

# TOWN OF LAKE COWICHAN

## Bylaw No. 1058-2021

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### A Bylaw to Amend Zoning Bylaw No. 935-2013

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**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 rezone land with a legal description of Lot A, District Lot 12, Cowichan Lake District, Plan #VIP74908 and street address of 121 Point Ideal Drive, from CD-1 Comprehensive Development Zone to CD-3 Community Services Comprehensive Development Zone in accordance with the Official Community Plan;

**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.1058-2021".

#### 2. **AMENDMENTS**

- 1) Schedule "A" to Zoning Bylaw No. 935-2013 is amended by rezoning a property legally described as of Lot A, District Lot 12, Cowichan Lake District Plan #VIP74908, from CD-1 Comprehensive Development Zone to CD-3 Community Services Comprehensive Development Zone, which is outlined in bold black colour and identified on Schedule "A" to this Bylaw.
- 2) Part III "Land Use Definitions" is amended by inserting the words "community services" at the end of the sentence which defines "institution".
- 3) Part V "Regulations for Each Zone, Zoning Categories" is amended with the addition of Section 5.20 "CD-3 Community Services Comprehensive Development Zone", of which the text is as follows:

#### **5.20 CD-3 Community Services Comprehensive Development Zone**

.1 Intent

Accommodate and support non-profit institutional uses that serve the community.

.2 Permitted Uses

Principal Use

a) Institution

Accessory Use and Structures

- a) No accessory uses and structures are permitted.



.3 Conditions of Use

Coverage and Height Standards

- a) The maximum lot coverage shall be 33%.
- b) The maximum height limit for buildings and structures shall be 10.5 metres.

Site Plan

- a) Buildings, decks, walkways and ramps shall be developed and maintained in accordance with the Site Plan which forms "Schedule B" to this bylaw.

Building Setbacks

- a) Building setbacks from all lot lines shall be substantially in accordance with the location and measurements of the existing building and proposed addition as shown on the Site Plan in "Schedule B" of this bylaw. Minor deviations of no more than several centimetres to the building addition footprint shown on the Site Plan are permitted subject to actual site conditions during construction. No deviations shall be made extending beyond the lot line.

.4 Parking

Notwithstanding the provisions of Schedule "B" Parking Spaces of Zoning Bylaw 935-2013, no minimum off-street parking spaces shall be required.

**3. FORCE AND EFFECT**

That upon adoption of this bylaw, Bylaw No. 1058-2021, the Town of Lake Cowichan Zoning Bylaw No. 935-2013 shall hereby be amended and take effect.

READ A FIRST TIME on the 25<sup>th</sup> day of May, 2021.

READ A SECOND TIME on the 25<sup>th</sup> day of May, 2021.

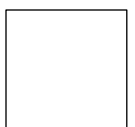
PUBLIC HEARING held on the 22<sup>nd</sup> day of June, 2021.

READ A THIRD TIME on the xx<sup>th</sup> day of \_\_\_\_\_, 2021.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the xx<sup>th</sup> day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Bob Day  
 Mayor

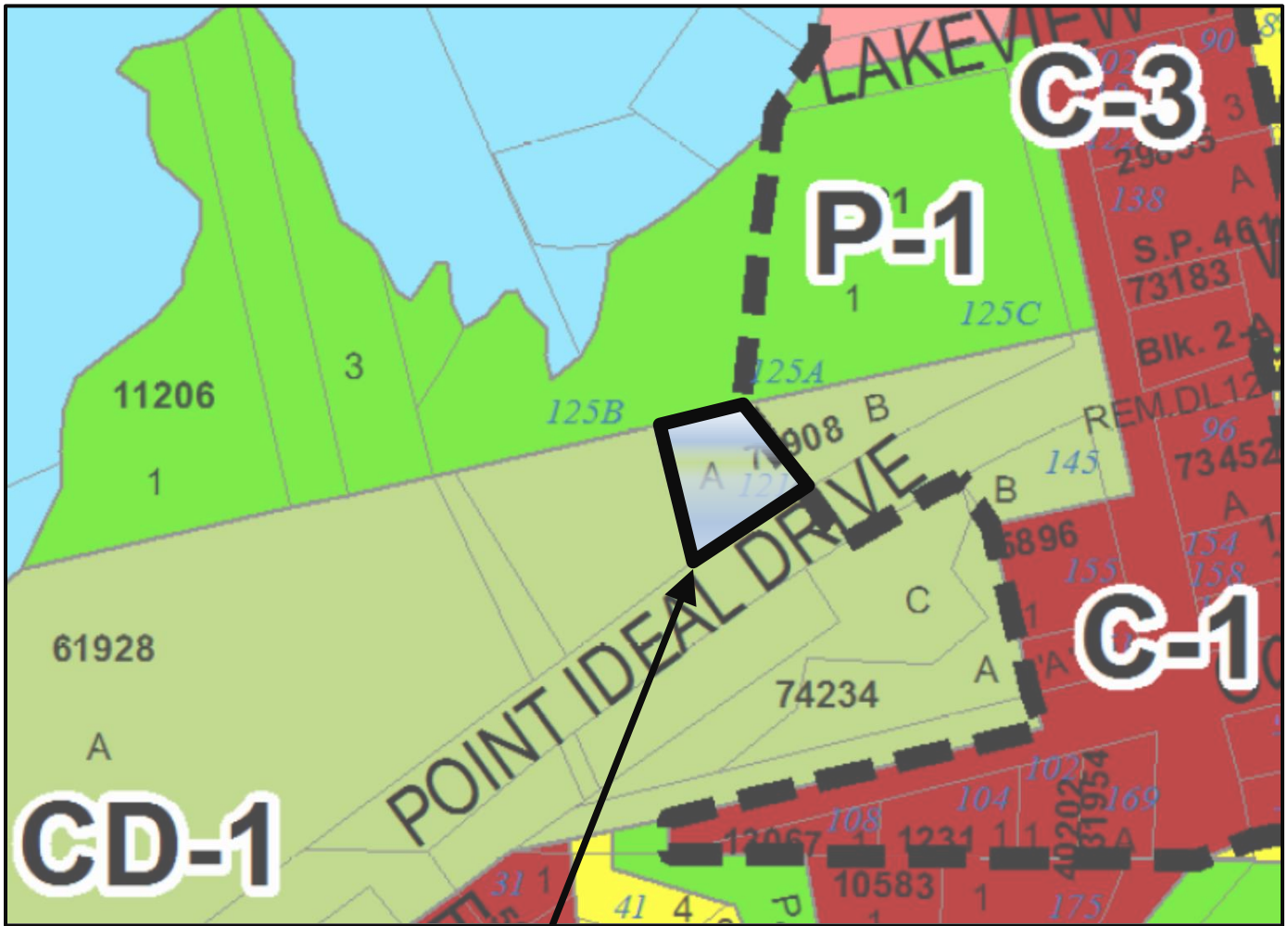
\_\_\_\_\_  
 Joseph A. Fernandez  
 Corporate Officer



### Schedule A

Attached to and forming part of Bylaw No. 1058-2021

### Map Amendment



Rezone from CD-1 to CD-3  
Community Services  
Comprehensive Development  
Zone

