

TOWN OF LAKE COWICHAN

Bylaw No. 1041-2020 A Bylaw to Amend Zoning Bylaw No. 935-2013

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 land use and zoning regulations;

AND WHEREAS the passage of this bylaw has met all 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.1041-2020".

2. **AMENDMENTS**

- 1) Zoning Bylaw No. 935-2013 is amended with the completion of the following columns

Additional unit yield permitted with amended zoning or development approval	Voluntary affordable housing contribution
---	---

in the Density Bonus Calculation Table for the row representing "Remainder Lot 1 District Lot 13 Cowichan Lake District Plan VIP 64669, Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404, and VIP88405," to Schedule "E" for Density Bonus Calculations, which is Schedule "A" to this Bylaw.

- 2) Part V "Regulations for Each Zone, Zoning Categories", Section 5.3 "R-1—B Single Detached and Duplex Residential Zone" is amended by adding secondary suites as a permitted accessory use, subject to affordable housing provisions set forth in Schedule "E" Density Bonus Calculations. The permitted Accessory Use table of Subsection 5.3.2 is deleted and replaced with the following:

Accessory Use	
(i)	Home-based business, accessory to principal use in (a); OR
(ii)	Bed and Breakfast, accessory to principal use in (a) OR
(iii)	Secondary suite in single detached dwellings only, accessory to principal use in (a) subject to the affordable housing provisions set forth in Schedule "E" Density Bonus Calculations

3. FORCE AND EFFECT

That upon adoption of this bylaw, Bylaw No. 1041-2020, the Town of Lake Cowichan Zoning Bylaw No. 935-2013 shall hereby be amended and take effect.

READ A FIRST TIME on the _____ day of _____, 2020.

READ A SECOND TIME on the _____ day of _____, 2020.

PUBLIC HEARING held on the _____ day of _____, 2020.

READ A THIRD TIME on the ___ day of ____, 2020.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the ___day of ____, 2020.

Rod Peters
Mayor

Joseph A. Fernandez
Corporate Officer

Schedule A –Density Bonus Calculations

Attached to and forming Bylaw No. 1043-2020 and forming Schedule 'E' in Zoning Bylaw No. 935-2013

- Density bonus calculations for specific property(ies) are set forth in this Schedule in accordance with the Town of Lake Cowichan's Official Community Plan (2019) density bonus policies in subsection 5.2.1.4.
- Density Bonus Calculation Table

Parcel	Zone district—pre development application	Estimated unit yield prior to development application	New or amended Zone district (if applicable)	Additional unit yield permitted with amended zoning or development approval	Voluntary affordable housing contribution	Voluntary amenity contribution
Remainder Lot 1 District Lot 13 Cowichan Lake District Plan VIP 64669, Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404, and VIP88405	R-1-B Single Detached and Duplex Residential Zone	55	R-1-B Single Detached and Duplex Residential Zone	Up to 28 secondary suites	Each secondary suite shall be rented at a rate of 15% below market and shall be subject to a housing agreement attached to property title.	