Town of Lake Cowichan

Housing Needs Report Supplementary Analysis

November 2025

Produced by: MOUNT ARROWSMITH BIOSPHERE REGION Research Institute

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1. Introduction

In 2024 the Town of Lake Cowichan conducted an Interim Housing Needs Report (HNR) which projected a twenty-year projected housing need of 777 dwelling units. This supplementary analysis is being conducted to identify available land with potential to be used to house the needed dwelling units and to determine if the Town has sufficient eligible pre-zoned land to accommodate these housing needs.

The HNR is part of a process introduced by the Province of British Columbia which began with requiring all regional districts and municipalities in British Columbia (BC) to conduct HNRs by January 1, 2025. Following the completion of the HNR, by December 31, 2025, all municipalities are required to confirm if there is adequate land available within their jurisdictions to meet the twenty-year projected housing needs for their region.

This analysis has determined the Town has sufficient lands to meet the local projections, achievable with a variation of housing types across multiple zoning categories. Considerations were given to accommodating watercourse and wetland riparian setbacks, identifying areas of steep slopes, and determining areas of floodplain overlap on developable land.

2. Eligible Pre-Zoned Lands

Eligible zoning to be included in the analysis was determined based on available pre-zoned lands allowing housing developments. These zones range from commercial areas allowing multi-unit housing above or behind commercial uses, to varying residentially zoned lands allowing for single family, duplex, or larger multi-home developments, to areas zoned exclusively for tiny homes. The full list of areas included in the analysis is displayed in Table 1A and Table 1B below, alongside the respective housing types allowed and the minimum lot and density sizes if available, and lastly the total area in square metres extracted for the analysis. For comparison, Table 1A shows all eligible pre-zoned lands regardless of if the land is developed and Table 1B shows all eligible pre-zoned lands excluding existing developed and built areas. During this process if any areas of eligible pre-zoned lands were smaller than the minimum lot size or density required for the respective zoning type it was removed from the study area and not included in further analysis steps.

Table 1A: Eligible Pre-Zoned Areas

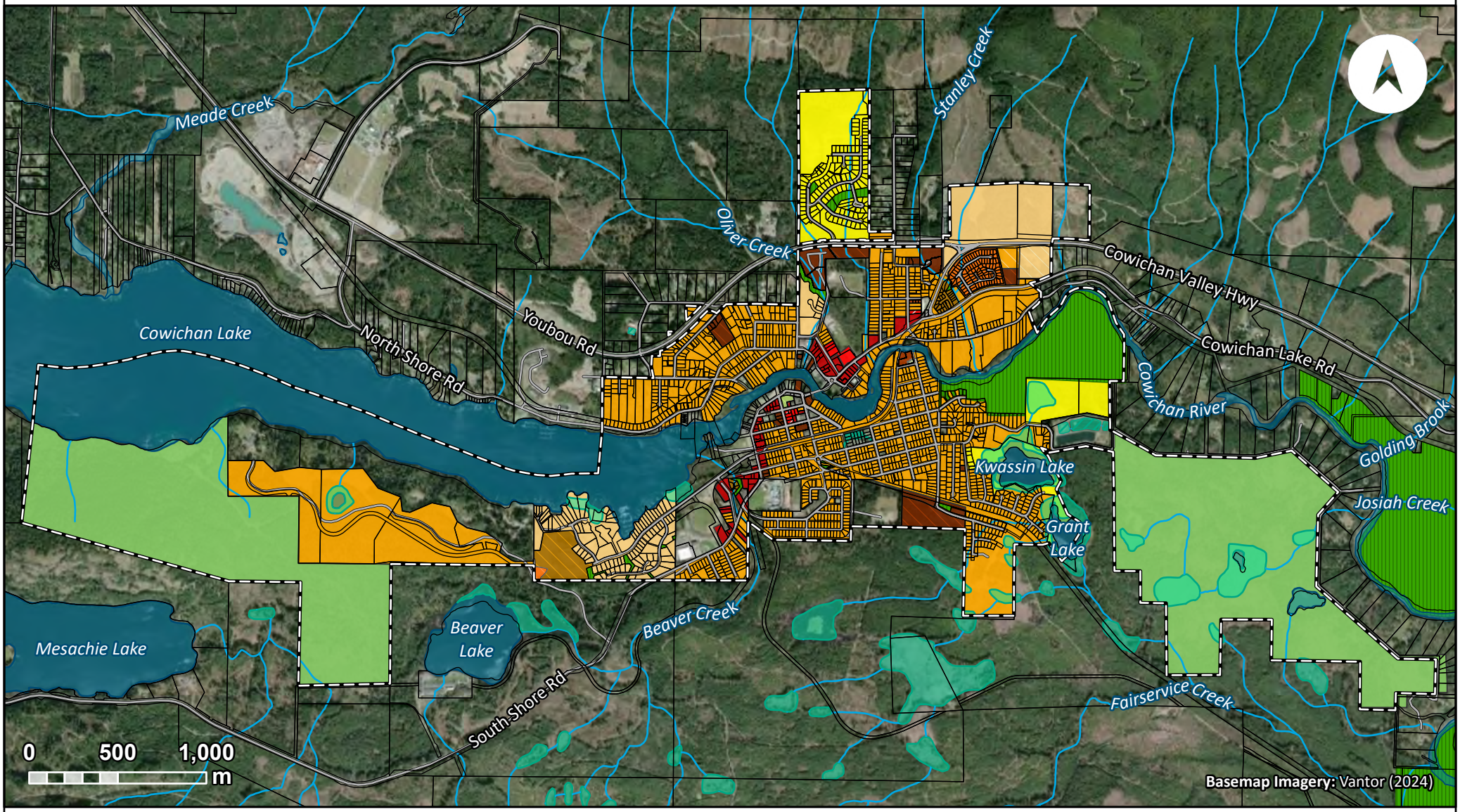
Full Zoning Name	Zoning Name	Housing Typology	Min Lot Size/Density	Area (m^2)
General Commercial	C-1	Mult-unit Housing Above or Behind Commercial	Case by Case	112,970
Mixed Use Commercial	C-1-A	Mult-unit Housing Above or Behind Commercial	Case by Case	12,743
Limited Commercial and Residential	C-1-B	Mult-unit Housing Above or Behind Commercial	Case by Case	7,312
Comprehensive Development	CD-1	Holding Zone	N/A	2,695,147
Tiny House Comprehensive Development Zone	CD-2	Tiny House	183 m^2	1,157
Public Use and Rental Housing Comprehensive Development Zone (Rental Only)	CD-3-R	N/A	N/A	5,474
Suburban	R-1	Single Family	600 m^2	521,035
Urban	R-2	Single Family Duplex	600 m^2 780 m^2	523,476
Urban (Rental Only)	R-2-R			34,191
Traditional Urban	R-3	Single Family Duplex/Triplex/Quadplex	600 m^2 780 m^2 or Corner Lot	2,557,289
Traditional Urban (Rental Only)	R-3-R			15,783
Medium Density	R-4	Single Family Duplex/Triplex/Quadplex	500 m^2 780 m^2 or Corner Lot	60,640
Medium Density (Rental Only)	R-4-R			5,198
Single Detached and Duplex	R-5	Single Family Duplex	350 m^2 600 m^2	18,107
Single Detached and Duplex (Bed and Breakfast Permitted as Accessory Use)	R-5-B	N/A	N/A	64,846
Small House	R-6	Single Family	275 m^2	7,829
Multi-unit	R-7	Duplex/Multi-Unit	100 units/ha	81,054
Multi-unit (Rental Only)	R-7-R			92,877

