



TOWN OF LAKE COWICHAN

BYLAW NO. 1126 – 2025

ZONING AMENDMENT

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**TOWN OF LAKE COWICHAN
BYLAW NO. 1124-2025**

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. 1125-2025.

2. AMENDMENT

Amend section 5.1.6 Standards by

a) removing Table A

Table A

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			
d. Triplex and quadplex			780 or corner lot	780 or corner lot		
e. Townhouse units with individual fee simple lots				200		
f. Maximum number of storeys	3	3	3	3	3	1 1/2
g. 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	40	50	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

b) Replacing it with Table B:

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						
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	
iv. Triplex and quadplex			780 or corner lot	780 or corner lot		
v. Townhouse units with individual fee simple lots				200		
b. Maximum number of storeys						
	3	3	3	3	3	1 1/2
c. 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
d. Maximum lot coverage (%)						

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
	30	40	50	50	50	60; 50 when a secondary suite is present for R-6 Small House Zone
e. Minimum setbacks for principal and accessory buildings or structures (metres)						
i Front lot line	7.5	7.5	<p>a) For single detached, duplex, triplex, and quadplex dwellings: i) 6.1 m ii) despite section i) above, the front face of the dwelling may extend into the front setback 1.5 m</p> <p>b) For townhomes: 4.5 m to dwelling front face and garage front face AND front porches may extend into the setback</p>		<p>For single detached and duplex dwellings:</p> <p>a) 6.0 m to garage face; b) 4.5 m to front face of dwelling; c) the garage face shall in all cases be setback a minimum of 1.5 m further than the dwelling front face</p>	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
f. Duplex special provisions						
Front face differential setbacks			The front faces of individual units shall be setback from each other by a minimum of 1.5 metres			
g. Minimum setbacks for accessory structures of less than 10m ² (metres)						

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. 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

3. **FORCE AND EFFECT**

That upon adoption of this bylaw, Bylaw No. 1124-2025, the Town of Lake Cowichan Zoning Bylaw No. 1055-2021 shall hereby be amended and take effect.

READ A FIRST TIME on the 27th day of January, 2026.

READ A SECOND TIME on the 27th day of January, 2026.

READ A THIRD TIME on the 27th day of January, 2026.

PUBLIC HEARING not required pursuant to sections 464(2) and 467 of the *Local Government Act*.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the ___ day of _____, 2026.

Tim McGonigle
Mayor

John Thomas
Corporate Officer