



TOWN OF LAKE COWICHAN

Advisory Planning Commission

Thursday, April 27th, 2017 at 4.00 p.m. – Council Chambers

AGENDA

1. **CALL TO ORDER**

Page #

INTRODUCTION OF LATE ITEMS (if applicable)

2. **AGENDA**

3. **ADOPTION OF MINUTES**

(a) Minutes of meeting held on March 23rd, 2017.

1

4. **BUSINESS ARISING AND UNFINISHED BUSINESS**

(a) Columbarium – next steps.

(b) Parking regulations – update.

3

5. **DELEGATIONS AND REPRESENTATIONS**

(a) Fire Department representatives re: FireSmart Protection programme and land use.

(b) Loretta Puckrin, Cowichan Lake Arts and Culture Society, re: planning for outdoor murals in private and public spaces.

6. **CORRESPONDENCE**

None.

7. **REPORTS**

None.

8. **NEW BUSINESS**

None.

9. **NEXT MEETING DATE**

May 25th, 2017

10. **ADJOURNMENT**

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TOWN OF LAKE COWICHAN
Minutes of Advisory Planning Commission held on
Thursday, March 23rd, 2017



PRESENT: Ross Fitzgerald, Chair
Darlene Ector
Robert Patterson

REGRETS: Les Bowd
Katie BurrIDGE

ALSO PRESENT: Joseph A. Fernandez, CAO, Ex-officio
James van Hemert, Contract Planner

1. CALL TO ORDER

The Chair called the meeting to order at 4.00 p.m.

2. APPROVAL OF AGENDA

No. APC.07/17 Moved: Robert Patterson
Seconded: Darlene Ector
that the agenda be approved.

CARRIED.

3. ADOPTION OF MINUTES

No. APC.08/17 Moved: Robert Patterson
Seconded: Darlene Ector
that the minutes of the meeting held on February 23rd, 2017 be
approved.

CARRIED.

4. BUSINESS ARISING AND UNFINISHED BUSINESS

- (a) The Commission was updated on the zoning amendment being proposed for the future columbarium site and the permitting of columbaria as a permitted use in the Public Use (P-1) zone. Outstanding issues still needing resolution were the consolidation of the two lots, geotechnical work and a site plan with layout of columbaria, benches and landscaping and a bylaw establishing a care fund.
- (b) The parking regulations are still being worked on by the contract planner. Information such as the size of the business and number of employees were reviewed. The reuse of buildings could require a Development Variance Permit in other than the Downtown core.

5. DELEGATIONS AND REPRESENTATIONS

None.

6. CORRESPONDENCE

None.

7. REPORTS

The contract planner gave a synopsis of the Economic Readiness report done as a result of the funding from the Rural Dividend fund..

8. NEW BUSINESS

(a) The Chair briefly went over the Sustainable Plan that was prepared for the City of Kamloops and referenced the concept of sustainable development as that which "meets the needs of the present without compromising the ability of future generations to meet their own needs".

9. NEXT MEETING DATES

April 27th, 2017 at 4.00 p.m.

10. ADJOURNMENT

No. APC.06/17
Adjournment

Moved: Les Bowd
Seconded: Katie BurrIDGE
that the meeting be adjourned (5.40 p.m.).

CARRIED.

Certified correct _____.

Confirmed on the _____ day of _____, 2016.

Chair

TOWN OF LAKE COWICHAN**BYLAW NO. xxx-2017****A Bylaw to Amend Zoning Bylaw No. 935-2013***DRAFT revision of April 21, 2017*

WHEREAS the *Local Government Act* authorizes a local government to enact bylaws, which would designate different zones pertaining to land use and development of the Town of Lake Cowichan;

AND WHEREAS the Council of the Town of Lake Cowichan deems it expedient to amend Bylaw 935-2013 to allow for changes with respect to parking regulations;

AND WHEREAS the passage of this bylaw has met all of the requirements pursuant to the Local Government Act;

NOW THEREFORE the Council of the Town of Lake Cowichan in open meeting assembled, enacts the following:

1. TITLE

This bylaw may be cited for all purposes as the "Town of Lake Cowichan Zoning Amendment Bylaw No. xxx-2017".

2. AMENDMENTS

1.1. Schedule B Required Parking Spaces is deleted and replaced in its entirety with a new Schedule B-, below as follows.