Table 1B: Eligible Pre-Zoned Areas Excluding Existing Built Areas

Full Zoning Name	Zoning Name	Housing Typology	Min Lot Size/Density	Area (m^2)
General Commercial	C-1	Mult-unit Housing Above or Behind Commercial	Case by Case	839
Mixed Use Commercial	C-1-A	Mult-unit Housing Above or Behind Commercial	Case by Case	-
Limited Commercial and Residential	C-1-B	Mult-unit Housing Above or Behind Commercial	Case by Case	-
Comprehensive Development	CD-1	Holding Zone	N/A	2,618,383
Tiny House Comprehensive Development Zone	CD-2	Tiny House	183 m^2	-
Public Use and Rental Housing Comprehensive Development Zone (Rental Only)	CD-3-R	N/A	N/A	-
Suburban	R-1	Single Family	600 m^2	323,984
Urban	R-2	Single Family Duplex	600 m^2 780 m^2	59,801
Urban (Rental Only)	R-2-R			-
Traditional Urban	R-3	Single Family Duplex/Triplex/Quadplex	600 m^2 780 m^2 or Corner Lot	618,469
Traditional Urban (Rental Only)	R-3-R			12,919
Medium Density	R-4	Single Family Duplex/Triplex/Quadplex	500 m^2 780 m^2 or Corner Lot	-
Medium Density (Rental Only)	R-4-R			-
Single Detached and Duplex	R-5	Single Family Duplex	350 m^2 600 m^2	-
Single Detached and Duplex (Bed and Breakfast Permitted as Accessory Use)	R-5-B	N/A	N/A	-
Small House	R-6	Single Family	275 m^2	-
Multi-unit	R-7	Duplex/Multi-Unit	100 units/ha	6,674
Multi-unit (Rental Only)	R-7-R			62,505

Figure 1A. Town of Lake Cowichan Housing Needs Report Analysis: Map of Eligible Pre-Zoned Lands

Eligible Pre-Zoned Lands



Features

- Road
- Parcel
- Town of Lake Cowichan
- Park

Water Features

- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Eligible Pre-Zoned Lands

- C-1
- C-1-A
- C-1-B
- CD-1
- CD-2
- CD-3-R
- R-1
- R-2
- R-2-R
- R-3
- R-3-R
- R-4
- R-4-R
- R-5
- R-5-B
- R-6
- R-7
- R-7-R

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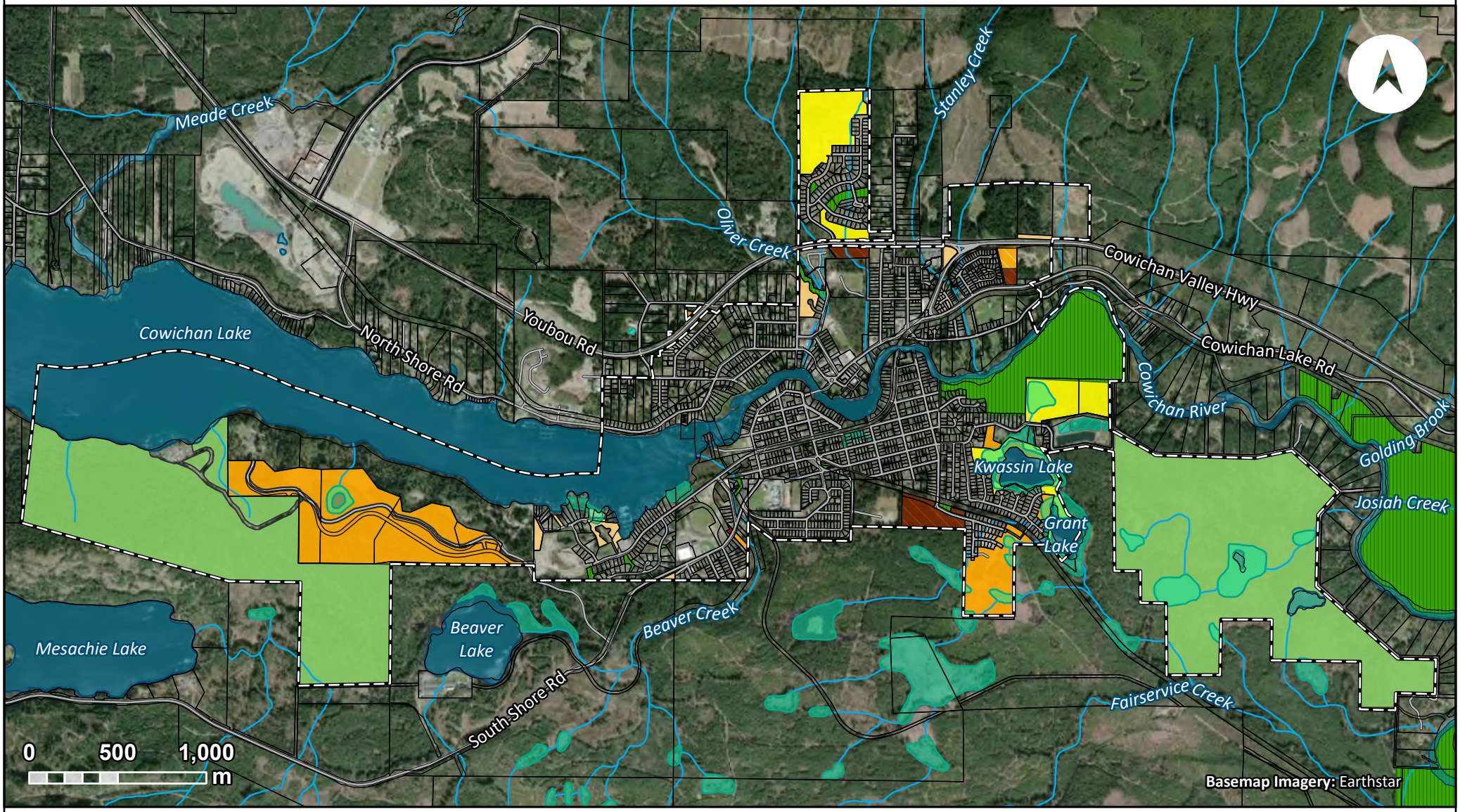
Figure 1B. Town of Lake Cowichan Housing Needs Report Analysis: Map of Eligible Pre-Zoned Lands Excluding Existing Built Areas

