriculture, excluding intensive agriculture;
c. Bed and breakfast accommodation;
d. Buildings and structures accessory to a principal permitted use;
e. Home-based business;
f. Secondary dwelling unit or secondary suite.

2. Minimum Parcel Size

The minimum parcel size in the R-1 Zone is 2 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned R-1. For parcels zoned R-1 that 0.4 in area or more, one additional secondary dwelling or secondary suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the R-1 Zone:

Type of Parcel Line	Agricultural (including accessory buildings and structures)	Residential (including accessory buildings and structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	4.5 metres

5. Height

In the R-1 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-1 Zone shall not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-1 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

5.11 R-2 SUBURBAN RESIDENTIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2 Zone:

a. Single family dwelling;

The following accessory uses are permitted in the R-2 Zone:

b. Agriculture, excluding intensive agriculture;
c. Bed and breakfast accommodation;
d. Buildings and structures accessory to a principal permitted use;
e. Home-based business;
f. Secondary dwelling unit or secondary suite.

2. Minimum Parcel Size

The minimum parcel size in the R-2 Zone is:

a. 0.4 hectares if connected to a community water system;
b. 2 hectares if not connected to a community water system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned R-2. For parcels zoned R-2 that 0.4 in area or more, one additional secondary dwelling or secondary suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the R-2 Zone:

Type of Parcel Line	Agricultural (including Accessory Buildings and Structures	Residential (including Accessory Buildings and Structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	3.0 metres

5. Height

In the R-2 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-2 Zone shall not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

5.12 R-3 URBAN RESIDENTIAL 3 ZONE

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

1. Permitted Uses

The following principal uses and no others are permitted in the R-3 Zone:

a. Single family dwelling;

The following accessory uses are permitted in the R-3 Zone:

b. Bed and breakfast accommodation;
c. Buildings and structures accessory to a principal permitted use;
d. Home-based business;
e. Horticulture
f. Secondary dwelling unit or secondary suite.

2. Minimum Parcel Size

The minimum parcel size in the R-3 Zone is:

a. 695 m^2 if connected to a community water system and a community sewer system;
b. 0.2 hectares if connected to a community water system;
c. 2 hectares if not connected to a community water system.

3. Number of Dwellings

In the R-3 Zone, not more than one dwelling is permitted on a parcel, under 0.4 ha in area. For parcels 0.4 ha or more in area, one additional secondary dwelling or secondary suite is permitted.

4. Setbacks

The following minimum setbacks apply in the R-3 Zone:

Type of Parcel Line	Residential Buildings and Structures	Accessory Buildings and Structures
Front parcel line	4.5	4.5
Interior side parcel line	1.0	0
Exterior side parcel line	4.5	4.5
Rear parcel line	3.0	0

5. Height

In the R-3 Zone, the height of all principal buildings and structures shall not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 6 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-3 Zone shall not exceed 25 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-3 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

5.13 MR-1 MIXED RESIDENTIAL 1 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this bylaw the following regulations apply in the MR-1 Zone:

1. Permitted Uses

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

a. Single family dwelling;
b. Duplex;
c. Triplex;
d. Quadruplex;

The following accessory uses are permitted in the MR-1 Zone:

a. Bed and breakfast accommodation;
b. Home occupation;
c. Secondary suite as limited under Subsection (2)(a);
d. Secondary dwelling unit as limited under Subsection (2)(b);

2. Conditions of Use

a) Notwithstanding Section 3.20 - Secondary Suite, a secondary suite is only permitted where it complies with the following:
   i. Located in or attached to a single family dwelling and not within a duplex, triplex or quadruplex;
   ii. The single family dwelling and secondary suite shall both be connected to a community water system and community sewer system;
   iii. Maximum size of 90 m^2;
   iv. Notwithstanding Subsection 3.20(7) one additional off-street parking space located on-site must be provided with a minimum space length of 5 metres;
   v. Constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw;
   vi. Not be subdivided from the principal dwelling unit under the *Land Title Act* or the *Strata Property Act;* and
   vii. Only one secondary suite or one secondary dwelling unit is permitted per parcel.

b) Notwithstanding Section 3.21, a secondary dwelling unit is only permitted where it complies with the following:
   i. On the same parcel as a single family dwelling and not a duplex, triplex or quadruplex;
   ii. Must be serviced by a community water system and community sewer system;
   iii. Maximum floor area of 50 m^2 except that the maximum floor area may be increased by up to 4.6 m^2 for the purpose of storage, located at grade and with no access from the interior of the building;
   iv. Located in the rear yard either free-standing or attached to an accessory building that does not contain another dwelling;
   v. May not be a mobile home, recreational vehicle or park model recreation vehicle;
   vi. Notwithstanding Subsection 3.21 (8), shall have one additional off-street parking space located on-site with a minimum space length of 5 metres;
   vii. Legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw;
   viii. Not be subdivided from the principal dwelling unit under the *Land Title Act* or the *Strata Property Act;*
   ix. Only one secondary dwelling unit or secondary suite is permitted per parcel; and
   x. A minimum of 14 m^2 of private open space is required at finished grade.

3. Parcel Size and Dimensions

a. The minimum parcel size in the MR-1 zone is 600 m^2.
b. The following parcel area, frontage and depth requirements apply:

	Minimum Parcel area	**Minimum Frontage**	**Minimum Frontage on a cul-de-sac**	**Minimum Parcel frontage with exterior side parcel line**	**Minimum parcel depth**
Single Family Dwelling	600 m^2	15 m	12.5	17 m	30 m
Single family Dwelling with Secondary Dwelling Unit	800 m^2 OR 700 m^2 for a corner parcel	18 m OR 17 m for a corner parcel	n/a	n/a	30 m
Duplex	800 m^2	18 m	n/a	20 m	30 m
Triplex	1000 m^2	21 m	n/a	n/a	30 m
Quadruplex	1,200 m^2, However only permitted on a corner parcel or internal parcel with a lane				

4. Servicing

All parcels in the MR-1 Zone shall be serviced by a community water system, community sewer system, fire service area and a CVRD drainage control area. Parcels that are not serviced cannot be subdivided.

5. Density

The following number of dwellings are permitted in the MR-1 Zone:

a. Single Family Dwelling and Duplex:
   i. The maximum number of residential units per parcel is two;
   ii. The maximum floor area of a single family dwelling is 210 m^2;
   iii. The maximum floor area of a duplex is 420 m^2; and
   iv. Notwithstanding Subsections (5)(a)(ii) and (5)(a)(iii), the maximum floor area of a single family dwelling or duplex is increased by 42 m^2 for an attached garage.

b. Triplex and Quadruplex:
   i. The maximum floor area of a triplex is 0.6 times the parcel area;
   ii. The maximum floor area of a quadruplex is 0.65 times the parcel area;
   iii. Notwithstanding Subsection (5)(b)(i), the maximum floor area of a triplex is increased by 63 m^2 for an attached garage; and
   iv. Notwithstanding Subsection (5)(b)(ii), the maximum floor area of a quadruplex is increased by 84 m^2 for an attached garage.

6. Buildings Per Parcel

One principal building and where permitted, one secondary dwelling unit is permitted per parcel.

