

**TOWN OF LAKE COWICHAN
BYLAW NO. 1054-2021**

A BYLAW TO AMEND ZONING BYLAW 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.1054-2021'.

2. AMENDMENTS

Rezone land with a legal description of Lot 1, Section 6, Renfrew District, Plan 15590 from 'P-1 Public Use' to 'R-3-Multi-family Residential zone' in accordance with the Official Community Plan and attached herewith as Schedule "A" which amends Schedule "A" Zoning Map of Bylaw 935-2013:

2.1 Density Bonus and Affordable Housing Contribution Table of Schedule 'E' is amended as follows:

2.1.1 Rename the 'Density Bonus and Affordable Housing Contribution Table' to 'Density Bonus, Affordable Housing, and Amenities Contribution Table'.

2.1.2 Add the following sentence as item number 2:

Voluntary amenity contributions may be provided in accordance with applicable Official Community Plan policies.

2.1.3 An additional row is added to the table to represent the parcel of land with a legal description of Lot 1, Section 6, Renfrew District, Plan 15590 as follows:

a. Schedule E: Density Bonus, Affordable Housing Contribution, and Amenity Contributions 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	Affordable housing contribution	Voluntary Amenity contribution
Lot 1, Section 6, Renfrew District, Plan 15590	P-1 Public Use	0	R-3 Multi-family	56	<ol style="list-style-type: none"> 1. 20% of additional density achieved (13 units). 2. Units shall be available on an affordable basis in accordance with Canada Housing & Mortgage Corporation definition of affordability at no more than 30% of household income for housing. 3. Appropriate housing agreements restricting property value gains or rent to the cost of living increases shall be registered on affected units in perpetuity. 4. A minimum of 4 affordable units shall be one-bedroom units. 	<ol style="list-style-type: none"> 1. Construction of multi-use trail connecting Oak Lane with Grossleg Way in accordance with the Official Community Plan Type 2 standard trail. 2. Construction of neighbourhood amenities such as exercise stations, benches, and gazebo.



1. **FORCE AND EFFECT**

That upon adoption of this bylaw, Bylaw No. 1054-2021, the Town of Lake Cowichan Zoning Bylaw No. 935-2013 shall hereby be amended and take effect.

READ A FIRST TIME on the 23rd day of March 2021.

READ A SECOND TIME on the 23rd day of March 2021.

PUBLIC HEARING held on the _____ day of _____ 2021.

READ A THIRD TIME on the _____ day of _____, 2021.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the __th day of _____, 2021.

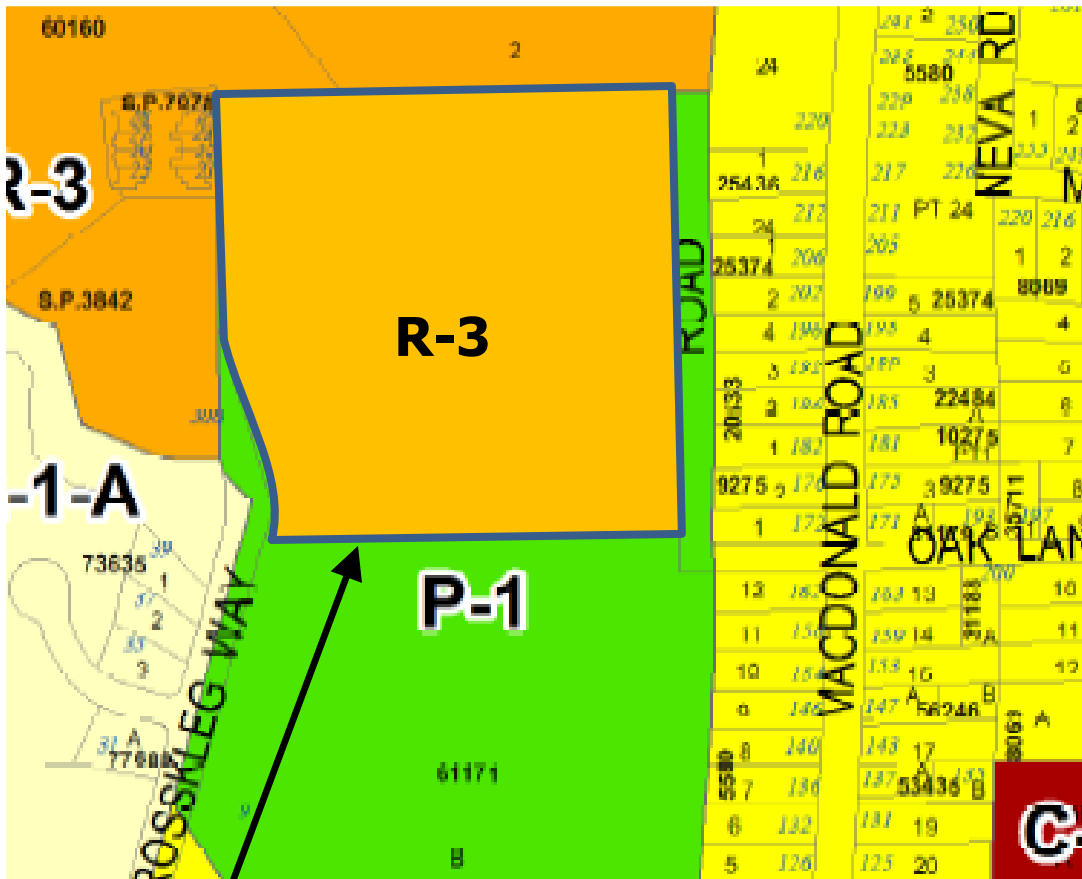
Bob Day
Mayor

Joseph A. Fernandez
Corporate Officer



Schedule A –Zone Map Amendment

Attached to and forming Bylaw No. 1054-2021



P-1 Public Use to R-3 Multi-family zone within bold outline