1.2. A new SCHEDULE C DOWNTOWN CORE DISTRICT is added and attached as Schedule A to this amending Bylaw.

1.3. Section --- is amended to permit a car wash

1.4. Part III Land Use Definitions is amended with the addition of the following terms:

"CHILD CARE FACILITY" has the same meaning as defined by the Child Care Act;

"CLASS 1 BICYCLE PARKING" means a secure, weather protected bicycle parking facility used to accommodate long-term parking such as for residents or employees, usually within a room or covered fenced area;

"CLASS 2 BICYCLE PARKING" means a short-term visitor bicycle parking facility that may offer some security, and may be partially protected from the weather such as a bike rack at a building's entrance;

"COMMERCIAL LOW INTENSITY" means a category of land uses with a low ratio of users to land use area such as automobile sales, garden nursery, marina equipment sales, boat and marine storage, building supplies, lumber yard, art studio and gallery, kennel, and similar uses;

"GROSS FLOOR AREA" (GFA) means the total floor area, exclusive of any portion of the

building or structure below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year;

"LIGHT MANUFACTURING": means a use which is wholly enclosed within the building except for parking and loading facilities, and outside storage accessory to the permitted uses and which in its operation does not ordinarily result in emission from the building of odours, fumes, noise, cinder, vibrations, heat, glare or electrical interference and includes such uses as cabinet and furniture manufacturing, door & window manufacturing, metal fabrication, boat building and repair and modular or prefabricated home manufacturing.

"PERSONAL SERVICES ESTABLISHMENT" means a business where professional or personal services are provided for gain and where the sale at retail of goods, wares, merchandise, articles or things is only accessory to the provisions of such services, including but without limiting the generality of the foregoing, the following: barber shops, beauty shops, tailor shops, laundry or dry-cleaning shops, shoe repair shops hair, nails, tax, bank, Laundromat, dry cleaning, etc.;

"PUBLIC ASSEMBLY" use means a facility where people congregate in seats to attend events such as sporting events, meetings, theatre, and live performance venues, but excludes worship centres;

"SOCIAL ORGANIZATION" means a fraternal lodge, social hall, or activity centre;

"SHOPPING CENTRE" means a commercial development, containing at least three individual business establishments conceived and designed as a single, comprehensively planned development project with appropriate relationships between the shopping centres buildings, activities, open spaces, parking areas, loading areas, driveways, other shared facilities, public areas and adjoining streets, and held in single ownership or by participants in a condominium corporation or commercial cooperative; and

"WHAREHOUSE" means a building used primarily for the storage of goods and materials and includes feed, seed and fertilizer storage, cold storage, and a frozen food locker;

1.5. Definitions Section is amended by deleting the following:

"CHURCH" means any assembly building used for public worship;

and replacing with the following definition:

"WORSHIP CENTRE" means any assembly building used for public worship of any faith;

1.6. Replacing the term 'church' with the term 'worship centre' in all instances used within the Zoning Bylaw.

1.7. Replace Senior's Care Facility definition with the following:

"COMMUNITY CARE FACILITY" means the same as defined in the Community Care and Assisted Living Act and includes a facility serving any age group, including a senior's assisted living facility.

SCHEDULE B PARKING SPACES**1. GENERAL PROVISIONS**

- 1.1. The purpose of the required parking spaces is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Transit and pedestrian supportive facilities and bicycle parking may be substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site.

2. INTERPRETATION

- 2.1. The number of parking spaces required is calculated according to uses specified in Table B1 of this schedule.
- 2.2. When a type of use is not specified in Table B-1 Required Vehicular Parking Spaces, the number of spaces will be calculated on the basis of the requirements for the most similar class of use listed in the Table.
- 2.3. When the calculation of the required off-street parking or loading space results in a fraction, one parking space shall be provided with respect to the fraction.
- 2.4. Where seating accommodation is the basis for a unit of measurement under this schedule and consists of benches, pews, booths or similar seating accommodation, each one-half metre of width of such seating shall be deemed to be one seat.
- 2.5. When calculating parking spaces for single and two family residential uses, a garage, carport and driveway may be used.

