

**TOWN OF LAKE COWICHAN
BYLAW NO. 1110-2024**

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 meets 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. 1110-2024’.

2. AMENDMENTS

2.1 Amend Part V Regulations for Each Zone, Section 5.1 Low and Medium Density Residential Zone Districts, with the following changes to the Table in Subsection 5.1.2 Permitted Principal Uses:

- 2.1.1 Rename the R-3 zone district from R3 Urban Core to R3 Traditional Urban
- 2.1.2 Permit triplex and fourplex type dwellings in the Traditional Urban R3 zone district
- 2.1.3 Replace all references to four-plex with quadplex
- 2.1.4 Incorporate an updated consolidated table 5.1.2 Permitted Principal Uses in this bylaw as follows:

| Residential District Name and Symbol | Suburban R-1 | Urban R-2 | Traditional Urban R-3 | Medium density R-4 | Single Detached and Duplex R-5 | Small House R-6 |
|--------------------------------------|--------------|-----------|-----------------------|--------------------|--------------------------------|-----------------|
| Principal Uses | | | | | | |
| a. Single detached | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| b. Duplex | | | ✓ | ✓ | ✓ | |
| c. Lodge / boarding house | | | ✓ | | | |
| d. Triplex | | | ✓ | ✓ | | |
| e. Quadplex | | | ✓ | ✓ | | |
| f. Townhouse | | | | ✓ | | |

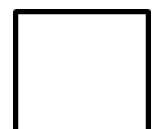


- 2.2 Amend Part V Regulations for Each Zone, Section 5.1 Low and Medium Density Residential Zone Districts, with the following changes to Table Subsection 5.1.6 Low and Medium Density Residential Zone Districts Standards:
 - 2.2.1 Add a row for standards of a duplex with each unit on its own fee simple lot
 - 2.2.2 Add a 300 square metre minimum lot size for a fee simple duplex lot for each unit in all zone districts in which duplexes are permitted.
 - 2.2.3 Add 'or lot location' in the a. Minimum Lot Size standard
 - 2.2.4 Add a row for townhouse lot standards
 - 2.2.5 Add a row for the maximum number of stories and specify a maximum number for each zone district
 - 2.2.6 Increase the maximum height for a principal structure in the R4 zone district from 8.5 to 11.0 with roof pitch restrictions for the third floor of a minimum rise to run slope of 8:12 (vertical: horizontal)
 - 2.2.7 Revise the maximum height for a principal structure in the R3 and R5 zone districts to establish a roof pitch restriction for the third storey of a minimum rise to run slope of 8:12 (vertical: horizontal)
 - 2.2.8 Revise the maximum lot coverage as follows:
 - a. R2 Urban from 35 to 40%
 - b. R3 Traditional Urban from 45 to 50%
 - c. R4 Medium Density from 45 to 50%
 - 2.2.9 Revise the front setback for the garage face in the R5 district from 6.0 to 6.1 metres
 - 2.2.10 Revise the front setbacks in the R3 and R4 zone districts as follows:
 - a. 6.1 to garage face;
 - b. 4.5 to front face of dwelling;
 - c. the garage face shall in all cases be set back a minimum of 1.5 metres further than the home face.
 - 2.2.11 The consolidated table is presented and incorporated as follows:

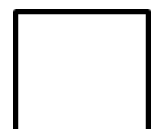
| Low and Medium Density Residential Zone Districts Standards | | | | | | |
|---|--------------|-----------|-----------------------|--------------------|--------------------------------|-----------------|
| District Name and Symbol | Suburban R-1 | Urban R-2 | Traditional Urban R-3 | Medium Density R-4 | Single Detached and Duplex R-5 | Small House R-6 |
| Standards | | | | | | |
| a. Minimum Lot Size (square metres) or lot location | | | | | | |