7. Setbacks

The following minimum setbacks apply in the MR-1 Zone:

a. Single Family Dwelling, Duplex and Secondary Dwelling Unit

Use	Front Parcel Line	Interior Parcel Line	Exterior Side Parcel Line	Rear Parcel Line
Single Family Dwelling; Duplex	4.5 m	2.0 m	4.5 m	6.2 m
Secondary Dwelling Unit	See Subsections (7)(g), (7)(h) and (10)(a)(vi)	2.0 m	4.5 m	2.0 m
Accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use	5.5 m	2.0 m	4.5 m	6.2 m
Accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use	6.0 m See Subsection (10)(a)(ii)	2.0 m	4.5 m	6.2 m
Detached accessory and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use	See Subsections (7)(g), (10)(a)(i) and (10)(b)(ii)	2.0 m	4.5 m	2.0 m

b. Triplex and Quadraplex

Use	Front Parcel Line	Interior Parcel Line	Exterior Side Parcel Line	Rear Parcel Line
Triplex; Quadruplex	7.5 m	2.0 m	4.5 m	7.6 m
Accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use	7.5 m	2.0 m	7.6 m	7.6 m
Detached accessory and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use	7.5 m	2.0 m	4.5 m	2.0 m

c. The siting distance is measured from the outermost limit of the building excluding eaves.

d. The setbacks may be reduced by 0.6 metres from one interior parcel line for chimneys, bay windows, heating or venting equipment, ornamental features and unglazed alcoves however no such unglazed projections into the setback other than chimneys may extend beyond a single storey in height.

e. The setbacks may be reduced by 0.6 metres from front, exterior side and rear parcel lines for awnings, balconies, canopies, porches, steps and support columns that project beyond the face of the building.

f. Notwithstanding Subsection (8)(e) covered porches are permitted to project by up to 1. 7 metres into the front yard setback provided that:
   i. The porch has a usable floor space with dimensions that are no less than 1.5 metres by 3 metres;
   ii. The porch is open on at least two sides or protected by guard rails the height of which does not exceed the minimum specified in the *BC Building Code;*
   iii. The porch is located at the basement or first storey;
   iv. the porch is limited to a single storey in height and its height does not exceed 4 metres, measured from the porch floor to the underside of the porch ceiling; and
   v. Approval of the Ministry of Transportation and Infrastructure has been obtained in cases where a covered porch projects more than 4.5 metres into the front yard setback.

g. A minimum separation distance of 6 metres is required between the outermost projection of any single family dwelling or duplex and any detached accessory building or accessory off-street parking building or structure.

h. A minimum separation of 8 metres is required between the outermost projection of the rear face of any single family dwelling excluding sundecks or stairs and a building that contains a secondary dwelling unit.

i. A minimum separation distance of 6 metres is required between any duplex, triplex or quadruplex and any detached accessory building or accessory off-street parking building or structure.

8. Height

a. Single family dwellings and duplexes must not exceed a height measured from natural grade of:
   i. 7.3 metres; or
   ii. 11 metres for buildings and structures having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

b. Buildings with secondary dwelling units must not exceed a height measured from natural grade of:
   i. 5.5 metres; or
   ii. 7 metres for buildings having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

c. Triplexes and quadruplexes must not exceed a height measured from natural grade of:
   i. 7.3 metres; or
   ii. 11 metres for buildings and structures having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

d. Notwithstanding Subsections 8(a), (8)(b) and (8)(c), the building wall below the first storey may be exposed on one side of the building where it is located on a sloping parcel.

d. Detached buildings and structures for accessory uses or accessory off-street parking must not exceed a height measured from natural grade of:
   i. 3. 7 metres; or
   ii. 4.6 metres for an accessory building having a roof slope with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

9. Impervious Surface and Parcel Coverage Limit

a. Parcels on which the principal use is Single Family or Duplex:
   i. Impervious surface coverage of a parcel in the MR-1 Zone shall not exceed 50% of which not more than 45% may be parcel coverage.

b. Parcels on which the principal use is Triplex or Quadruplex:
   ii. Impervious surface coverage of a parcel in the MR-1 Zone shall not exceed 55% of which not more than 50% may be parcel coverage.

10. Location of Uses

a. Single Family and Duplex:
   i. All detached accessory buildings shall be located in the rear yard.
   ii. Where a lane is provided, all accessory off-street parking buildings or structures shall be located in the rear yard and access to accessory off-street parking spaces shall be from the lane.
   iii. The first storey of the principal building (including covered porches meeting the requirements under Subsection (7)(f) and attached to the main front door entrance) must be:
      1. A minimum of 35% of the width of the buildings with structures facing the front parcel line; and
      2. Located at least one metre nearer the front parcel line than of any garage door(s).
   iv. No more than two accessory off-street parking spaces may be contained within the principal building.
   v. Accessory off-street parking spaces are not permitted within an exterior side parcel line setback, access driveway or front yard except for un-enclosed parking for a secondary suite which must not be within 6 metres of the exterior parcel corner.
   vi. A secondary dwelling unit must be located in the rear yard.

b. Triplex & Quadruplex:
   i. All detached and accessory off-street parking buildings and structures must be located in the rear yard.
   ii. For parcels where a lane is provided access to off-street parking spaces shall be from the lane.
   iii. Where a lane is not provided all buildings or structures or portions thereof used for accessory off-street parking must be located not less than 10 metres from the front parcel line and not less than 5 metres from an exterior parcel line.

11. Building Size

a. The uppermost storey of the principal building must be set back from the main floor front exterior wall so that the floor area of the uppermost storey is no more than 85% of the floor area of the storey immediately below the uppermost storey; and
   i. If the storey immediately below the uppermost storey is the first storey and includes a front covered porch the floor area of the front covered porch measured to the outside edge of posts supporting the covered porch roof is added to the first storey floor area for this calculation; and
   ii. If the storey immediately below the uppermost storey is the first storey and includes an enclosed garage the floor area of the garage is added to the first storey floor area for this calculation.
b. The maximum length of any wall of a building or structure for an accessory use and an accessory off-street parking use including a secondary dwelling unit is:
   i. 9.2 metres where the principal use is single family dwelling;
   ii. 12.4 metres where the principal use is a duplex; and
   iii. 10 metres where the principal use is a triplex or quadruplex.

12. Parking

a. Off-street parking spaces in the MR-1 Zone shall be provided in accordance with Section 3.15 of this bylaw.

b. Notwithstanding Subsections 3.20(7) and 3.21 (8), one additional off-street parking space must be provided for secondary suites and secondary dwelling units with a minimum space length of 5 metres.

c. Notwithstanding Section 3.28 - Recreational Vehicle Parking, no recreational vehicles, boats or boat trailers shall be parked or stored on any parcel.

d. Buildings for residential vehicle parking will accommodate not more than two vehicle spaces.

13. Refuse Receptacles for Triplexes and Quadruplexes

Garbage, recycling and composting receptacles must be fenced and screened as to provide, a visual and physical separation between adjacent parcel and highways.

14. Private Open Space

a. A minimum of 14 m^2 of private open space is required per dwelling unit of a duplex, triplex, and quadriplex.
b. Private open space shall be provided at finished grade for ground floor units.
c. For above ground units of a triplex or quadriplex, private open space shall be provided either at finished grade or by balcony or roof decks.
d. Private open space shall be bordered by fencing and landscaping.

5.14 CD-1 ZONE – COMPREHENSIVE DEVELOPMENT 1 ZONE

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

1. Within the Paldi Comprehensive Development Zone, there are High Density Residential Areas, Low Density Residential Areas, Parkland Areas, Commercial Areas, Institutional Areas Community Service Areas and Green Space. The exact locations of these will be determined through a development permit process.

2. Within the Paldi Comprehensive Development Zone, a minimum of 7 percent of the lands will be dedicated as parkland to the CVRD (not including trail corridors), and an additional minimum 7 percent of the land, including all streamside protection and enhancement areas, will be dedicated as environmental protection areas to the CVRD. The exact locations of these will be determined through a development permit process.

3. Within the Paldi Comprehensive Development Zone there will be a future community amenity site, with a minimum land area of 0.2 ha, used as a firehall, school, neighbourhood police station or other community facility.