Eligible Pre-Zoned Lands Excluding Existing Built Areas



Features

- Road
- Parcel
- Town of Lake Cowichan
- Park

Water Features

- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Eligible Pre-Zoned Lands

- C-1
- CD-1
- R-1
- R-2
- R-3
- R-3-R
- R-7
- R-7-R

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3. Riparian Setbacks

To identify areas of developable land, the original eligible pre-zoned lands were run through an initial riparian setback analysis. This analysis consisted of two scenarios, where scenario one identified and removed areas within a 15-metre setback of riparian areas from the eligible land selection, and scenario two identified and removed areas within a 30-metre setback of riparian areas. Riparian areas included in the study were watercourses and waterbodies such as streams, lakes, and wetlands. For each of the two scenarios the remaining land after the removal of areas overlapping with the riparian setbacks is provided in Table 2A below. A secondary version of the analysis is provided in Table 2B where the two scenarios are instead applied to eligible pre-zoned lands excluding existing built areas.

Additionally, during this stage of the analysis if any resulting areas of land were below the minimum required lot size or density for a specific zoning type it was removed from the analysis results and not included in further analysis steps. These areas were identified by separating any undersized eligible zoned areas that were separated during the removal of the overlapping riparian setback areas.

Table 2A: Remaining Eligible Pre-Zoned Lands After Removal of Riparian Setback Areas

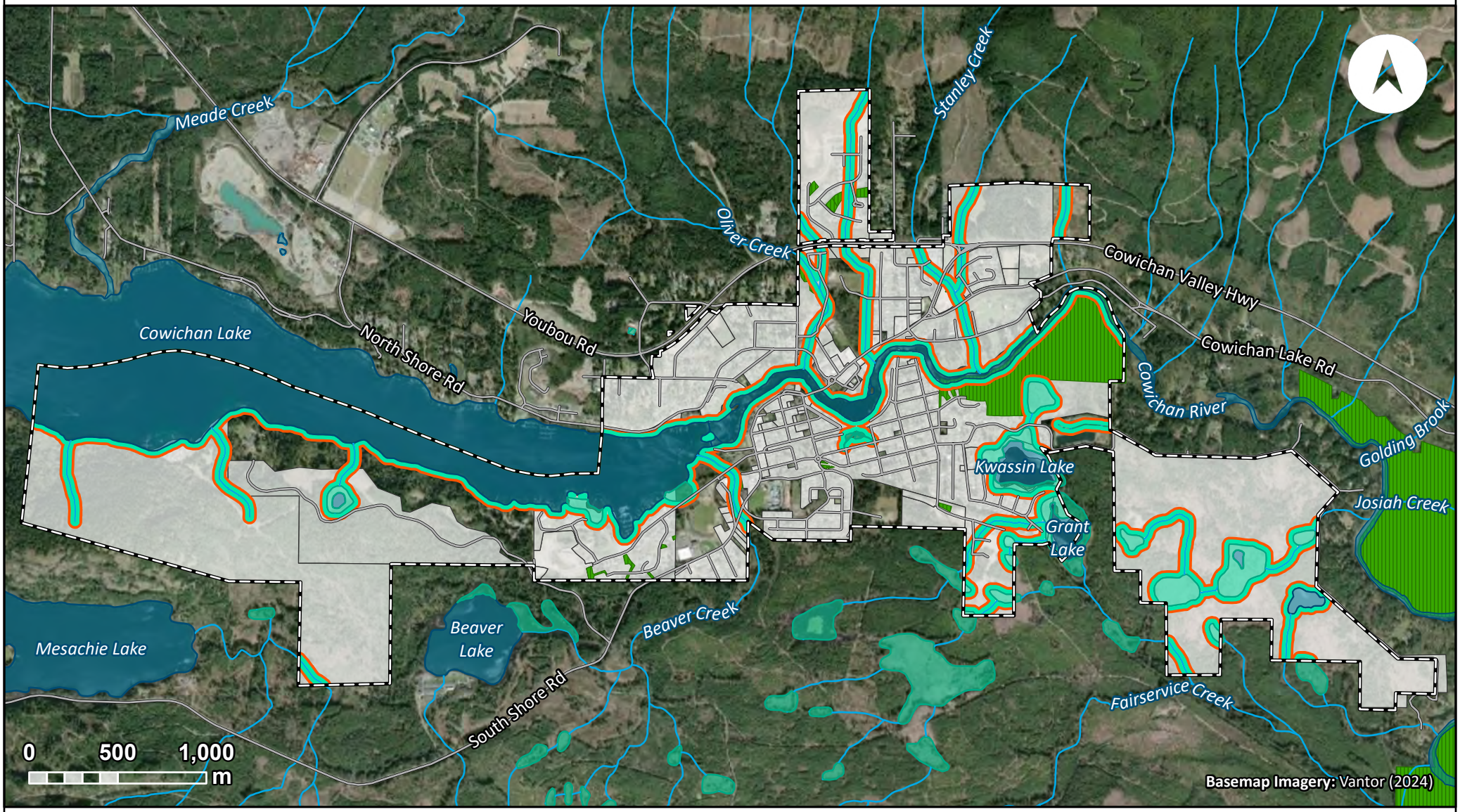
Zoning Name	Scenario 1: Remaining Area After Removal of 15m Riparian Setback Area (m^2)	Scenario 2: Remaining Area After Removal of 30m Riparian Setback Area (m^2)
C-1	112,063	106,681
C-1-A	12,743	12,743
C-1-B	7,312	7,312
CD-1	2,416,079	2,267,505
CD-2	1,157	1,157
CD-3-R	5,474	5,474
R-1	398,305	355,437
R-2	470,561	431,031
R-2-R	34,191	34,191
R-3	2,385,589	2,240,524
R-3-R	15,757	15,470
R-4	54,689	48,286
R-4-R	5,198	5,198
R-5	13,808	10,392
R-5-B	64,846	64,846
R-6	6,951	5,722
R-7	63,974	50,148
R-7-R	90,211	86,180