3. REUSE OF BUILDINGS

- 3.1. Notwithstanding the provisions in ~~Subsection 3.2, Section 4~~ a change in use of a building to a different category of use within Table B-1 Required Vehicular Parking Spaces may require additional off-street parking, a Development Variance Permit, or cash-in-lieu in accordance with Section 5

4. DOWNTOWN CORE PROVISIONS

- ~~3.2.4.1.~~ Buildings in the Downtown Core as defined in Schedule A to this Bylaw are not required to provide off-street parking except where the following shall apply:
- ~~3.2.1.4.1.1.~~ One parking space shall be provided for each 95m² of Office use where the Office use exceeds 2,850m²;
- ~~3.2.1.4.1.1.~~ Premises used for hotel and motel shall be provided with off-street parking spaces for vehicles equal in number to not less than 50% of the number of hotel and motel units therein; and
- ~~3.2.2.4.1.2.~~ Premises for residential accommodation, which premises shall be provided with off-street parking spaces equal to the number required in Table B-1 Required Vehicular Off-street Parking spaces.

5. CASH-IN-LIEU

- 5.1. Subject to Town approval, any owner or occupier of lands, buildings, or structures zoned commercial may pay the Town a four thousand dollars (\$4,000) per off-street parking space to be waived.
- 5.2. Payment under Section 5. 1 shall be by cash or certified cheque and shall be made to the Town prior to issuance of a building permit, or issuance of a business licence for a new use of land, and prior to commencement of any new uses of land.
- 5.3. Payments collected under Section 5.1 shall be paid into a reserve fund established in accordance with the Local Government Act.

5.4. The allowed reduction of parking stalls without requiring a Development Variance Permit shall be to a maximum of 25% of the required off-street parking.

4.6. PARKING SUPPLY RATES

4.1.6.1. General by Use

4.1.1.6.1.1. Required vehicular off street parking spaces are identified and organized by use categories in Table B-1 Required Vehicular Parking Spaces

USE	Zoning	Basis	No. of spaces
Bed & breakfast accessory to single unit dwelling	R-1-A, C-3	Unit type	1 per sleeping unit in addition to principal dwelling requirement
Dwelling units; apartment, townhouse, including units in buildings also used for commercial use	R-3, C-1-B, C-1, C-1-A, C-2, C-3, C-4, I-1, I-2	Unit type and size	<ul style="list-style-type: none"> • 0.75 per bachelor unit • 1 per 1 bedroom unit • 1.5 per 2-bedroom unit • 1 guest parking space per 10 units
Single dwelling unit, including mobile & modular home	R-1, R-1-A, R-2, R-3, R-4, R-5	Unit type	2 per unit
Dwelling unit, duplex	R-1, R-3, C-1-B	Unit type	2 per unit
Dwelling unit, secondary suite		Unit type	1 per unit
Lodging and boarding houses	R-2, R-3, C-1-B	Unit type	1 per unit, including manager unit
Business and professional services, including call centres	C-1, C-1-A, C-1-B, C-2, C-3, I-1	Floor area	2 per 100 m ² of GFA
Car wash	Not permitted	Number of service bays	1 stacking space per bay for self service; 2 stacking spaces for automated
Commercial, retail, including liquor sales and repair services, but excluding grocery store	C-1, C-1-A, C-1-B, C-2, I-1	Floor area	2 per 100 m ² of GFA
Commercial, low intensity (define as automobile sales, marina equipment sales, art studio and gallery, boat and marine storage, building supplies, etc.)	C-1, C-1-A, C-2, C-4, I-1, I-2	Floor area	1.4 per 100 m ² of GFA
Child care facility	C-1, C-1-B	Floor area	2 per 100 m ² of gross floor area
Columbarium	P-1	Number of interment spaces	No minimum
Grocery store, including convenience store	C-1, C-1-A, C-2	Floor area	5 per 100 m ² of GFA, or a minimum of 4 spaces
Garden nursery	C-4, I-2	Floor area	— per 100 square metres of sales floor area
Hotel and tourist accommodation		Sleeping units and seats	1 per sleeping unit plus 1 per each resident-owner plus 1 per — seats in a bar or restaurant

