

**TOWN OF LAKE COWICHAN
BYLAW NO. 1106-2024**

A BYLAW TO AMEND ZONING BYLAW 1055-2021

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 No. 1055-2021 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 and the Community Charter;

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. 1106-2024’.

2. AMENDMENTS

The following amendments are made to Bylaw 1055-2021:

- a. Section **5.2 Multi-Unit Residential Zone District R-7, Subsection 5.2.3 Permitted Accessory Units** is amended with the addition of the following Articles:
 - c. A secondary suite is permitted on a lot with a duplex provided it is a corner lot or has a garage with tandem parking or is on a lot of a minimum of 780 square metres.
 - d. A home-based business is permitted in a duplex if the combined area of a secondary suite and the area devoted to the home-based business does not exceed 40% of the gross floor area of the residential dwelling up to a maximum total of 80 square metres.
- b. Section **5.2 Multi-Unit Residential Zone District R-7, Subsection 5.2.5 Dimensional and Density Standards by Type of structure and location, Standards, Article b.** shown as 30% is amended with a revised lot coverage as follows:
 - .b. Maximum lot coverage (%) for a two-unit residential; lodging and boarding house; and accessory buildings greater than 10 m² is 50%.
- c. Section **3.2 Definitions** is amended with the addition of the following definition:

RENTAL ONLY means the form of tenure for a residential dwelling unit is restricted to rental only.
- d. Subsection **5.1.4 Site Specific Permitted Principal and Accessory Uses** is amended by adding within Article 5.1.4 b. Urban R-2, the following Clause and Subclause:
 - i. Principal Uses
 - (a) Rental only tenure for 25% of all units of any housing type for land legally described as Lot B, Plan VIP 29595, District Lot 16, Cowichan Lake Land District (PID: 001-378-635), also known as 7995 Cowichan Lake Road, as depicted on Schedule “A”.



- e. Subsection **5.1.4 Site Specific Permitted Principal and Accessory Uses** is amended by adding within Article **5.1.4 c. Urban Core R-3** the following Clause and Subclause:
- i. Principal Uses
 - (b) Rental only tenure for 25% of all units of any housing type for Lot B, Plan VIP 44661, District Lot 16, Cowichan Lake Land District (PID: 006-130-453), also known as Cowichan Lake Road and depicted on Schedule "A".
 - (c).Rental only tenure for 100% of units on Lot 3, Section 6, Renfrew Land District, Plan VIP5580 (PID: 005-990-254), also known as 118 MacDonald Road, as depicted on Schedule "A".
- f. Subsection **5.1.4 Site Specific Permitted Principal and Accessory Uses** is amended with the following site specific rental only Subclauses for Article **5.1.4 d. Medium Density R-4**:
- i. Principal Uses
 - (a) Rental only tenure townhouses for 100% of the units on Lot 14, Block 12, Plan VIP1750, Section 5, Renfrew Land District (PID: 006-914-756) on Elk Road, as depicted on Schedule A.
 - (b) Rental only tenure for 100% of units on the 0.89 acre parcel within the unrecorded subdivision of Lot A, Section 6, District Lot 13, Cowichan Lake Land District, Plan VIP64669 (PID: 023-666-056), also known as Point Ideal Drive, as depicted on Schedule "A".
- g. Subsection **5.1.5 Zone District Subcategory Permitted Principal and Accessory Uses** is amended by adding within Article **5.1.5 b. Urban R-2** the following Clause:
- i. Designation R, denoted as R-2-R on the map, is to permit 'rental only' dwellings in accordance with the Local Government Act. Any parcel specific standards are described within Subsection **5.1.4 Site Specific Permitted Principal and Accessory Uses**.
- h. Subsection **5.1.5 Zone District Subcategory Permitted Principal and Accessory Uses** is amended by adding within Article **5.1.5 c. Urban Core R-3** the following Clause:
- i. Designation R, denoted as R-3-R on the map, is to permit 'rental only' dwellings in accordance with the Local Government Act. Any parcel specific standards are described within Subsection **5.1.4 Site Specific Permitted Principal and Accessory Uses**.
- i. Subsection **5.1.5 Zone District Subcategory Permitted Principal and Accessory Uses** is amended by adding within Article **5.1.5 d. Medium Density R-4** the following Clause:
- i. Designation R, denoted as R-4-R on the map, is to permit 'rental only' townhouse dwellings in accordance with the Local Government Act. Any parcel specific standards are described within Subsection **5.1.4 Site Specific Permitted Principal and Accessory Uses**.
- j. **Section 5.2. Multi-unit Residential Zone District R-7** is amended with a new Subsection **5.2.4 Site Specific Permitted Principal and Accessory Uses** containing the following Articles:
- i. Rental only tenure for 100% of the units in any triplex, fourplex or townhouse on the unsubdivided remainder of Lot A and B, Plan VIP30829, Section 5, Renfrew Land District (PID: 001-221-591 and 001-221-604), also known as 124 Elk Road and 130 Elk Road, as depicted on Schedule "A".
 - ii. Rental only tenure for 100% of the townhouse units on Lot 1, Plan EPP107675, District Lot 48 (PID: 031-401-244) also known as 118 Edgewood Drive, as depicted on Schedule "A".