Table 2B: Remaining Eligible Pre-Zoned Lands After Removal of Riparian Setback Areas Excluding Existing Built Areas

Zoning Name	Scenario 1: Remaining Area After Removal of 15m Riparian Setback Area (m^2)	Scenario 2: Remaining Area After Removal of 30m Riparian Setback Area (m^2)
C-1	839	839
C-1-A	-	-
C-1-B	-	-
CD-1	2,344,699	2,200,365
CD-2	-	-
CD-3-R	-	-
R-1	223,047	202,305
R-2	51,975	48,606
R-2-R	-	-
R-3	538,126	501,758
R-3-R	12,919	12,919
R-4	-	-
R-4-R	-	-
R-5	-	-
R-5-B	-	-
R-6	-	-
R-7	6,674	6,674
R-7-R	60,048	57,617

Figure 2A. Town of Lake Cowichan Housing Needs Report Analysis: Map of Riparian Setbacks

Riparian Setbacks



Features

- Road
- Town of Lake Cowichan
- Eligible Pre-Zoned Lands
- Park

Water Features

- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Riparian Setbacks

- Scenario 1: 15m Setback Boundary
- Scenario 2: 30m Setback Boundary

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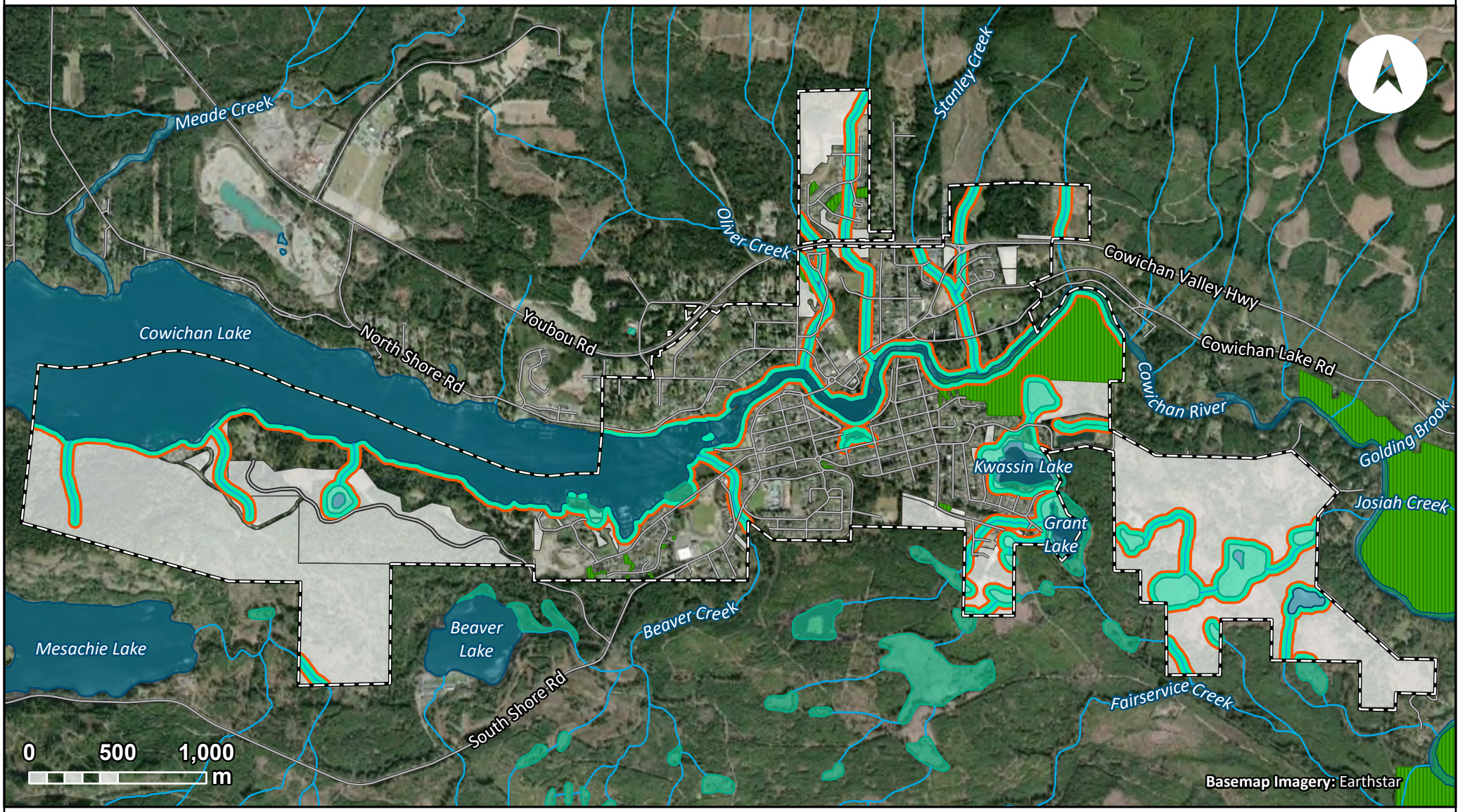
Figure 2B. Town of Lake Cowichan Housing Needs Report Analysis: Map of Riparian Setbacks Excluding Existing Built Areas

Riparian Setbacks Excluding Existing Built Areas



Features

- Road
- Town of Lake Cowichan
- Eligible Pre-Zoned Lands
- Park

Water Features

- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Riparian Setbacks

- Scenario 1: 15m Setback Boundary
- Scenario 2: 30m Setback Boundary

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4. Steep Slopes

The next step in the analysis was to identify areas with steep slopes that introduce potential barriers, restrictions, or increased costs when developing land. Areas of steep slopes were identified in two categories, one with land with grades over 10 percent and a second category with land with grades over 25 percent. These areas of steep slope can impact the building of roads, utility lines, and structures, so considerations are required when planning development in these areas. Two versions of the analysis were conducted, with Table 3A showing all eligible pre-zoned lands overlapping steep slopes and Table 3B showing eligible pre-zoned lands excluding existing built areas overlapping steep slopes.