USE	Zoning	Basis	No. of spaces
Medical and dental office or clinic/line		Floor area	2.7 per 100 m ² GFA
Personal service establishment (define as hair, nails, tax, bank, Laundromat, dry cleaning, etc.)	C-1, C-1-A, C-2, I-2	Number of seats and floor area	<ul style="list-style-type: none"> Beauty salon/hair care: 1 space per service seat 2.7 space per 100 square metres of GFA
Restaurant, full-service	C-1, C-1-A, C-2, I-1	Number of seats	2 per 10 seats
Restaurant, fast food	C-1, C-1-A, C-2, I-1	Number of seats	— per 10 seats
Restaurant, take-out	C-1, C-1-A, C-2, I-1	Number of seats	— per 10 seats
Restaurant, neighbourhood	C-1, C-1-A, C-2, I-1	Number of seats	— per 10 seats
Service station	C-1, C-1-A, I-1	Floor area and number of service bays	Greater of 1 per 100 m ² of gross floor area or 2 per service bay — per 100 square metres of sales floor area plus — spaces per service bay
Shopping centre, excluding grocery store	C-1, C-1-A	Floor area	2 per 100 m ² square metres
Theatre		Number of seats	— per 10 seats
Civic use (defined as post office, library, municipal offices)	All zones	Floor area and number of seats	3-4 per 100 m ² of GFA used for offices; 1 space per 10-4 seats in assembly area OR No minimum
Hospital (institution)	P-1		— per 10 beds OR No minimum, — spaces; based on site needs assessment dependent on site specific study
Senior citizen housing			0.35 spaces per unit
Housing, special needs, including seniors housing and affordable seniors care/Supportive housing and community care facility	P-1	Unit type	1.25 spaces per 100 m ² GFA — per — unit of which — must be accessible and assigned to visitors
Institutional office space	P-1	Floor area	2 per 100 m ² GFA
Public assembly use or area, excluding worship centres (includes recreation, institutional, theatre and worship centre)	P-1	Number of seats	1 per 10-4 seats
School; kindergarten, elementary and junior secondary	P-1	Number of classrooms	No minimum requirements, based on School District need assessment
School; senior secondary	P-1	Number of classrooms	No minimum requirements, based on School District need assessment
Social organization (define as fraternal lodge, social hall, activity centre and revise zoning bylaw for consistency)	P-1	Floor area	3 per 100 m ² square metres of gross floor space GFA
Worship centre		Floor area	1 per 10 seats

USE	Zoning	Basis	No. of spaces
Transportation station	P-1	Floor area	— per 100 square metres of waiting or lobby area
Campground, municipal	P-1	Site assessment	No minimum
Marina, exclusive of restaurant and retail space	W-1	Number of boat slips; floor area; and number of seats	1 per boat slip;
Park and playground	All zones	Site assessment	No minimum
Recreation facility, private	W-1	Site assessment	No minimum
Recreational facility, public (ice rink, pool)	P-1, W-1	Play area surface?	1.6 per 100 m ² of rink surface plus 20 spaces per 100 square metres of pool surface
Aggregate processing	I-2		No minimum
Automotive repair and service shops	I-1, I-2	Number of service bays	Greater of 1 per 100 m ² of gross floor area or 2 per service bay — per service bay
Boat and marine storage	C-1, Lots A & B, Plan EPP23955		No minimum
Building supplies, wholesale and retail	I-1, I-2	Floor area	— per 100 square metres of gross floor area
Computer technology related enterprises and electronics research and development	I-1, I-2	Floor area	2 per 100 m ² of GFA
Forest product processing and manufacturing including saw mill and log sorting, excluding pulp and paper production	I-2		1 for every 100 m ² of GFA devoted to processing or manufacturing
Kennel	I-1, I-2	Floor area	— per 100 square metres of gross floor area
Light manufacturing	I-1, I-2	Floor area	1 for every 100 m ² of GFA devoted to light manufacturing
Modular or prefabricated home manufacturing	I-1, I-2	FBD	FBD
Recycling depot	I-1, I-2	Number of recycle container	1 per recycle container
Warehouse, mini storage with individual uses	I-1, I-2	Storage unit and dwelling unit	1 per 100 storage cubicles plus 2 spaces for caretaker residence
Warehouse	I-1, I-2	Floor area	0.5 per 100 m ² GFA

4.2.6.2. Specialty Parking

4.2.6.2.1. Barrier Free Parking

- (a) The minimum numbers of required spaces are cumulative within their respective columns in Table B-2 'Required Designated Barrier Free Parking Spaces'.
- (b) Barrier free design standards are set forth in Section 3 Design.