4. The CD-1 Comprehensive Development Zone shall allow for one contiguous commercial development area whereby the following regulations apply:

    a) Commercial development shall be permitted on a maximum site area of 7.4 ha. The exact locations of these will be determined through a development permit process.
    b) Commercial development shall be located on contiguous parcels of land, forming a pedestrian oriented village centre concept, rather than being fragmented throughout the site.
    c) The following commercial uses, and no other commercial uses, are permitted:
        a. Retail stores and convenience stores;
        b. Grocery store;
        c. Mixed-use (residential over commercial/retail/office/services);
        d. Tourist accommodation units, including hotel, motel, guest house, with a maximum of 50 units for the entire site;
        e. Meeting rooms;
        f. Neighbourhood public house;
        g. Restaurants, dining rooms, cafés and coffee shops;
        h. Bakery;
        i. Offices;
        j. Medical and dental clinics;
        k. Financial establishment;
        l. Personal service use;
        m. Laundromat, dry-cleaning drop-off/pick-up;
        n. Public uses, including library;
        o. Community service or civic use, including fire hall, police station, post office;
        p. Public assembly, places of worship;
        q. Day-care facility;
        r. Public parks;
        s. Recreation facilities and uses;
        t. One automobile fuelling station;
        u. Equestrian tack, supplies and feed store.

d) Within the commercial development area:

i. The parcel coverage shall not exceed 50 percent for all buildings and structures;
ii. All commercial development is required to have community sewer and water servicing;
iii. The maximum floor area for commercial businesses, including outdoor storage areas, is 1000 m^2 for grocery stores, 700 m2 for other retail outlets, and 1000 m^2 for a neighbourhood pub.
iv. The total commercial floor area for the entire Comprehensive Development 1 Zone shall not exceed 10,000 m^2.
v. No more than 50 tourist commercial overnight accommodation units will be permitted.
vi. The height of all retail commercial buildings and structures shall not exceed 10 m;
vii. The hotel/motel shall not exceed three stories, with a maximum height of 15 m;
viii. The height of the neighbourhood pub shall not exceed 12 m;
ix. The following setbacks shall apply:

Type of Parcel Line	Commercial and Mixed-Use Buildings and Structures
Front	0 metres where the abutting parcel is commercial; 6 metres where the abutting or adjacent parcel is residential
Interior Side	0 metres where the abutting parcel is commercial; 6 metres where the abutting or adjacent parcel is residential
Exterior Side	4.5 metres
Rear	0 metres where the abutting parcel is commercial; 6 metres where the abutting or adjacent parcel is residential

5. The Paldi Comprehensive Development Designation will allow for a maximum of 500 dwelling units, plus secondary suites on up to half of the single family residential units. A minimum of 20% and a maximum of 60% of all dwelling units will be attached dwellings, single-family on small lots (not more than 1,000 m^2) or mixed-use residential units above commercial uses. A minimum of 40% will be single family dwelling units on lots larger than 1,000 m^2.

a. Not more than one dwelling is permitted on a parcel under 1,000 metres². For parcels 1,000 metres² or greater, one additional secondary suite is permitted.
b. The following residential uses and no other residential uses shall be permitted:

i. Single Family Dwelling
ii. Duplex
iii. Triplexes
iv. Four unit dwelling
v. Bed and Breakfast Accommodation
vi. Daycare, Nursery School accessory to a Residential Use
vii. Home Occupation
viii. Secondary Suites, for up to 50% of single family dwellings
ix. Equestrian Centre

c. The minimum parcel sizes for residential development shall be:

ii) 4,000 metres² if connected to only a community water system;
iii) 2 hectares if not connected to a community water nor sewer system.

d. The parcel coverage on a parcel with residential dwellings shall not exceed:

i 40 percent for small lot (patio home) single family dwellings and accessory buildings and structures;
ii 40 percent for duplexes and accessory buildings and structures;
iii 40 percent for multi family dwellings and accessory buildings and structures.

e. The parcel coverage on a parcel with single family residential dwellings shall not exceed:

Parcel Size	**Parcel Coverage**
Less than 1,000 m²	40 percent
1,000 m² to 4,000 m²	25 percent
Greater than 4,000 m²	15 percent

f. The height of all buildings and structures shall not exceed:
i 10 m for single family dwellings on parcels over 1000 m^2;
ii 7.5 m for single family dwellings on parcels up to and including 1000 m^2;
iii 10 m for duplexes;
iv 12 m for multi family dwellings;
v 7.5 m for accessory buildings and structures;
vi 10 m for agricultural buildings.

g. For residential development, the following minimum setbacks shall apply:

Column 1 Type of Parcel Line	Column 2 Single Family Dwelling	Column 3 Duplex and Four Family Dwellings	Column 4 Accessory Buildings and Structures	Column 5 Agricultural Buildings
Front	4.5 metres	4.0 metres	7.5 metres	15 metres
Interior Side	1.8 metres	3.0 metres	1.8 metres	15 metres
Exterior Side	4.5 metres	3.0 metres	3.0 metres	15 metres
Rear	3.0 metres	4.0 metres	1.5 metres	15 metres

5.15 CD-2 COMPREHENSIVE DEVELOPMENT LAKESIDE 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the CD-2 Zone:

Basic Land Use Regulations for all Areas within the CD-2 Zone:

I. All occupied buildings in the CD-2 zone shall be serviced by a community water system and a community sewer system as a condition of use.

II. No commercial use, multifamily or semi-detached dwelling units are permitted on a parcel with frontage along Cowichan Lake.

Permitted Uses

1. The following uses are permitted in Areas A through D of the CD-2 Zone, as shown on Figure 1

a) Area A Single Family Residential

i. Single family dwelling

b) Area B Semi-detached Residential

i. Semi-detached family dwelling

c) Area C Mixed Residential

i. Single family dwelling; and
ii. Multifamily dwelling.

d) Area D Mixed Commercial Residential

i. Community care facility;
ii. Community service facility;
iii. Child care facility;
iv. Retail sales;
v. Office;
vi. Medical clinic;

vii. Restaurant, café, bakery, catering, pub;
viii. Financial establishment;
ix. Hostel, Hotel, Motel;
x. Personal service use;
xi. Art gallery, art studio;
xii. Public use and public assembly;
xiii. Accessory uses and structures; and
xiv. Residential dwelling.

Accessory Uses

2. The following uses are permitted accessory to a single family or semi-detached family dwelling:
   i. Bed and breakfast accommodation;
   ii. Horticulture;
   iii. Home based business; and
   iv. Cottage vacation rental.

Permitted Development

3. The permitted density of residential units is as follows:
   i. The total number of dwelling units for the entire CD-2 zone must not exceed 96;
   ii. The total number of single family residential waterfront lots must not exceed 11;
   iii. The total number of multifamily residential units within Area C must not exceed 14;
   iv. The total number of residential units within Area D must not exceed 4; and
   v. The total number of residential units per building must not exceed 6.

Regulatory Conditions

4. The following regulations apply to the CD-2 Zone:

	Area A	**Area A and C**	**Area B**	**Area C**	**Area D**
	Lakefront Single Family Residential	**Single family Residential (not waterfront)**	**Semi-detached Residential**	**Multifamily Residential**	**Commercial**
Maximum Height (Principal Building)	7.5 m	7.5 m	7.5 m	10 m	10 m
Maximum Height (Accessory Building)	6 m	6 m	6 m	6 m	6 m
Unit Size (gross floor area)	175 m^2 maximum	160 m^2 maximum	100 m^2 maximum	40 m^2 minimum	-
Maximum Parcel Coverage	25%	35%	35%	45%	45%
Minimum Parcel Size	600 m^2	450 m^2	700 m^2	2000 m^2	2000 m^2

Minimum Frontage and Lot Depth requirements

5. All Waterfront Residential Parcels must have:
   i. A minimum lot frontage of 15 metres;
   ii. A minimum lake frontage of 15 metres; and
   iii. A minimum lot depth of 40 metres.

6. All Commercial/Residential Mixed Use lots must have a minimum public road frontage equalling 10% of the perimeter of the parcel.