Table 3A: Eligible Pre-Zoned Lands Overlapping Steep Slopes

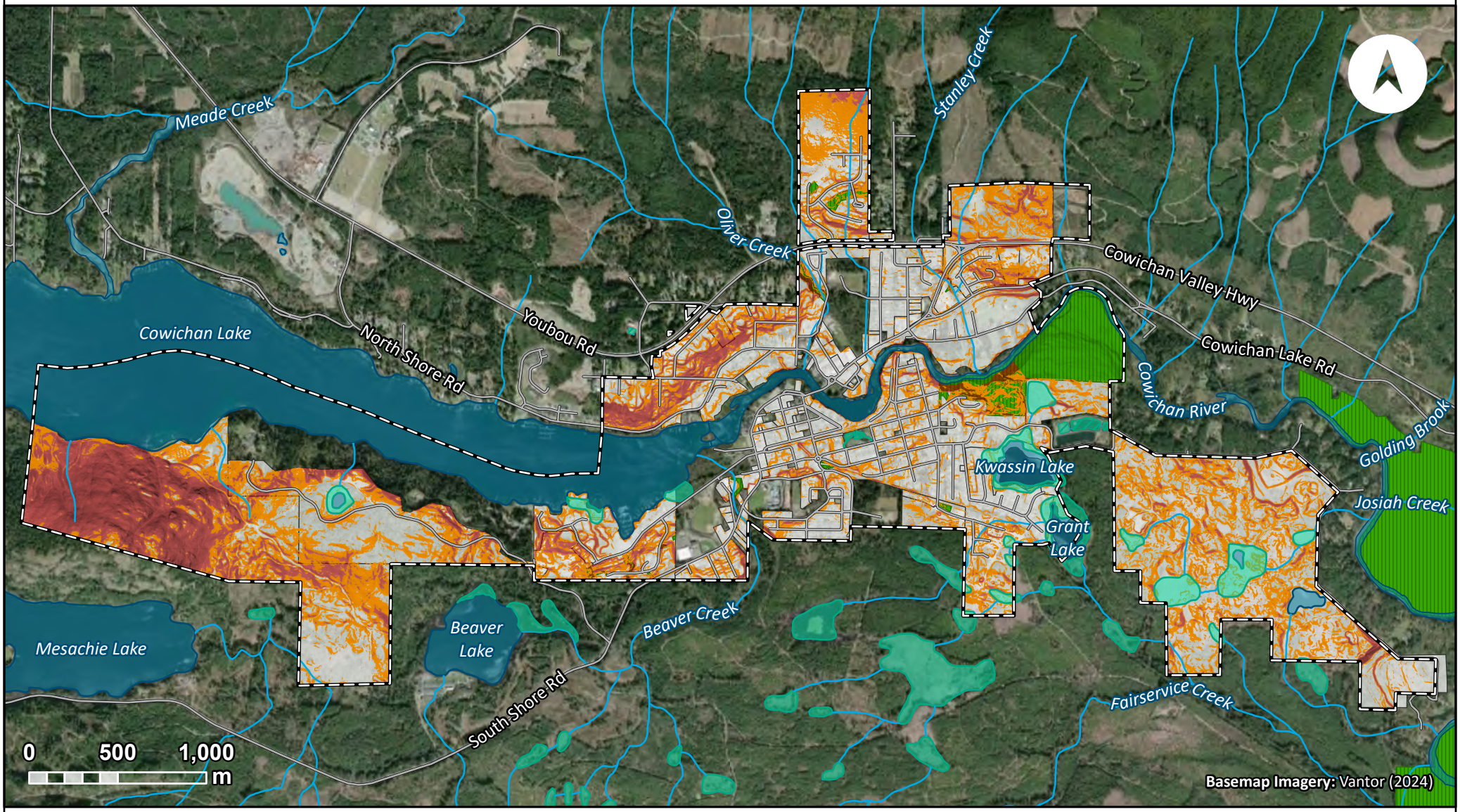
Zoning Name	10% Grade Area (m^2)	25% Grade Area (m^2)
C-1	8,704	1,189
C-1-A	2,518	275
C-1-B	365	-
CD-1	889,672	733,535
CD-2	-	-
CD-3-R	-	-
R-1	210,504	37,738
R-2	210,396	78,987
R-2-R	14,074	3,255
R-3	680,193	275,277
R-3-R	5,798	1,109
R-4	23,356	8,896
R-4-R	2,099	145
R-5	2,667	454
R-5-B	29,089	16,062
R-6	986	165
R-7	14,056	3,866
R-7-R	31,903	8,746
Total	**2,126,380**	**1,169,700**

Table 3B: Eligible Pre-Zoned Lands Overlapping Steep Slopes Excluding Existing Built Areas

Zoning Name	10% Grade Area (m^2)	25% Grade Area (m^2)
C-1	16	-
C-1-A	-	-
C-1-B	-	-
CD-1	866,358	725,794
CD-2	-	-
CD-3-R	-	-
R-1	133,955	25,437
R-2	18,164	11,480
R-2-R	-	-
R-3	236,981	75,551
R-3-R	4,964	1,109
R-4	-	-
R-4-R	-	-
R-5	-	-
R-5-B	-	-
R-6	-	-
R-7	1,487	2
R-7-R	22,422	2,596
Total	**1,284,347**	**841,969**

Figure 3A. Town of Lake Cowichan Housing Needs Report Analysis: Map of Steep Slopes

Steep Slopes



Features

- Road
- Town of Lake Cowichan
- Eligible Pre-Zoned Lands
- Park

Water Features

- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Steep Slopes

Percent Slope (Grade)