4.3.6.3. Table B-2 Required Designated Barrier Free Parking Spaces			
Car Spaces		Van Spaces and Bus Lay-bys	
All Uses Except Medical Office, Seniors Office, Seniors' Housing, and Housing and Community Care Facilities	Medical Office, Seniors' Housing, Community Care Facilities	Seniors' Housing and Community Care Facilities	Medical Office
4.4.6.4.1 for 15-50 spaces	1 for 15-45 spaces	1 bus lay-by or parking space for 60 or more car spaces	1 van space for 30 or more car spaces
4.5.6.5.2 for 51 to 100 spaces	Above 45, 1 for every additional 30 spaces		1 bus lay-by for 45 or more car spaces
3 spaces plus 1 for every 50 required spaces in excess of 101			

4.6.6.6.

4.7.-

4.8.6.7. Bicycle Parking

4.8.1.6.7.1. All Multi-family Residential, Office, Retail, Restaurant, Medical Clinics, and Civic Facilities uses shall provide bicycle parking in accordance with Table B-3.

Table B-3 Required Bicycle Parking		
Use	Class 1 Bicycle Facility	Class 2 Bicycle Facility
Multi-family Residential	1 space per unit	One 6 space rack at entrance
Office	1 space per 400 m ² GFA	1 space per 400 m ² GFA
Retail and Restaurant		1 per 250 m ² GFA: Minimum 4 spaces
Medical Clinics	1 per 500 m ² GFA (75%)	1 per 500 m ² GFA (25%)
Civic facilities such as Town Hall, Library, Community Centre	One space per 400 m ² GFA of office space	Minimum one 6 space rack at entrance

4.9.6.8. Visitor Parking

4.9.1.6.8.1. Visitor parking shall be provided for all multi-residential, townhouse, seniors' housing, and affordable housing buildings, at a rate of a minimum one (1) space per 10 dwelling units.

4.9.2.6.8.2. A minimum of one (1) space shall be provided for any building

containing between 4 and 9 dwelling units.

4.9.3.6.8.3. Visitor parking shall be in addition to parking stalls required in accordance with Table B-1 Required Parking Spaces and any supply rate adjustments made in accordance with Section 2.3 Supply Rate Adjustments.

4.9.4.6.8.4. In a mixed residential and commercial development, required visitor parking spaces may be assigned to commercial use parking spaces, but shall not account for more than 15% of the space required for the commercial use component.

4.10.6.9. Commercial Vehicle Loading

4.10.1.6.9.1. Retail Store, Manufacturing, Fabricating, Processing, Warehousing and Wholesaling uses shall provide commercial vehicle loading spaces in accordance with Table B-4.

Table B-4 Required Commercial Vehicle Loading	
Use of Building	Number of Loading Spaces
Less than 100 m ² floor space	0
100 m ² to 2000 m ² floor space	1
2000 to 4000 m ² in floor space	2
Greater than 4000 m ² in floor space	3

4.11.6.10. Mobility Scooters (4-wheeled Mobility Devices)

4.11.1.6.10.1. Mobility scooter parking shall be provided in seniors' housing in accordance with the following:

4.11.2.6.10.2. A minimum of one (1) parking space per 5 dwelling units;

4.11.3.6.10.3. Space may be provided using any one or a combination of the following options:

4.11.4.6.10.4. Within a dwelling unit;

4.11.5.6.10.5. Within an enclosed storage unit with space for one or more scooters; or

4.11.6.6.10.6. Within a sheltered parking area in which each space has the minimum dimensions of 1.2 m width and 1.6 m length.

4.11.7.6.10.7. Any space not enclosed shall be level, protected from the elements by a roof, be in close proximity to a building entry, and have adequate charging facilities.

4.12.6.11. Vans

TO COMPLETE

4.13.6.12. Shared Vehicle Parking

TO COMPLETE

4.14.6.13. Supply Rate Adjustments

4.15.6.14. Shared Parking

TO COMPLETE

5.7. TRANSPORTATION DEMAND MANAGEMENT

- 5.1.7.1. Car share
- 5.2.7.2. Bike share
- 5.3.7.3. Transit
- 5.4.7.4. Unbundling

TO COMPLETE

6.8. DESIGN

- 1.1. Access to Parking Facility
 - 1.1.1. Access shall be in accordance with Highway Access Bylaw....ASK JOE
- 1.2. Location of Automobile Parking
 - 1.1.1. Parking lots shall be located at the rear or side of buildings relative to the street;
 - 1.2.1. If located to the side, in no case shall the linear width of the parking lot adjacent to the street exceed 50% of the lot frontage
 - 1.1. Location of Bicycle Parking

