

**TOWN OF LAKE COWICHAN
BYLAW NO. 1115-2024**

A BYLAW TO AMEND SUBDIVISION, WORKS AND SERVICES BYLAW 1082-2022

WHEREAS the Council of the Town of Lake Cowichan deems it expedient to amend Town of Lake Cowichan Subdivision, Works and Services Bylaw No. 1082-2022 to allow for changes with respect subdivision and development of land;

AND WHEREAS the passage of this bylaw meets all the requirements pursuant to the Land Title Act, Strata Property Act, and 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 Subdivision, Works and Services Amendment Bylaw No. 1115-2024.’

2. AMENDMENTS

2.1 Revise the Residential component of the Table in Section 6.1 as follows:

- 2.1.1 Change the minimum lot frontage of the R-3 Traditional Urban zone district from an average of 17 to 12 metres.
- 2.1.2 Add where applicable an average of 6 metres minimum lot frontage when duplex constructed on an Interior Side Lot Line.
- 2.1.3 Add 6 metres minimum frontage for townhouse when constructed on an Interior Side Lot Line.
- 2.1.4 Add 8 metres minimum lot frontage for townhouse on a corner lot.
- 2.1.5 Eliminate minimum lot depth requirements for all residential zones.
- 2.1.6 The consolidated revised Residential component of the Table follows:

Zone District	Minimum Lot Frontage in newly created subdivisions (in metres)	Minimum Lot Depth (in metres)
Residential		
R-1 Suburban	An average of 17	none
R-2 Urban		none
R-3 Traditional Urban	<ul style="list-style-type: none"> • An average of 12 • An average of 6 when duplex constructed on Interior Side Lot Line • 6 for townhouse (R4 Zone only) when constructed on Interior Side Lot Line • 8 for townhouse corner lot 	none
R-4 Medium Density		none
R-5 Single Detached and Duplex		none
R-6 Small House	An average of 11	none
R-7 Multi-unit	<ul style="list-style-type: none"> • An average of 18 • An average of 6 when duplex constructed on Interior Side Lot Line • 6 for townhouse when constructed on Interior Side Lot Line • 8 for townhouse corner lot 	none



3. FORCE AND EFFECT

That upon adoption of this bylaw, Bylaw No. 1115-2024, the Town of Lake Cowichan Subdivision, Works and Services Bylaw No. 1082-2022 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.

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