- 10% to 25%
- 25% and Greater

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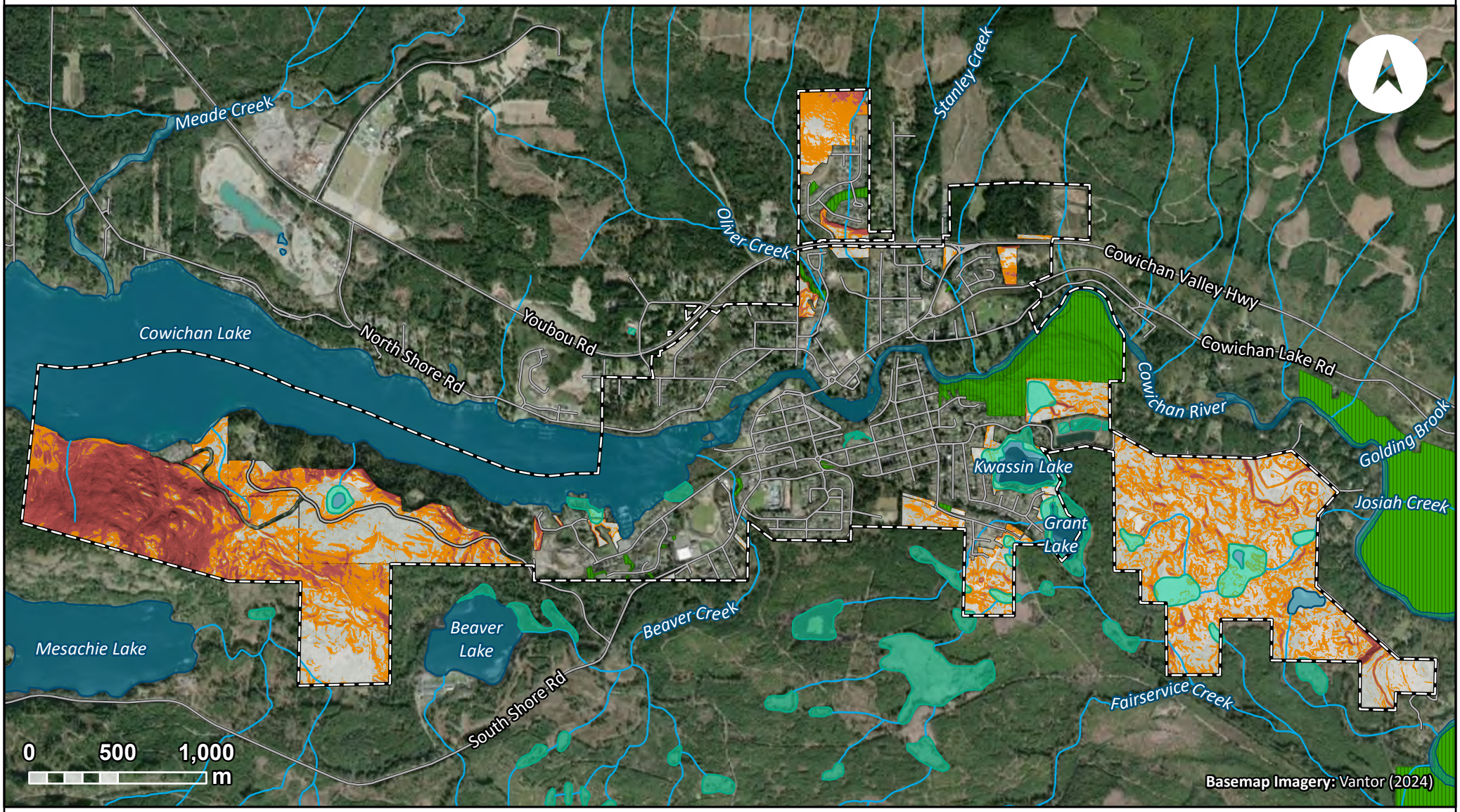
Figure 3B. Town of Lake Cowichan Housing Needs Report Analysis: Map of Steep Slopes Excluding Existing Built Areas

Steep Slopes Excluding Existing Built Areas



Features

- Road
- Town of Lake Cowichan
- Eligible Pre-Zoned Lands
- Park

Water Features

- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Steep Slopes

Percent Slope (Grade)

- 10% to 25%
- 25% and Greater

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5. Floodplain

Like steep slopes, areas of floodplain also need to be identified to be aware of potential hazardous lands that require preventative measures to open the land to possible development. Areas where floodplain overlapped developable land was identified to highlight where measures could be taken to allow for increased developable land area. The primary area of floodplain is located around Lake Cowichan and the Cowichan River where pre-existing structures are located such as around the downtown core. Two versions of the analysis were conducted, with Table 4A showing all eligible pre-zoned lands overlapping floodplains and Table 4B showing eligible pre-zoned lands excluding existing built areas overlapping floodplains.

Table 4A: Eligible Pre-Zoned Lands Overlapping Floodplains

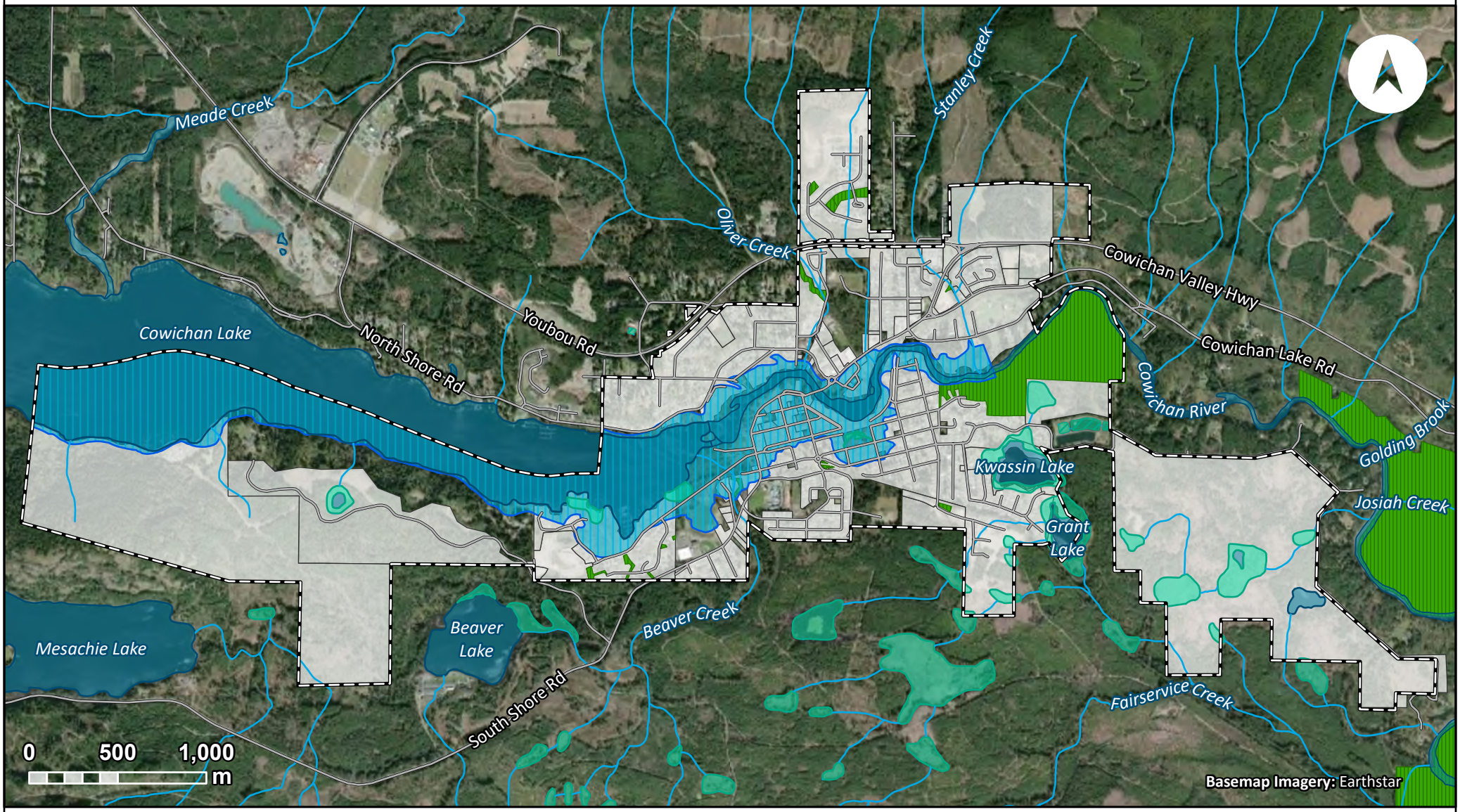
Zoning Name	Floodplain Area (m^2)
C-1	52,279
C-1-B	5,798
CD-1	34,797
CD-2	1,157
CD-3-R	5,474
R-2	115,752
R-3	248,215
R-4-R	793
R-5	3,329
R-5-B	20
R-6	5,872
R-7	9,310
R-7-R	9,454
Total	**492,249**

