

**TOWN OF LAKE COWICHAN
BYLAW NO. 1081-2022**

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN BYLAW NO. 1022-2019

WHEREAS the *Local Government Act* provides that a local government may adopt and amend one or more official community plans to guide decisions on planning and land use management;

AND WHEREAS the Council of the Town of Lake Cowichan deems it necessary to amend Bylaw 1022-2019 to allow for changes with respect to land use and zoning requirements;

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

1. TITLE

This bylaw may be cited for all purposes as the "Town of Lake Cowichan Official Community Plan Amendment Bylaw No. 1081-2022".

2. AMENDMENTS

The Official Community Plan Bylaw, cited as the "Town of Lake Cowichan Official Community Plan Bylaw No. 1022-2019" is hereby amended with the following revisions:

- (a) The replacement of Table 1 OCP Plan Land Use Designations and Implementing Zone Districts with a revised Table 1 and a revised title (Schedule A);
- (b) The replacement of Table 6 "OCP Residential Use Designations with Density Range and Complimentary Zone Districts" with a revised Table 6 and a revised title (Schedule B).

3. FORCE AND EFFECT

That upon adoption of this bylaw, Town of Lake Cowichan Official Community Plan Amendment Bylaw No. 1081-2022, the "Town of Lake Cowichan Official Community Plan Bylaw No. 1022-2019" shall hereby be amended and take effect with the amendments hereto attached.

READ A FIRST TIME on the 25th day of October, 2022.

READ A SECOND TIME on the 25th day of October, 2022.

PUBLIC HEARING held on the ___ day of ____, 2022.

READ A THIRD TIME on the ____ day of ____, 2022.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the ____ day of ____, 2022.

Mayor

Joseph A. Fernandez
Corporate Officer



Town of Lake Cowichan Official Community Plan Amendment Bylaw No. 1081-2022

Schedule "A"

Table 1 Land Use designations and Implementing Zone Districts		
Official Community Plan Designation	Zoning Bylaw	
	Districts that implement OCP Designation	Symbol
Downtown/Uptown	Multi-unit Residential	R-7
	General Commercial	C-1
	Mixed Use Commercial	C-1-A
	Limited Commercial and Residential	C-1-B
	Business Commercial	C-4
	Lakefront and Riverfront Commercial	C-3
Urban Neighbourhood Compact	Urban Residential	R-2
	Urban Core Residential	R-3
	Medium Density Residential	R-4
	Single Detached and Duplex Residential	R-5
	Small H	R-6
	Multi-unit Residential	R-7
	Mixed Use Commercial	C-1-A
Urban Neighbourhood	Suburban Residential	R-1
	Urban Residential	R-2
	Urban Core Residential	R-3
	Medium Density Residential	R-4
	Single Detached and Duplex Residential	R-5
	Small House Residential	R-6
	Multi-unit Residential	R-7
	Lakefront and Riverfront Commercial	C-3
Neighbourhood Centre	Local Commercial	C-2
Highway Commercial	Highway Commercial (<i>proposed</i>)	
Tourist Commercial	Lakefront and Riverfront Commercial Zone	C-3
	Mixed Use Commercial	C-1-A
	Water Recreation	W-1
Institutional	Public Use	P-1
Parks and Open Space	Public Use	P-1
Urban Reserve/Comprehensive Development	Comprehensive Development	CD
Industrial	Light Industrial	I-1
All designations	Comprehensive Development in accordance with objectives and policies of the land use designation	CD
	Public Use	P-1



Town of Lake Cowichan Official Community Plan Amendment Bylaw No. 1081-2022

Schedule “B”

Table 6 Residential Use Designations with Density Range and Complimentary Zone Districts







Official Community Plan		Zoning Bylaw		Illustrative Image
Designation	Density Range	Districts that implement OCP		
	Units/hectares	Zone	Symbol	
Downtown/Uptown and Urban Neighbourhood Compact	60-100	Multi-unit Residential	R-7	
Urban Neighbourhood and Urban Neighbourhood Compact	20-40	Small House	R-6	
	20-45	Single Detached and Duplex Residential	R-5	
	12-40	Urban, Urban Core & Medium Density Residential	R-2, 3, and 4	
Urban Neighbourhood	12-20	Suburban Residential	R-1	
General Commercial	60-100	General Commercial	C-1	



Table 6 Residential Use Designations with Density Range and Complimentary Zone Districts

Official Community Plan		Zoning Bylaw		Illustrative Image
Designation	Density Range	Districts that implement OCP		
	Units/hectares	Zone	Symbol	
Institutional	60-100	Parks and Institutional	P-1	