- iii. Rental only tenure for 25% of the apartment or townhouse units on Lot 2, Plan EPP107675, District Lot 48 (PID: 031-401-252) on Edgewood Drive, as depicted on Schedule "A".
 - iv. Rental only tenure for 25% of the triplex, fourplex, townhouse or apartment units on Lot 2, Plan VIP 60160, Section 6, Cowichan Lake Land District (PID: 019-023-863) also known as land on the corner of Youbou Road and MacDonald Road, as depicted on Schedule "A".
 - v. Rental only tenure for 50% of units on Lot A, Block 16, Plan 1231 (PID: 032-234-465, also known as 15 South Shore Road (being a consolidation of Lots 6 and 7, see CB1319203), as depicted on Schedule "A".
 - vi. Rental only tenure for 100% of units on Lot 2, Block 9, Plan VIP 1231, District Lot 12, Cowichan Lake Land District (PID: 007-657-561), also known as 172 South Shore Road, as depicted on Schedule "A".
 - vii. Rental only tenure for 100% of units on Lot 1, Block 9, Plan VIP 1231, District Lot 12, Cowichan Lake Land District, (PID: 007-657-544), also known as 96 Cowichan Avenue, as depicted on Schedule "A".
 - viii. Rental only tenure for 25% of units on Lot B, Plan VIP 44661, District Lot 16, Cowichan Lake Land District (PID: 006-130-453), also known as Cowichan Lake Road), as depicted on Schedule "A".
 - ix. Rental only for 100% of units on Lot 1, Plan VIP 33840, District Lot 12, Cowichan Lake Land District (PID: 000-260-452), also known as 61 King George Street North, as depicted on Schedule "A".
 - x. Rental only tenure for 100% of residential units on Lot 2, Plan VIP 5631, Section 6, Cowichan Lake Land District (PID: 000-789-178), also known as 30 North Shore Road, as depicted on Schedule "A".
 - xi. Rental only tenure for 100% of units on Lot 16, Block 6, Plan VIP 1231, District Lot 12, Cowichan Lake Land District, (PID: 007-656-033), also known as 89 Lakeview Avenue, as depicted on Schedule "A".
 - xii. Rental only tenure for 100% of units on Lot A, Plan VIP 54676, Section 6, Renfrew Land District, Portion DD EH131286 (PID: 024-820-466), also known as 201 Cowichan Lake Road, as depicted on Schedule "A".
 - xiii. Rental only tenure for 100% of units on Lot 14, Plan VIP6253, Section 6, Cowichan Lake Land District (PID: 005-075-815), also known as 68 Stanley Road, as depicted on Schedule "A".
- k. **Section 5.3 Commercial Zones, Subsection 5.3.3 Site Specific Permitted Principal and Accessory Uses** is amended with the addition of the following Clauses under Article a. **C-1 Commercial:**
- iii. Rental only for 100% of residential units on Lot 2, Plan VIP 64985, District Lot 7, Cowichan Lake Land District (PID: 023-722-371), also known as 205 South Shore Road, as depicted on Schedule "A".
 - iv. Rental only for 100% of residential units on Lot 1, Plan VIP 5896, District Lot 12, Cowichan Lake Land District (PID: 005-938-155) also known as 155 South Shore Road, as depicted on Schedule "A".
 - v. Rental only tenure for 100% of residential units on Lot 1, Plan EPP65810, District Lot 12, Cowichan Lake Land District (PID: 029-995-680), also known as 38 King George Street North, as depicted on Schedule "A".
 - vi. Rental only tenure for 100% of residential units on Block 18, Plan VIP 1231, District Lot 12, Cowichan Lake Land District (PID: 007-638-191), also known as