Table 4B: Eligible Pre-Zoned Lands Overlapping Floodplains Excluding Existing Built Areas

Zoning Name	Floodplain Area (m^2)
C-1	-
C-1-B	-
CD-1	30,500
CD-2	-
CD-3-R	-
R-2	20,403
R-3	-
R-4-R	-
R-5	-
R-5-B	-
R-6	-
R-7	-
R-7-R	-
Total	**50,903**

Figure 4A. Town of Lake Cowichan Housing Needs Report Analysis: Floodplain Map

Floodplain



Features

- Road
- Town of Lake Cowichan
- Eligible Pre-Zoned Lands
- Park

Water Features

- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Floodplain

- 200 Year Floodplain

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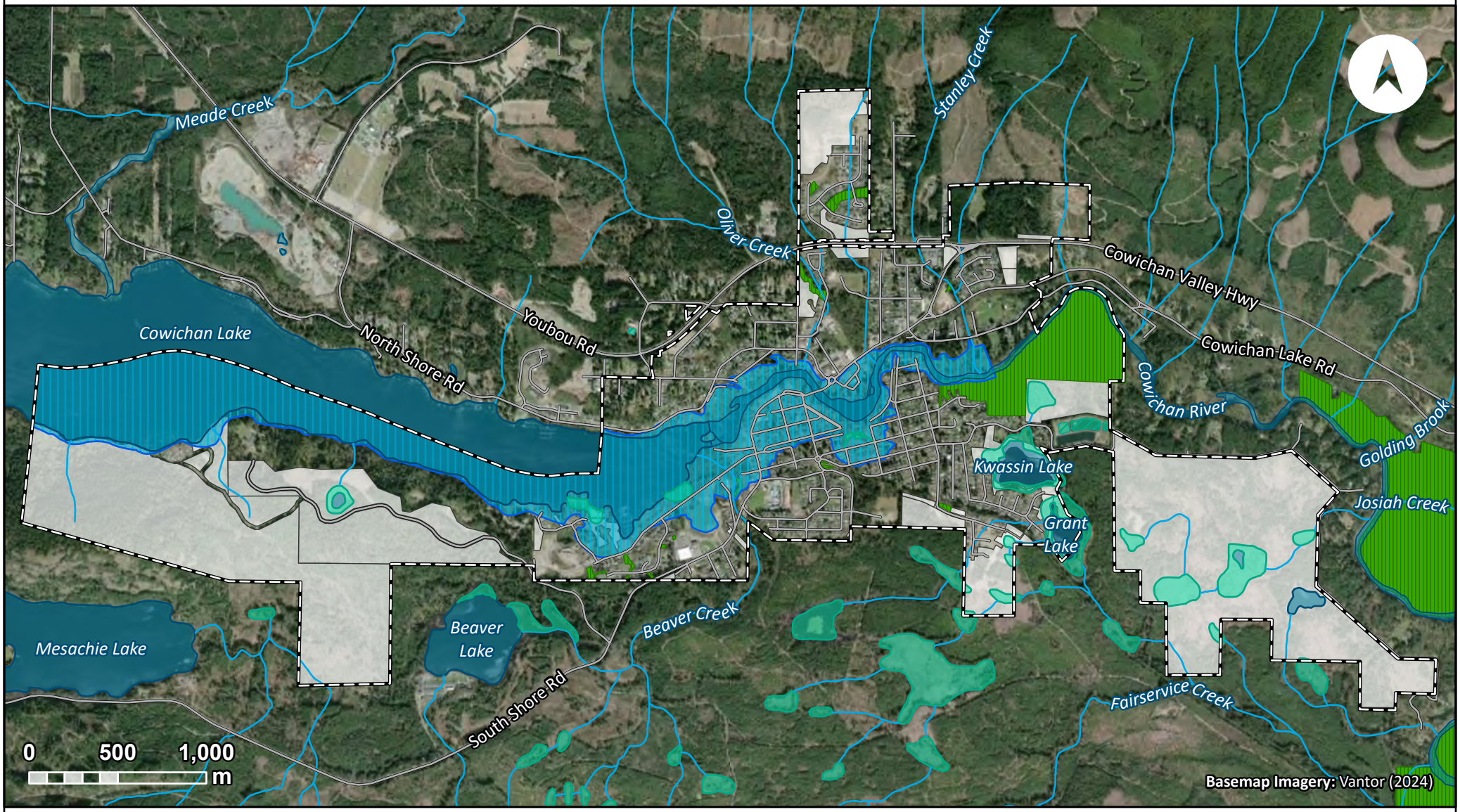
Figure 4B. Town of Lake Cowichan Housing Needs Report Analysis: Floodplain Map Excluding Existing Built Areas

Floodplain Excluding Existing Built Areas



Features

- Road
- Town of Lake Cowichan
- Eligible Pre-Zoned Lands
- Park

Water Features

- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Floodplain

- 200 Year Floodplain

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6. Results

After combining each of the analyses the available pre-zoned developable land accessible for future housing development was divided into how many lots would fit within each eligible pre-zoned area. These areas were identified by first selecting the pre-zoned eligible areas, subtracting riparian setbacks of either 15-metres or 30-metres from the available areas where pre-zoned eligible lands overlapped riparian setbacks, and then were compared with areas of steep slopes and floodplain hazards to identify remaining areas requiring further considerations.