Setbacks

7. The follow minimum setbacks apply to residential, semi-detached and accessory residential buildings and structures:

Type of Parcel Line	Residential, Semi-detached and Accessory Buildings
Front	6 metres
Rear	6 metres
Side Exterior	4.5 metres
Side Interior	2 metres
Lake High Water Mark	17 metres
Setback from SPEA	5 metres

8. The following setbacks apply to multifamily and commercial buildings and structures:

Type of Parcel Line	Commercial and Multifamily
Front	6 metres
Rear	3 metres
Side Exterior	4.5 metres
Side Interior	3 metres

Parking Requirements

9. Notwithstanding Section 3.28 (Recreational Vehicle Parking), no recreational vehicles, boats or boat trailers shall be parked or stored on any parcel.

10. Off-street parking and loading spaces shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

11. No parking space or driveway associated with a commercial or multifamily use shall be located within 3 metres of a building with a window into a habitable room.

Special Regulations for Commercial and Multifamily Development

12. A minimum of 30% of the lot area of a commercial or multifamily parcel must be dedicated to landscaped open space. Fifty (50%) of that area must be dedicated and designed for private open space for residential occupants.

13. A landscaped area, consisting of trees and shrubs and low fencing, not less than 3 metres wide, must be provided along the entire length of a lot line that abuts a residential use or private or public road.

14. Parking areas for commercial and multifamily use must be screened from all adjacent uses and public or private roads by a landscaped screen not less than 1.5 m wide.

15. Storage, solid waste and recycling, and service areas must be fenced and screened, and setback a minimum of 1.5 metres from a property line and 3 metres from a property line abutting a public road.

16. Where residential units are within a mixed commercial/residential area, the residential units shall be confined to the principal building and must be located at the rear or above a commercial use.

5.16 MCR-1 MIXED COMMERCIAL RESIDENTIAL 1 ZONE

This zone provides for a mix of small scale commercial, community services and multi-family residential. Subject to compliance with the general regulations detailed in Part 3 of this bylaw the following regulations apply in the MCR-1 Zone:

1. Permitted Uses

a. Artist Studio;
b. Financial Institution;
c. Community Centre;
d. Cultural Facility;
e. Group Daycare;
f. Fitness Studio;
g. Live/Work Studio;
h. Medical/Dental Office;
i. Multiple Family Dwelling;
j. Office;
k. Public House;
I. Restaurant;
m. Retail;
n. Specialty Food Retail;
0. Veterinary Clinic;

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

p. Bed and Breakfast;
q. Home Based Business.

2. Conditions of Use

a. Except for live/work studio, office and home based business uses, non-residential uses are prohibited above the ground floor and no floor may contain a mix of residential and non-residential uses. Live/work studios are permitted on all storeys.

b. The maximum combined gross floor area for all commercial uses shall not exceed 2,700 m^2. Only one commercial rental unit shall have a gross floor area of up to 1,000 m^2. All other commercial rental units shall be limited to 325 m^2.

c. A minimum of 14 m^2 of private open space is required per dwelling unit.

d. Private open space must be provided at finished grade for ground floor units.

e. For above ground units, private open space shall be provided either at finished grade or by balcony or roof decks.

3. Parcel Size and Dimensions

The following parcel sizes apply in the MCR-1 Zone:

a. The minimum parcel area is 1,000 m^2; and
b. The parcel must have a minimum parcel frontage of 12 metres and a minimum parcel depth of 25 metres.

4. Servicing

All parcels in the MCR-1 Zone shall be serviced by a community water system, community sewer system, fire service area and a CVRD drainage control area. Parcels that are not serviced cannot be subdivided.

5. Density

The following number of dwellings are permitted in the MCR-1 Zone:

a. Where a parcel includes both commercial and residential uses the maximum floor area ratio is 0.45.
b. Where the use of a parcel is solely for a residential use the maximum floor area ratio is 0.35.
c. Notwithstanding Subsection 5(b), the maximum density on a lot used for only residential purposes shall not exceed 20 units per gross hectare.

6. Setbacks

a. The following minimum setbacks apply in the MCR-1 Zone:

Type of Parcel Line	For all Uses Where the Adjacent Parcel is Zoned other than Industrial
Front Parcel Line	Minimum 4.5 m Maximum 7.5 m
Interior Side Parcel Line	3.0 m
Exterior Side Parcel Line	4.0 m
Rear Parcel Line	4.5 m

b. Notwithstanding Subsection 6(a), for all uses where the adjacent parcel is zoned residential all buildings must be setback at least 7.5 metres from all property lines which directly abut a residential use.

c. Notwithstanding Subsection 6(a), where only one principal building exists on the lot no more than 50% of the front face of a building fagade shall be set back further than the maximum permitted front yard setback.

d. Notwithstanding Subsection 6(a), where more than one principal building exists on the lot at least 50% of the property frontage must include a building front face within the maximum front yard setback area.

e. All buildings and structures in the MCR-1 Zone shall be set back not less than 7.5 metres from a Streamside Protection and Enhancement Area (SPEA) as designated in a Riparian Assessment Report.

7. Height

a. Where the use of a parcel is for both commercial and residential uses:
   i. All principal buildings must not exceed a height measured from natural grade of 9 metres or 12 metres for buildings and structures having a roof slope with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.
   ii. All accessory residential buildings shall not exceed a height measured from natural grade of 3.7 metres or 4.6 metres for an accessory building that has a roof slope with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

b. Where the use of a parcel is solely for commercial use the maximum height of buildings must not exceed a height measured from natural grade of 7 metres or 10 metres for buildings and structures having a roof slope with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

c. Where the use of a parcel is solely for a residential use:
    i. All principal buildings must not exceed a height measured from natural grade of 7 metres or 10 metres for buildings and structures having a roof slope with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.
    ii. All accessory residential buildings shall not exceed a height measured from natural grade of 3.7 metres or 4.6 metres for an accessory building that has a roof slope with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

8. Impervious Surface and Parcel Coverage Limit

Impervious surface coverage of a parcel in the MCR-1 Zone shall not exceed 70% of which not more than 60% may be parcel coverage.

9. Parking

a. Off-street parking spaces in the MCR-1 Zone shall be provided in accordance with Section 3.16 - Off-Street Parking of this bylaw.
b. Notwithstanding Section 3.29 - Recreational Vehicle Parking, no recreational vehicles, boats or boat trailers shall be parked or stored on any parcel.

10. Screening and Buffering

a. All parcels or portions of a parcel that abut a residential zone must have anatural vegetation strip area of at least 10 metres in width 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.
b. As per Subsection 1 0(a) the landscape buffer may include and incorporate existing healthy trees and shrubs that are protected during construction.
c. Where existing trees and shrubs are retained they must be protected during construction to the furthest extent of the drip line and the finished grade of the parcel shall not vary from the natural grade around the drip line more than 20 centimetres vertically unless an arborist report indicates to the satisfaction of the CVRD that a greater variance will not harm the trees and shrubs.
d. A landscape buffer shall only be broken for openings to accommodate access drives, lanes and walkways.
e. All trees provided in a landscape buffer shall be protected on all sides with a minimum of one metre of clearance between the tree and an adjacent barrier curb, wheel stop or other protection from vehicle overhangs if any.
f. No fence shall be constructed using electrified wire, razor wire, ribbon wire, barbed wire, ultra-barrier wire or any other material intended to produce any sensation or injury to any person or animal having contact with the fence.
g. Chain linked fences are to be covered in a black vinyl coating.

11. Refuse Receptacles and Utility Kiosks

Refuse receptacles and utility kiosks must meet the following requirements:

a. Fenced and landscaped to provide a visual and physical separation between adjacent parcel and highways.
b. Fully screened from view on three sides. The fourth side shall consist of a solid gate. The walls and gate shall be a minimum of 1.8 metres in height but shall be no higher than 0.6 metres above the receptacle where the receptacle is more than 1.8 metres in height.
c. Setback a minimum of 3 metres from any parcel line adjoining a property not zoned industrial.
d. Be animal and insect proof.