| Low and Medium Density Residential Zone Districts Standards | | | | | | |
|---|--------------|-----------|---|--|--------------------------------|---|
| District Name and Symbol | Suburban R-1 | Urban R-2 | Traditional Urban R-3 | Medium Density R-4 | Single Detached and Duplex R-5 | Small House R-6 |
| i. Single dwelling | 600 | 600 | 600 | 500 | 350 | 275 |
| ii. Duplex (two units on a single lot strata) | | 780 | 780 | 600 | 600 | |
| iii. Duplex (two units, each on its own fee simple lot) | | 300 | 300 | 300 | 300 | |
| b. Duplex special provisions | | | | | | |
| i. Front face | | | The front faces of individual units may not be mirror images of each other | | | |
| ii. Front face differential setbacks | | | The front faces of individual units shall be setback from each other by a minimum of 1.5 metres | | | |
| b. Triplex and quadplex | | | 780 or corner lot | 780 or corner lot | | |
| c. Townhouse units with individual fee simple lots | | | | 200 | | |
| d. Maximum number of storeys | 3 | 3 | 3 | 3 | 3 | 1 1/2 |
| e. Maximum Height (metres) | | | | | | |
| i. Principal building | 11.0 | 11.0 | 11.0; For all building types except for townhouses the third storey shall have a minimum roof slope of 8 vertical run to 12 horizontal run | | | 5.5; the ridge of pitched roofs with a minimum slope of six to 12 may extend up to 7.6 m; all parts of the roof above 5.5 m shall be pitched. |
| ii. Accessory building greater than 10 m ² | 7.5 | 7.5 | 7.5 | 4.5 for pitched roof; 3.7 for flat roof | 7.5 | 4.5 for pitched roof; 3.7 for flat roof |



| Low and Medium Density Residential Zone Districts Standards | | | | | | |
|---|--------------|-----------|--|--------------------|--------------------------------|--|
| District Name and Symbol | Suburban R-1 | Urban R-2 | Traditional Urban R-3 | Medium Density R-4 | Single Detached and Duplex R-5 | Small House R-6 |
| iii. Accessory structure less than 10 m ² | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| e. Maximum lot coverage (%) | 30 | 35 | 45 | 50 | 50 | 60; 50 when a secondary suite is present for R-6 Small House Zone |
| f. Minimum setbacks for principal and accessory buildings or structures (metres) | | | | | | |
| i. Front lot line | 7.5 | 7.5 | a) For single detached, duplex, triplex, and quadplex dwellings: <ul style="list-style-type: none"> • 6.1 to garage face; • 4.5 to front face of dwelling; • the garage face shall in all cases be set back a minimum of 1.5 metres further than the dwelling front face. b) For townhouses: 4.5 to dwelling face and garage face; front porches may extend into the setback. | | | 1.5 |
| ii. Rear lot line | 4.5 | 4.5 | 4.5 | 3.0 | 4.5 | 1.5 |
| iii. Interior side lot line | 2.0 | 1.5 | 1.5 | 1.5 | 1.5 | 1.2 |
| iv. Interior side lot line for duplexes | | | Use shall be separated only by a common party wall. | | | |
| v. Exterior side lot line | 3.0 | 3.0 | 3.0 | 4.0 | 1.5 | 1.5 |
| g. Minimum setbacks for accessory structures of less than 10m ² (metres) | | | | | | |
| i. Front lot line | 7.5 | 7.5 | 7.5 | 7.5 | 4.5 | n/a |
| ii. Rear lot line | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | n/a |
| iii. Interior side lot line | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | n/a |
| iv. Exterior side lot line | 3.0 | 3.0 | 3.0 | 4.0 | 1.5 | n/a |



- 2.3 Amend Part V Part V Regulations for Each Zone, Section 5.2 Multi-unit Residential Zone District R-7 , Subsection 5.25 Dimensional and Density Standards by type and structure and location, Table entitled Multi-unit Residential Zone Dimensional and Density Standards as follows:
 - 2.3.1 Change the maximum lot coverage from 30 to 50% for multi-unit and accessory buildings greater than 10 m² and for two-unit residential , lodging and boarding house, and accessory buildings greater than 10 m²
 - 2.3.2 Change the maximum height from 10.5 to 11.0 metres for multi-unit and accessory buildings greater than 10 m² and for two-unit residential, lodging and boarding house, and accessory buildings greater than 10 m²
 - 2.3.3 Add a row to the table following item ‘1’ to establish a maximum rear setback of 4.5 metres
- 2.4 Amend Schedule B Parking Spaces, Section 7 Parking Supply Rates, Table B-1 Required On-site Parking Spaces with the following:
 - 2.4.1 In item ‘b’ for multi-unit buildings change the minimum number of parking spaces from 1.5 to one per two bedroom unit
 - 2.4.2 In item ‘b’ delete the reference to townhouse
 - 2.4.3 Add a new item ‘c’ following the current item ‘b’ as follows:
 - Townhouse: two spaces per unit with a requirement for tandem or rear parking; double front garage prohibited

3. FORCE AND EFFECT

That upon adoption of this bylaw, Bylaw No. 1110-2024, the Town of Lake Cowichan Zoning Bylaw No. 1055-2021 shall hereby be amended and take effect.

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

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

PUBLIC HEARING HELD on the ___ day of _____, 2024

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

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

Tim McGonigle
Mayor

Joseph A. Fernandez
Corporate Officer