TO COMPLETE

- 1.2. Access to Parking Stalls and Pedestrian Circulation
 - 1.1.1.
 - 1.3. Tandem Parking Stalls
 - 1.4. Size of Parking Stalls and Aisle Widths, Including Barrier Free Spaces
 - 1.1.1. Parking stalls shall conform to the requirements as shown in Table B-3 and Figure 1
 - 1.4.1. Barrier free parking stalls may have a 2.6 m width when they are adjacent and share a minimum 1.1 m access space in accordance with Figure 2
 - 1.1.1.1. Small car stalls and access aisles shall have the same dimensions as those of Table B-3, except the stall length may be 4.6 metres.

Table B-3 Parking Lot Stall, Aisle, and Parking Bay Dimensions

Dimensions (In metres)	Parking Angle			
	0° (Parallel)	90°	60°	45°
Stall width (C-1)	2.8	2.6	2.6	2.6
Stall length (C-2)	6.0	5.5	5.5	5.5
Barrier free stall width	3.7	3.7	3.7	3.7
Barrier free stall length*	5.5	5.5	5.5	5.5
Parking bay depth	n/a	5.5 (D-3)	6.3 (D2)	5.9 (D-1)
Aisle width—one way	4.0	6.7 (A-1)	5.2 (A-2)	4.0 (A-1)
Aisle width—two way	6.1	7.6 (B-3)	6.1 (B-2)	6.1 (B-1)