5.17 C-1 LOCAL COMMERCIAL 1 ZONE

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

1. Permitted Uses

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

a. Retail stores and Convenience stores;
b. Single family dwelling, which may be attached to or above the store unit;

The following accessory uses are permitted in the C-1 Zone:

c. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the C-1 Zone is:

a. 0.1 hectares for parcels served by a community water system and community sewer system.
b. 0.3 hectares for parcels served by a community water system only;
c. 1 hectare for parcels served neither by a community water or sewer system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel in the C-1 Zone.

4. Setbacks

a. The minimum setbacks for buildings and structures in the C-1 Zone is 4.5 metres from all parcel lines.
b. The interior side parcel line requirements of this bylaw shall not apply to parcels under a registered plan where there is a common wall shared by two or more parcels within a building.

5. Height

In the C-1 Zone, the height of all principal buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-1 Zone shall not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-1 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.18 C-2 GENERAL COMMERCIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-2 Zone:

a. Animal hospital;
b. Arcade, billiard room, games room, bowling alley;
c. Bakery;
d. Bus depot, transportation facility;
e. Business or commercial private school;
f. Car wash;
g. Clinic;
h. Convenience store;
i. Day care facility;
j. Equipment sales, servicing and repair, excluding external storage of goods;
k. Financial establishment;
l. Funeral parlour;
m. Laundromat, dry cleaner;
n. Nursery, with outdoor storage;
o. Office;
p. Parking garage and parking lot;
q. Personal service use;
r. Printing and publishing, library;
s. Recreational use;
t. Restaurants;
u. Retail stores, including automotive parts and accessory sales, but excluding external storage of goods;
v. Single family dwelling;

The following accessory uses are permitted in the C-2 Zone:

w. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the C-2 Zone is:

a. 0.1 hectares for parcels served by a community water system and a community sewer system;
b. 0.3 hectares for parcels served by a community water system;
c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling per hectare of parcel area is permitted on a parcel in the C-2 Zone.

4. Setbacks

a. The minimum setbacks for buildings and structures in the C-2 Zone is 4.5 metres from all parcel lines.
b. The interior side parcel line requirements of this Bylaw does not apply to parcels under a registered plan where there is a common wall shared by two or more parcels within a building.

5. Height

In the C-2 Zone, the height of all principal buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-2 Zone shall not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-2 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.19 C-3 SERVICE COMMERCIAL 3 ZONE

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

1. Permitted Uses

The following principal uses and no others are permitted in the C-3 Zone:

a. Automobile retail sales, rental, servicing, parts and accessories sales and motor vehicle repair, excluding automobile wrecking and outdoor storage.
b. Bus depot;
c. Convenience store;
d. Laundromat;
e. Mobile home, recreational vehicle, boat, motorcycle, snowmobile/all terrain vehicle sales, service and repair;
f. Nursery, including accessory outdoor storage;
g. Office;
h. Restaurant;
i. Retail and wholesale sale of building and camping, fishing and hunting supplies, including accessory outdoor storage;
j. Service station, excluding the wrecking and storage of vehicles;
k. Single family dwelling;

The following accessory uses are permitted in the C-3 Zone:

l. Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the C-3 Zone is:

a. 0.1 hectares for parcels served by a community water system and a community sewer system;
b. 0.3 hectares for parcels served by a community water system only;
c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel in the C-3 Zone.

4. Setbacks

The minimum setback for buildings and structures in the C-3 Zone is 4.5 metres from all parcel lines.

5. Height

In the C-3 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-3 Zone shall not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-3 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.20 C-4 TOURIST COMMERCIAL 4 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-4 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-4 Zone:

a. Convention facility;
b. Golf course, pitch-and-putt course and driving range, including clubhouses, pro shops and similar ancillary facilities customarily incidental to golf course operation;
c. Hotel, motel, campground (subject to CVRD Campsite Standards Bylaw No. 1520), resort;
d. Marina operations, including accessory boat sales, rental and servicing, but excluding boat building and the rental of personal water craft vessels;
e. Recreational facility;
f. Restaurant;

The following accessory uses are permitted in the C-4 Zone:

g. Buildings and structures accessory to a principal permitted use;
h. Gift shop, accessory retail sales;
i. Single family dwelling.

2. Minimum Parcel Size

The minimum parcel size in the C-4 Zone is:

a. 0.2 hectares for parcels served by a community water and sewer system;
b. 0.4 hectares for parcels served by a community water system only;
c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling unit is permitted on a parcel in the C-4 Zone, in association with a permitted principal use.

4. Setbacks

The minimum setbacks for buildings and structures in the C-4 Zone is 4.5 metres from all parcel lines.

5. Height

In the C-4 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-4 Zone shall not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-4 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.21 C-4A RESORT COMMERCIAL 4A ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-4A Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-4A Zone:

a. Hotel, motel, cottages, resort;

The following accessory uses are permitted in the C-4A Zone:

b. Buildings and structures accessory to a principal permitted use;
c. Gift shop, accessory retail sales;
d. One single family dwelling.

2. Minimum Parcel Size

The minimum parcel size in the C-4A Zone is:

a. 0.11 hectares for parcels served by a community water and sewer system;
b. 0.2 hectares for parcels served by a community water system only;
c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling unit is permitted on a parcel in the C-4A Zone, in association with a permitted principal use.

4. Cottage Floor Area

For the purposes of the C-4A Zone only, maximum cottage floor area is 150 m^2.

5. Setbacks

The following minimum setbacks apply in the C-4A Zone:

Type of Parcel Line	Commercial and Residential Buildings and Structures
Front parcel line	6.0 metres
Interior side parcel line	4.5 metres
Exterior side parcel line	4.5 metres
Rear parcel line	4.5 metres

5. Height

In the C-4A Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-4A Zone shall not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-4A Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.22 C-5 RURAL VILLAGE COMMERCIAL 5 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this bylaw, the following regulations apply in the C-5 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-5 Zone:
a. Bed and Breakfast accommodation;
b. Bus Depot;
c. Business or commercial private school;
d. Convenience Store;
e. Food processing, excluding fish processing and abattoirs;
f. Hostel, hotel, motel;
g. Laundromat;
h. Nursery, including accessory outdoor storage;
i. Office;
j. Pub;
k. Restaurant, catering;
l. Retail sales;
m. Single family dwelling.

2. Minimum Parcel Size

The minimum parcel size in the C-5 Zone is:
a. 0.1 hectares for parcels served by a community water system and a community sewer system;
b. 0.3 hectares for parcels served by a community water system only;
c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel in the C-5 Zone.

4. Setbacks

The minimum setbacks for buildings and structures in the C-5 Zone is 6 metres from all parcel lines.

5. Height

In the C-5 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-5 Zone shall not exceed 40 percent of all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-5 Zone shall be provided for in accordance with Section 3.14 and 3.15 of this Bylaw.

5.23 C-6 GUEST HOUSE COMMERCIAL 6 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-6 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-6 Zone:

a. Agriculture, excluding intensive agriculture; horticulture;
b. Dining room;
c. Guest sleeping units without individual cooking facilities but not exceeding 12 sleeping units;
d. Single family dwelling;

The following accessory uses are permitted in the C-6 Zone:

e. Buildings and structures accessory to a principal permitted use;
f. Home-based business;
g. Secondary dwelling unit or secondary suite.

2. Minimum Parcel Size

The minimum parcel size in the C-6 Zone is:

a. 0.1 hectares for parcels served by a community water system and a community sewer system;
b. 0.3 hectares for parcels served by a community water system only;
c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area that is zoned C-6. For parcels zoned C-6 that are 0.4 ha in area or more, one additional secondary dwelling or secondary suite is permitted on a parcel.

4. Setbacks

The minimum setbacks for buildings and structures in the C-6 Zone is 6 metres from all parcel lines.