39 King George Street North, as depicted on Schedule "A".

- vii. Rental only tenure for 100% of residential units on Lot B, Plan VIP86085, District Lot 12, Cowichan Lake Land District (PID: 027-772-845), also known as 29 Renfrew Avenue, as depicted on Schedule "A".

- i. **Part V REGULATIONS FOR EACH ZONE** is amended with the addition of a new **Section 5.9 CD-3 Public Use and Rental Housing Comprehensive Development Zone** with the following provisions:

Subsection 5.9.1 Intent

Subsection 5.9.2 Permitted Uses

- a. All the listed uses of the P-1 Public Use Zone
- b. Rental only tenure for 100% of the multi-unit housing, either private or public ownership.

Subsection 5.9.3 Standards

- a. The standards as the P-1 Public Use Zone apply.

- m. Schedule A to Zoning Bylaw 1055-2021, as amended, is further amended to depict all amendments contained in this bylaw, specifically the following zone district amendments:

- i. Lot 14, Block 12, Plan VIP1750, Section 5, Renfrew Land District from R-3 Urban Core to R-4-R Medium Density with Residential Rental Only.
- ii. A 0.89-acre parcel within the unrecorded subdivision of Lot A, Section 6, District Lot 13, Cowichan Lake Land District, Plan VIP64669 (PID: 023-666-056), also known as Point Ideal Drive from R-5-B Single Detached and Duplex to R-4-R Medium Density with Residential Rental Only.
- iii. Lot 16, Block 6, Plan VIP 1231, District Lot 12, Cowichan Lake Land District (PID: 007-656-033), also known as 89 Lakeview Avenue, from R-7 Multi-unit to R-4-R Medium Density with Residential Rental Only.
- iv. Lot 1, Block 9, Plan VIP 1231, District Lot 12, Cowichan Lake Land District (PID: 007-657-544), also known as 96 Cowichan Avenue, from C-1 General Commercial to R-7-R Multi-unit with Residential Rental Only.
- v. Lot 2, Block 9, Plan VIP 1231, District Lot 12, Cowichan Lake Land District (PID: 007-657-561), also known as 172 South Shore Road from C-1 General Commercial to R-7-R Multi-unit with Residential Rental Only.
- vi. Lot A, Plan VIP 54676, Section 6, Renfrew Land District, Portion DD EH131286 (PID: 024-820-466), also known as 201 Cowichan Lake Road, from R-7 Multi-unit to C-1-R General Commercial with Residential Rental Only.
- vii. Lot 2, Plan VIP 5631, Section 6, Cowichan Lake Land District, (PID: 000-789-178), also known as 30 North Shore Road, from C-3 Lakefront and Riverfront Commercial to R-7-R Multi-unit with Residential Rental Only.
- viii. Lot A, Block 16, Plan 1231 (PID: 032-234-465), also known as 15 South Shore Road (being a consolidation of Lots 6 and 7, see CB1319203), from C-3 Lakefront and Riverfront Commercial to R-7-R Multi-unit with Residential Rental Only.



3. FORCE AND EFFECT

That upon adoption of this bylaw, Bylaw No. 1106-2024, the Town of Lake Cowichan Zoning Bylaw No. 1055-2021 shall hereby be amended and take effect.

READ A FIRST TIME on the 23rd day of July, 2024.

READ A SECOND TIME on the 23rd day of July, 2024s.

PUBLIC HEARING held on the 24th day of September, 2024.

READ A THIRD TIME on the ___ day of _____, 2024.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the ___ day of _____, 2024.

Tim McGonigle
Mayor

Joseph A. Fernandez
Corporate Officer



Schedule "A" (Attached to and forming part of Bylaw No. 1106-2023)