* Except has provided for in Section 3.6.2

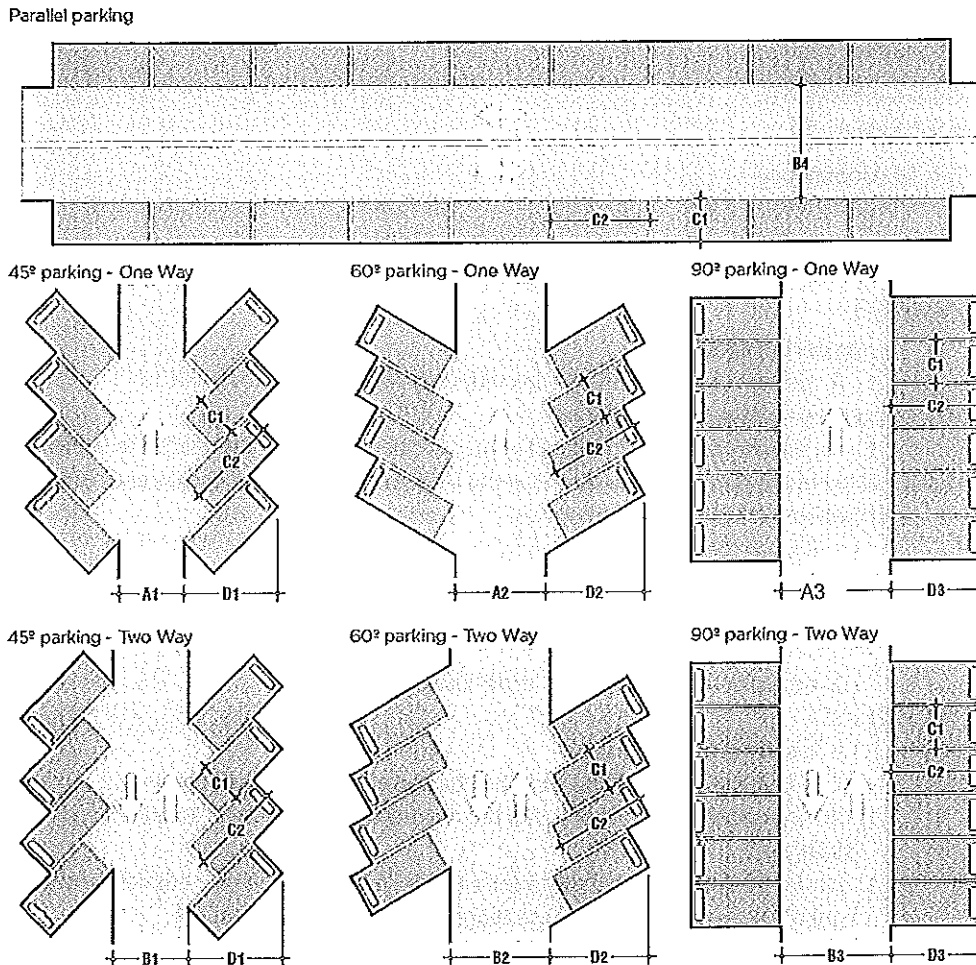


Figure 1 Parking Lot Stall, Aisle and Parking Bay Dimensions

- 3.7 The design and location of barrier free parking stalls shall be in accordance with the following standards:
 - 3.7.1 Stall dimensions for cars, vans and lay-bys shall be in accordance with Table XXX Barrier Free Stall Dimensional Standards;
 - 3.7.2 Where two barrier free car stalls are provided side-by-side, the additional width (1.1m) may be shared between the two spaces (refer to Figure 2);
 - 3.7.3 Stalls and lay-bys for custom transit vehicles such as HandyDART shall be located as close as possible to a building entrance that accommodates wheelchair access; and
 - 3.7.4 All other All other design standards are subject to the BC Building Code.

Table AB-4 Barrier Free Stall Dimensional Standards

Barrier Free Stall Dimensional Standards
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All Dimensions Expressed In Metres and for 90° Parking, Except for Lay-by	Stall Width Parallel to Aisle (SW)	Stall Depth Perpendicular to Aisle (PD)	Height Clearance
Car stall	3.7	5.1	n/a
Car—adjacent stalls	2.6 m each plus shared 1.1 m walkway	5.1	n/a
Van stall	4.8	7.6	2.3
Bus lay-by	3	8	2.5

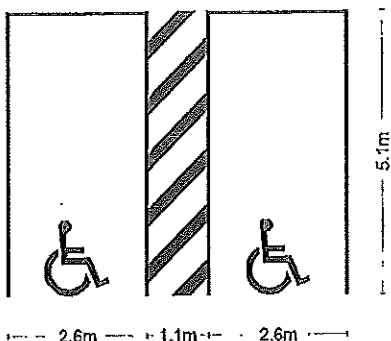


Figure 2 Barrier Free Parking with Shared Access Space

1.1. Landscaping and Screening

1.1.1. Parking lots adjacent to a highway shall be screened with either:

- (a) A landscaping buffer (see Figure 3) comprising evergreen plantings of a minimum one (1) meter in width, a minimum height of 0.75 metres, and a maximum height of 1.5 metres; or
- (b) A decorative screen (see Figure 4) comprising stone, brick, metal and/or wood of a minimum height of 0.75 metres.

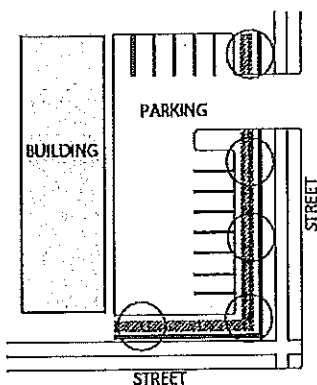
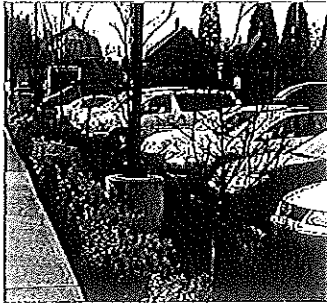


Figure 3 Landscaping Buffer with Evergreen Plantings—Plan View



FIND a 3D pix of actual decorative screen

Figure 4 Landscaping Screen with Evergreen Plantings -Example Photograph

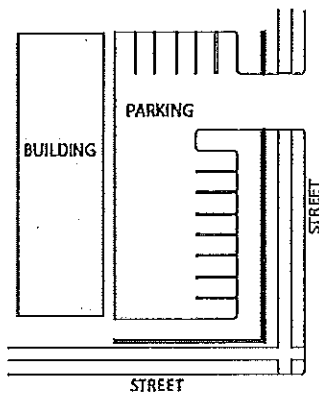


Figure 5 Decorative Screen

- 1.1.1. Parking lots adjacent to a residential land use shall be screened with:
- (c) A landscaping buffer of a minimum two (2) metres in width;
 - (d) Tree plantings at the rate of one per 6 lineal metres; and
 - (e) A wood privacy fence of a minimum height of 1.5 metres and a maximum height of 2 (metres).