5. Height

In the C-6 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-6 Zone shall not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-6 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.24 I-1 LIGHT INDUSTRIAL 1 ZONE

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

1. Permitted Uses

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

a. Auto body repair, restoration and painting;
b. Automotive repair, wrecking, storage and parts sales;
c. Boat building, repair and storage;
d. Building supply retailing and wholesale, including associated storage;
e. Café, restaurant, catering;
f. Cannabis – micro production and processing;
g. Cannabis – standard production and processing;
h. Retail sales of cannabis;
i. Equipment sales, rental, repair and storage;
j. Feed, seed and agricultural supplies, sales and storage;
k. Food processing, storage and packaging, excluding fish cannery and abattoir;
l. Manufacturing and sales of modular log or pre-fabricated homes and structures;
m. Manufacturing, repair, treatment, storage and packaging of products or materials;
n. Recycling, sorting and storage of any substance or material, including paper, wood and metal;
o. Retailing and wholesale of petroleum products, limited to an on-site storage capacity of 500,000 L;
p. Secondary processing and manufacturing of wood products, including the making of plywood, lath, particle board, oriented strand board and similar products, but excluding sawmills, pulp and paper mills and log storage and sorting areas;
q. Warehousing, mini-warehousing including outdoor storage of boats, travel trailers, and recreational vehicles, freight handling and storage;

The following accessory uses are permitted in the I-1 Zone:

r. Buildings and structures accessory to a principal permitted use;
s. Single family dwelling or manufactured home.

2. Minimum Parcel Size

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

a. 0.2 hectares for parcels served by a community water and sewer system;
b. 0.4 hectares for parcels served by a community water system only;
c. 2 hectares for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel in the I-1 Zone.

4. Setbacks

The minimum setbacks for buildings and structures in the I-1 Zone is 9 metres from all parcel lines.

5. Height

In the I-1 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the I-1 Zone shall not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the I-1 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw

5.25 I-2 HEAVY INDUSTRIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the I-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the I-2 Zone:

a. Any use permitted in the I-1 Zone;
b. Dry land log sorting;
c. Forest products milling, processing and storage, excluding pulp and paper mill.;
d. Manufacturing, repair, treatment and storage of previously prepared or unprepared materials or substances, fabrics or compounds;

The following accessory uses are permitted in the I-2 Zone:

e. Buildings and structures accessory to a principal permitted use;
f. Office accessory to a principal permitted use;
g. Single family dwelling;
h. Slips, docks, breakwaters, ramps, dolphins, and pilings necessary for the establishment and/or maintenance of a principal use.

2. Minimum Parcel Size

The minimum parcel size in the I-2 Zone is:

a. 0.2 hectares for parcels served by a community water and sewer system;
d. 0.4 hectares for parcels served by a community water system only;
e. 2 hectares for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings per Parcel

Not more than one single family dwelling is permitted a parcel in the I-2 Zone.

4. Setbacks

The minimum setbacks for buildings and structures in the I-2 Zone is 9 metres from all parcel lines.

5. Height

In the I-2 Zone, the height of all buildings and structures shall not exceed 25 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the I-2 Zone shall not exceed 50 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the I-2 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.26 1-3 LIGHT INDUSTRIAL ZONE

This zone provides for light industrial uses and supporting commercial uses. Subject to compliance with the general regulations detailed in Part 3 of this bylaw the following regulations apply in the 1-3 Zone:

1. Permitted Uses

a. Automobile Service Shop;
b. Automobile Workshop;
C. Boat Building and Repair;
d. Custom Workshop;
e. Equipment/Tools Rentals and Sales;
f. Food and Beverage Processing;
g. Laboratory;
h. Light Industry;
i. Prefab Home Sales;
j. Printing and Publishing Facility;
k. Production Bakery;
I. Production Studio;
m. Manufacturing/Contractor's Office;
n. Repair Shop;
0. Service Industry;
p. Storage vehicles (recreation and construction), boats and equipment;
q. Warehouse;
r. Wholesale;

The following accessory uses and no others are permitted in the 1-3 Zone:

s. Retail Sales;
t. Office;
u. Caretaker Dwelling.

2. Conditions of Use

a. All outdoor storage accessory to a permitted use must be located at the rear of the property and screened from view from driveway entrances, parking areas, adjacent properties and adjacent highways;

b. Outdoor storage of vehicles (recreational and construction), boats, and equipment must be entirely screened from view from all adjacent properties and highways;

c. No uses are permitted which carry out their operations such that there would be a nuisance arising from noise, odour, earthborne vibrations, heat, high brightness light sources, glare, dust, created or apparent outside an enclosed building or other emissions;

d. Automobile service shop, automobile workshop, boat building and repair and custom workshop - all assembly, fabrication, processing of materials, repair and servicing must occur within a building;

e. Food and beverage processing - All processing of materials must occur within a building. An odor abatement plan shall be required for all food processing uses;

f. Manufacturing/contractor's office - The gross floor area of the office area shall not exceed 929 m^2;

g. Caretaker dwelling use is limited to one dwelling unit per parcel and is only to be located on the second storey except that the entrance to the caretaker dwelling may be located within the first storey;

h. Office - The total gross floor area of an accessory office located on a property shall not exceed 20% of the total gross floor area on the parcel;

i. Retail - Retail sale and display of goods shall be permitted provided the total gross floor area ratio devoted to retail and display does not exceed 25% of the total gross floor area of the principal use.

3. Parcel Size and Dimensions

The following parcel sizes and frontage requirements apply in the 1-3 Zone:

a. The minimum parcel area is 1,500 m^2; and

b. The parcel must have a minimum parcel frontage of 15 metres and a minimum parcel depth of 30 metres.

c. Notwithstanding Section 3. a. and b. the minimum parcel size for the property legally described as Lot 10, Block 29, Cowichan Lake District, Plan 47390 (PID 012-491-012) shall be 4 ha";

4. Servicing

All parcels [except Lot 10, Block 29, Cowichan Lake District, Plan 47390 (PID 012-491-012)] in the I-3 zone shall be serviced by a community water system, community sewer system, fire service area and a CVRD drainage control area. Parcels that are not serviced cannot be subdivided.

5. Setbacks

a. The following minimum setbacks apply in the 1-3 Zone:

Type of Parcel Line	For all Uses Where the Adjacent Parcel is Zoned other than Industrial
Front Parcel Line	4.5 m
Interior Side Parcel Line	1.5 m for one parcel line and 3.0 m for the other parcel line
Exterior Side Parcel Line	4.5 m
Rear Parcel Line	6.0 m

b. Notwithstanding Subsection (5)(a), for all uses where adjacent parcel is zoned other than industrial all buildings must be set back at least 7.5 metres from all property lines which directly abut a none-industrial zoned property.

c. All buildings and structures in the 1-3 Zone shall be set back not less than 7.5 metres from a Streamside Protection and Enhancement Area (SPEA) as designated in a Riparian Assessment Report.

6. Height

The height of all buildings and structures in the 1-3 Zone shall not exceed 10 metres.

7. Impervious Surfaces and Parcel Coverage Limit

Impervious surface coverage of a parcel in the 1-3 Zone shall not exceed 60% of which not more than 50% may be parcel coverage.

8. Screening and Buffering

a. All parcels or portions of a parcel that abut a major road must have a natural vegetation strip area of at least 10 metres in width 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.
b. As per Subsection 8(a), the landscape buffer may include and incorporate existing healthy trees and shrubs that are protected during construction.
c. Where existing trees and shrubs are retained they must be protected during construction to the furthest extent of the drip line and the finished grade of the parcel shall not vary from the natural grade around the drip line more than 20 centimetres vertically unless an arborist report indicates to the satisfaction of the CVRD that a greater variance will not harm the trees and shrubs.
d. A landscape buffer shall only be broken for openings to accommodate access drives, lanes and walkways.
e. All trees provided in a landscape buffer shall be protected on all sides with a minimum of one metre of clearance between the tree and an adjacent barrier curb, wheel stop or other protection from vehicle overhangs if any.
f. No fence shall be constructed using electrified wire, razor wire, ribbon wire, barbed wire, ultra-barrier wire or any other material intended to produce any sensation or injury to any person or animal having contact with the fence.
g. Chain linked fences are to be covered in a black vinyl coating.

