

**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:

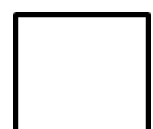
- 2.1.1 Rename the R-3 zone district from R3 Urban Core to R3 Traditional Urban
- 2.1.2 Permit duplex in Urban R2 zone district
- 2.1.3 Permit triplex and quadplex type dwellings in the Traditional Urban R3 zone district
- 2.1.4 Replace all references to four-plex with quadplex
- 2.1.5 Incorporate an 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				✓		

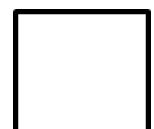


- 2.2 Amend Part V Regulations for Each Zone, Section 5.1 Low and Medium Density Residential Zone Districts, with the following changes to Table Subsection 5.1.6 Low and Medium Density Residential Zone Districts Standards:
 - 2.2.1 Add a row for standards of a duplex with each unit on its own fee simple 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 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
iii. Accessory structure less than 10 m ²	3.5	3.5	3.5	3.5	3.5	3.5



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
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 and townhouses on fee simple lots	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 5.2.5 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 Include the term ‘triplex’ in the column heading 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, triplex, lodging and boarding house, and accessory buildings greater than 10 m² ;
- 2.3.3 Add a row to the table following item ‘(i)’ to establish a minimum 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 ‘b(i)’ 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 22nd day of October, 2024.

READ A SECOND TIME on the 22nd day of October, 2024.

PUBLIC HEARING HELD on the 26th day of November, 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 --th day of -----, 2024.

Tim McGonigle
Mayor

Joseph A. Fernandez
Corporate Officer