- 1.1.1. A parking lot shall have planting islands (see Figure 6) in accordance with the following:

- (f) A minimum width of 3 metres between every 10 stalls to avoid long rows of parked cars;
- (g) A minimum of one shade tree accompanied with low shrubs and/or ground cover;

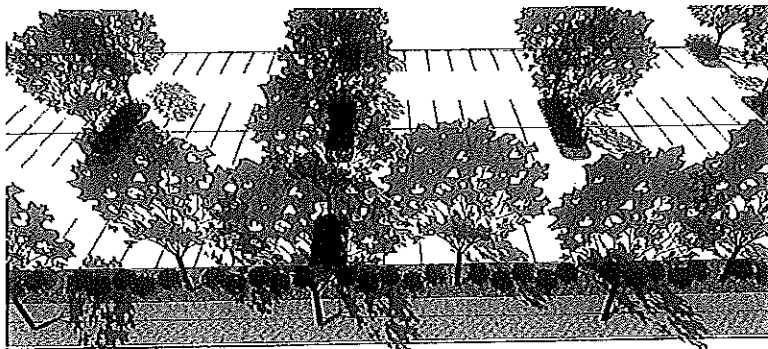


Figure 6 Planting Islands Illustration

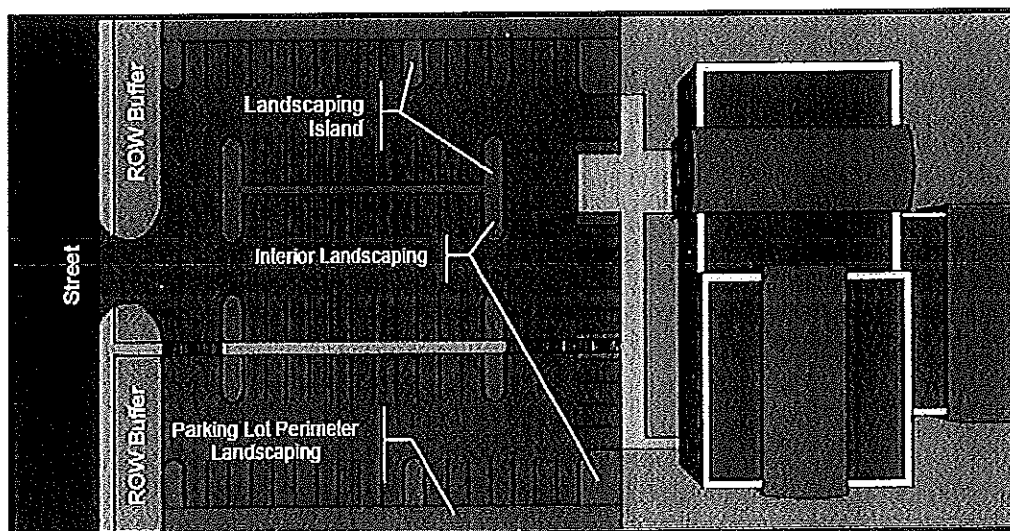


Figure 7 Island, Interior, and Perimeter Landscaping Plan View Illustration

1.1.1. Within the interior of the parking lot, landscaping shall be used to delineate vehicular and pedestrian circulation patterns. Clear and legible signs, different colour and texture paving materials, raised areas, and other techniques shall be used to further direct the flow of both vehicular and pedestrian traffic within the lot.

1.2. Surfacing, Painting, Curbs, Signs, Lighting

COMPLETE

1.3. Bicycle Facility Design

1.1.1. Bicycle Parking End of Trip Facilities

COMPLETE

1.4. Drive-Through Facilities

COMPLETE

3. **FORCE AND EFFECT**

6.1.8.1.

That upon adoption of this bylaw, Bylaw No. 935-2013 being the "Town of Lake Cowichan Zoning Bylaw No. 935-2013" shall hereby be amended and take effect with the amendments hereto attached.

READ A FIRST TIME on the nd day of ____, 2017.

READ A SECOND TIME on the nd day of ____, 2017.

PUBLIC HEARING held on the th day of ____, 2017.

READ A THIRD TIME on the ____ day of ____, 2017.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the ____ day of ____, 2017.

Ross Forrest
Mayor

Joseph A. Fernandez
Corporate Office