9. Refuse Receptacles and Utility Kiosks

Refuse receptacles and utility kiosks must meet the following requirements:

a. Fenced and landscaped to provide a visual and physical separation between adjacent parcel and highways.
b. Fully screened from view on three sides. The fourth side shall consist of a solid gate. The walls and gate shall be a minimum of 1.8 metres in height but shall be no higher than 0.6 metres above the receptacle where the receptacle is more than 1.8 metres in height.
c. Setback a minimum of 3 metres from any parcel line adjoining a property not zoned industrial.
d. Be animal and insect proof.

10. Parking

Off-street parking spaces in the 1-3 Zone shall be provided in accordance with Section 3.16 - Off-Street Parking of this bylaw. Off-street loading requirements in the 1-3 Zone shall be provided in accordance with Section 3.15 of this bylaw.

5.27 P-1 PARKS 1 ZONE

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

1. Permitted Uses

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

a. Public park;

The following accessory uses are permitted in the P-1 Zone:

b. Buildings and structures directly related to the park use;
c. Park caretaker's residence.

2. Number of Dwellings

Not more than one single family dwelling is permitted on a parcel in the P-1 Zone.

3. Setbacks

The minimum setbacks in the P-1 Zone is 6.0 metres from all parcel lines, for all buildings and structures.

4. Height

In the P-1 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

5. Parking and Loading

Off-street parking and loading spaces in the P-1 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.28 P-2 INSTITUTIONAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the P-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the P-2 Zone:

a. Institutional use;

The following accessory uses are permitted in the P-2 Zone:

b. Buildings and structures accessory to a principal permitted use;
c. Temporary stay accommodation accessory to a principal permitted use;
d. Camping accessory to a principal permitted use;
e. Single family dwelling or caretaker's residence.

2. Prohibited Uses

Notwithstanding the definition of "institutional use", no parcel, building or structure in the P-2 Zone shall be used:

a. as a treatment facility for drug or alcohol addicted persons;
b. as a halfway house or detention facility for recently-released prisoners or young offenders.

3. Minimum Parcel size

The minimum parcel size in the P-2 Zone is:

a. 0.2 ha for parcels served by a community water system and a community sewer system;
b. 0.4 ha for parcels served by a community water system only;
c. 1.0 ha for parcels not served by community water or community sewer systems.

4. Density

The following density limits apply in the P-2 Zone:

a. Not more than one single family dwelling or caretaker's residence is permitted per parcel;
b. Not more than 40 temporary stay accommodation units (other than campsites) are permitted in a P-2 Zone;
c. In addition to the density permitted above, non-commercial camping sites accessory to a principal permitted use are permitted in a P-2 Zone, in addition to the 40 temporary stay accommodation units in (b), provided appropriately-sized and VIHA-approved sewage disposal methods are in place for the total density on the parcel.

5. Setbacks

The minimum setbacks in the P-2 Zone is 6.0 metres from all parcel lines, for all buildings and structures.

6. Height

In the P-2 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

7. Parcel Coverage

The parcel coverage in the P-2 zone shall not exceed 40% for all buildings and structures.

8. Parking and Loading

Off-street parking and loading spaces in the P-2 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.29 W-1 WATER CONSERVATION 1 ZONE

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

1. Permitted Uses

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

a. Activities directed towards environmental protection and habitat enhancement;
b. Non-commercial private wharf, dock or float;
c. Passive recreation.

2. Height

In the W-1 Zone, the height of all buildings and structures shall not exceed 4 metres above the high water mark.

3. Prohibited Uses

No residential use of floats, piles or vessels of any kind is permitted in the W-1 Zone.

5.30 W-2 WATERFRONT RESIDENTIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the W-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the W-2 Zone:

a. Passive recreation; and
b. Non-commercial private wharf, dock or float.

2. Special Regulations

a. No buildings or structures are permitted on wharves, docks or floats;
b. No residential use of floats or vessels of any kind is permitted;
c. Ramps may project up to 10 metres from the high water mark and must be constructed to allow light penetration through to the lake;
d. Docks, including ramps, may project a total of 16 metres from the high water mark; and
e. The total dock area must not exceed 30 m^2.

5.31 W-3 WATER MARINA 3 ZONE

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

1. Permitted Uses

The following principal uses and no others are permitted in the W-3 Zone:

a. Any use permitted in the W-1 Zone;
b. Boat shed or boat shelter;
c. Marina;
d. Yacht club;
e. Moorage facilities for water taxi, ferry, fishing boats, or similar commercial use;
f. Sales and rental of boats and sporting equipment;

The following accessory uses are permitted in the W-3 Zone:

g. Marina fuelling station and storage of petroleum products up to 23,000 litre capacity;
h. Marine pub;
i. Restaurant;
j. Sewage pump-out station;
k. Slips, docks, breakwaters, ramps, dolphins, and pilings necessary for the establishment and/or maintenance of a principal use;
l. Offices and retail sales.

2. Height

In the W-3 Zone, the height of all buildings and structures shall not exceed 7.5 metres above the high water mark.

3. Prohibited Uses

No residential use of floats, piles or vessels of any kind is permitted in the W-3 Zone.

4. Parking and Loading Spaces

Parking and loading spaces in the W-3 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw, where an upland area is zoned as W-3. If the W-3 zoned area is only on a foreshore area, parking and loading areas shall be provided on the upland parcel of land that is related to the marina.

5.32 W-5 LAKEFRONT RECREATIONAL 5 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the W-5 Zone:

1. Permitted Uses

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

a. Activities directed towards environmental protection and habitat enhancement;
b. Management of a body of water, lake or reservoir by an improvement district, municipality or regional district for use as a community water supply;
c. Private and public (non-commercial) wharf, dock or float;
d. Passive recreation use.

2. Special Prohibitions

For any parcel in the W-5 zone:

a. No buildings or structures are permitted on wharves, docks, or floats;
e. No residential use of floats or vessels of any kind is permitted;
f. For water surfaces zoned W-5 that front lands zoned for residential use, the following applies:
    i. In the event that one wharf, dock, or float is shared between two landowners and adjoining both parcels, the total dock area must not exceed 30 m^2;
    ii. In the event that one landowner constructs a wharf, dock, or float on their side of an extension of the shared parcel line, the total dock area must not exceed 15 m^2.
g. For water surfaces zoned W-5 that front lands zoned for commercial use, the total wharf, dock or float area must not exceed 80 m^2;
h. Pilings must not be used to anchor wharves or docks to the lakebed;
i. A corridor not to exceed 1.5 metres in width may be cleared (with a Development Permit being firstly obtained from the CVRD) as access to a dock or wharf.

3. Dock Size and Orientation

For water surfaces zoned W-5 that front lands zoned for residential use, the following regulations apply:

a. In the event that one wharf, dock, or float is shared between two landowners and adjoining both parcels, the total dock area must not exceed 30 m^2;
b. In the event that one landowner constructs a wharf, dock, or float on their side of an extension of the shared parcel line, the total dock area must not exceed 15 m^2;
c. Docks or wharves that are parallel to the shore and do not project more than 5 metres from the natural boundary of the lake, may be located anywhere along the natural boundary directly opposite the land;

Docks or wharves that are perpendicular to the shore and project more than 5 metres from the natural boundary of the lake may only be located immediately adjacent to the projection of the interior side lot line into the lake.

5.33 W-6 RIPARIAN CONSERVANCY 6 ZONE

1. Permitted Uses

The following principal uses and no others are permitted in the W-6 Zone:

a. Activities directed towards environmental protection and habitat enhancement;
b. Passive recreational activities.

5.34 ORP-1 OUTDOOR RECREATION PARK 1 ZONE

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

1. Permitted Uses

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

a. Animal trials centre;
b. Camping;
c. Equestrian centre;
d. Motorsports facility;
e. Public assembly;

The following accessory uses are permitted in the ORP-1 Zone:

f. Buildings and structures accessory to a principal permitted use;
g. Light manufacturing and fabrication;
h. Automotive parts sales, service and repair;
i. Single family dwelling.

2. Minimum Parcel Size

The minimum parcel size in the ORP-1 Zone is 40 hectares.

3. Dwelling Density

Not more than one dwelling is permitted per 10 hectares of land in the ORP-1 Zone.

4. Setbacks

The minimum setbacks for buildings and structures in the ORP-1 Zone shall be 20 metres from all parcel lines.

5. Height

In the ORP-1 Zone, the height of all principal buildings and structures shall not exceed 20 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the ORP-1 Zone shall not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the ORP-1 Zone shall be provided in accordance with Sections 3.14 and 3.15 of this Bylaw.

5.35 U-1 PRIVATE UTILITY 1 ZONE

1. Permitted Uses

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

a. Private utility.

2. Parcel Coverage

The parcel coverage in the U-1 Zone must not exceed 50 percent for all buildings and structures.

3. Height

The height of all buildings in the U-1 Zone must not exceed 10 metres except for accessory buildings, which must not exceed a height of 7.5 metres.

4. Setbacks

The minimum setbacks in the U-1 Zone are as follows:

Type of Parcel Line	All Buildings, Equipment and Structures
Front parcel line	20 metres
Side parcel line	20 metres
Rear parcel line	20 metres

5.36 U-2 PUBLIC UTILITY 2 ZONE

The public utility zone allows for community servicing infrastructure and utilities specifically related the provisions of potable water and sanitary sewer servicing and stormwater management. Subject to compliance with the general regulations detailed in Part 3 of this bylaw the following regulations apply in the U-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the U-2 Zone:

a. Public Utility.

The following accessory uses and no others are permitted in the 1-3 Zone:

b. Buildings and structures accessory to a public utility.

2. Conditions of Use

a. All outdoor storage must be located at the rear of the property and screened from view from driveway entrances, parking areas, adjacent properties and adjacent highways.

b. No uses are permitted which carry out their operations such that there would be a nuisance arising from noise, odour, earthborne vibrations, heat, high brightness light sources, glare, dust, created or apparent outside an enclosed building or other emissions.

3. Parcel Coverage

The parcel coverage in the U-2 Zone must not exceed 20% for all buildings and structures.

4. Height

The height of all buildings in the U-2 Zone must not exceed 10 metres except for accessory buildings which must not exceed a height of 7.5 metres.

5. Servicing

All parcels in the U-2 Zone shall be serviced by a fire service area and a CVRD drainage control area. Parcels that are not serviced cannot be subdivided.

6. Setbacks

a. All buildings and structures shall be set back 20 metres from all parcel lines.
b. All buildings and structures in the U-2 Zone shall be set back not less than 30 metres from a Streamside Protection and Enhancement Area (SPEA) as designated in a Riparian Assessment Report.

7. Screening and Buffering

a. No fence shall be constructed using electrified wire, razor wire, ribbon wire, barbed wire, ultra-barrier wire or any other material intended to produce any sensation or injury to any person or animal having contact with the fence.
b. Chain linked fences are to be covered in a black vinyl coating.

8. Refuse Receptacles and Utility Kiosks

Refuse receptacles and utility kiosks must meet the following requirements:

a. Fenced and landscaped to provide a visual and physical separation between adjacent parcel and highways.

b. Fully screened from view on three sides. The fourth side shall consist of a solid gate. The walls and gate shall be a minimum of 1.8 metres in height but shall be no higher than 0.6 metres above the receptacle where the receptacle is more than 1.8 metres in height.

c. Setback a minimum of 3 metres from any parcel line adjoining a property not zoned industrial.

d. Be animal and insect proof.

PART SIX FORCE AND EFFECT

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

READ A FIRST TIME this 27th day of July , 2005

READ A SECOND TIME this 27th day of July , 2005.

READ A THIRD TIME this 12th day of July , 2006.

ADOPTED this 27th day of September , 2006.

Chairperson

Secretary

APPENDIX ONE

Minimum Parcel Size Summary
(Provided for Convenience Purposes Only)

ZONE	Parcels Neither Served by Community Water Nor Sewer Systems	Parcels Served by Community Water System Only	Parcels Served By Community Water and Community Sewer System
A-1 Agricultural Resource	12 ha	12 ha	12 ha
A-3 Golf Course/Agricultural	12 ha	12 ha	12 ha
F-1 Forest Resource	80 ha	80 ha	80 ha
F-2 Secondary Forest Resource	4 ha	4 ha	4 ha
F-3 Forestry Recreation 3	80 ha	80 ha	80 ha
LR-1 Lakefront Residential	1 ha	2500 m^2	2500 m^2
RC-3 River Corridor	20 ha	20 ha	20 ha
RC-4 River Corridor*	12 ha*	12 ha*	12 ha*
R-1 Rural Residential	2 ha	2 ha	2 ha
R-2 Suburban Residential	2 ha	4000 m^2	4000 m^2
R-3 Urban Residential	2 ha	2000 m^2	695 m^2
CD-2 Area A Waterfront	No subdivision	No subdivision	600 m^2
CD-2 Area A Non Waterfront	No subdivision	No subdivision	450 m^2
CD-2 Area B	No subdivision	No subdivision	700 m^2
CD-2 Area C	No subdivision	No subdivision	2000 m^2
CD-2 Area D	No subdivision	No subdivision	2000 m^2
C-1 Local Commercial	1 ha	3000 m^2	1000 m^2
C-2 General Commercial	1 ha	3000 m^2	1000 m^2
C-3 Service Commercial	1 ha	3000 m^2	1000 m^2
C-4 Tourist Commercial	1 ha	4000 m^2	2000 m^2
C-4A Resort Commercial	1 ha	2000 m^2	1100 m^2
C-5 Rural Village Commercial	1 ha	3000 m^2	1000 m^2
C-6 Guest House Commercial	1 ha	3000 m^2	1000 m^2
I-1 Light Industrial	2 ha	4000 m^2	2000 m^2
I-2 Heavy Industrial	2 ha	4000 m^2	2000 m^2
P-1 Parks	None	None	None
P-2 Institutional	1 ha	4000 m^2	2000 m^2
Water Zones (all)	None	None	None
U-1 Private Utility	None	None	None

Notes: * **see Section 5.7.2.b for details**; ha = hectares; m^2 = sq. m. (square metres)

APPENDIX TWO

Metric Conversion Table
(Provided for Convenience Purposes Only; metric measurements prevail in all cases of interpretation)

Metric	*Imperial (approximate)*	*Metric*	*Imperial (approximate)*
20 ha	49.42 acres	12 ha	29.65 acres
8 ha	19.77 acres	4 ha	9.88 acres
2 ha	4.94 acres	1 ha (10,000 $m^{2)}$	2.47 acres
0.4 ha (4000 m^2)	0.99 acre	0.2 ha (2000 $m^{2)}$	0.49 acre
0.3 ha (3000 m^2)	0.74 acre	0.1 ha (1000 $m^{2)}$	0.24 acre
600 m^2	0/14 acre	460 m^2	0.1 acre
325 m^2	0.08 acre	250 m^2	2691 sq. ft.
90 m^2	968 sq. ft.	74 m^2	796 sq. ft.
60 m^2	645 sq. ft.	25 m^2	269 sq. ft.
0.27 m^2	2.9 sq. ft.	4.546 L (litres)	1 gallon (Imperial)

Metric	*Imperial (approximate)*	*Metric*	*Imperial (approximate)*
7.5 m	24’6"	4.5 m	14’7"
6 m	19’6"	3 m	9’8"
1 m	3’ 2"	9 m	29’ 5"
10 m	32’ 8"	30 m	98’ 4"
15 m	49’ 2"	50 m	164’
45 m	147’ 6"	4 m	13’
2 m	6’ 5"	1.2 m	3’9"
2.5 m	8’ 2"	0.6 m	1’9"