To summarize results both the minimum and maximum amount of lots per pre-zoned lands were separated into two tables with two different versions. Version one of the tables in Table 5A and Table 6A display results for all eligible pre-zoned lands, while version two of the tables in Table 5B and Table 6B display the results of eligible pre-zoned lands excluding existing built areas. All tables show three scenarios. Scenario 1 shows how many lots can be allocated to the original eligible pre-zoned lands prior to removal of overlapping riparian setback areas. Scenario 2 shows how many lots can be allocated based on the removal of overlapping 15-metre-wide riparian setback areas. Finally, scenario 3 shows how many lots can be allocated based on the removal of overlapping 30-metre-wide riparian setback areas. For each table the total lot count assumes that all remaining area within the eligible pre-zoned land can be used for development. In the tables below, Table 5A and Table 5B show the minimum number of lots per eligible pre-zoned lands, and Table 6A and Table 6B show the maximum number of lots per eligible pre-zoned lands.

When examining all eligible pre-zoned lands, the minimum lot counts ranged from 5,557 lots to 6,771 lots. Maximum lot counts for all eligible pre-zoned lands ranged from 6,655 to 8,044 lots. In comparison, for eligible pre-zoned lands excluding existing built areas the minimum lot counts ranged from 1,702 to 2,118 lots. Maximum lots for eligible pre-zoned lands excluding existing built areas ranged from 1,919 to 2,384 lots. Minimum ranges were calculated using the largest lot size or density requirement listed for each pre-zoned area. Likewise, maximum ranges were calculated using the smallest lot size or density requirement listed for each pre-zoned area. Eligible pre-zoned lands without listed minimum requirements were left blank as each lot requires review on a case-by-case basis but shows the potential for additional development. Final lot numbers will be dependent on reviewing individual parcels for development suitability on a site scale, but results show the Town of Lake Cowichan has enough available land to meet the projected need of 777 dwelling units identified in the 2024 Interim HNR. The projected dwelling unit goal would be achievable through a mixture of different housing types across varying pre-zoned eligible lands based on community needs and site-specific suitability analysis.

Table 5A: Minimum Lots per Eligible Pre-Zoned Lands Scenarios

		Scenario 1: Lots per Original Areas (m²)		Scenario 2: Lots per 15m Riparian Setback Removal (m²)		Scenario 3: Lots per 30m Riparian Setback Removal (m²)	
Zoning Name	Min Lot Size/Density	Area (m²)	Lot Count	Area (m²)	Lot Count	Area (m²)	Lot Count
C-1	Case by Case	112,970	*	112,063	*	106,681	*
C-1-A	Case by Case	12,743	*	12,743	*	12,743	*
C-1-B	Case by Case	7,312	*	7,312	*	7,312	*
CD-1	N/A	2,695,147	*	2,416,079	*	2,267,505	*
CD-2	183 m²	1,157	6	1,157	6	1,157	6
CD-3-R	N/A	5,474	*	5,474	*	5,474	*
R-1	600 m²	521,035	868	398,305	664	355,437	592
R-2	600 m² 780 m²	523,476	671	470,561	603	431,031	553
R-2-R		34,191	44	34,191	44	34,191	44
R-3	600 m² 780 m² or Corner Lot	2,557,289	3,279	2,385,589	3,058	2,240,524	2,872
R-3-R		15,783	20	15,757	20	15,470	20
R-4	500 m² 780 m² or Corner Lot	60,640	78	54,689	70	48,286	62
R-4-R		5,198	7	5,198	7	5,198	7
R-5	350 m² 600 m²	18,107	30	13,808	23	10,392	17
R-5-B	N/A	64,846	*	64,846	*	64,846	*
R-6	275 m²	7,829	28	6,951	25	5,722	21
R-7	100 units/ha	81,054	811	63,974	640	50,148	501
R-7-R		92,877	929	90,211	902	86,180	862
	Total	**6,817,127**	**6,771**	**6,158,909**	**6,063**	**5,748,298**	**5,557**

Table 6A: Maximum Lots per Eligible Pre-Zoned Lands Scenarios

		Scenario 1: Lots per Original Areas (m²)		Scenario 2: Lots per 15m Riparian Setback Removal (m²)		Scenario 3: Lots per 30m Riparian Setback Removal (m²)	
Zoning Name	Min Lot Size/Density	Area (m²)	Lot Count	Area (m²)	Lot Count	Area (m²)	Lot Count
C-1	Case by Case	112,970	*	112,063	*	106,681	*
C-1-A	Case by Case	12,743	*	12,743	*	12,743	*
C-1-B	Case by Case	7,312	*	7,312	*	7,312	*
CD-1	N/A	2,695,147	*	2,416,079	*	2,267,505	*
CD-2	183 m²	1,157	6	1,157	6	1,157	6
CD-3-R	N/A	5,474	*	5,474	*	5,474	*
R-1	600 m²	521,035	868	398,305	664	355,437	592
R-2	600 m² 780 m²	523,476	872	470,561	784	431,031	718
R-2-R		34,191	57	34,191	57	34,191	57
R-3	600 m² 780 m² or Corner Lot	2,557,289	4,262	2,385,589	3,976	2,240,524	3,734
R-3-R		15,783	26	15,757	26	15,470	26
R-4	500 m² 780 m² or Corner Lot	60,640	121	54,689	109	48,286	97
R-4-R		5,198	10	5,198	10	5,198	10
R-5	350 m² 600 m²	18,107	52	13,808	39	10,392	30
R-5-B	N/A	64,846	*	64,846	*	64,846	*
R-6	275 m²	7,829	28	6,951	25	5,722	21
R-7	100 units/ha	81,054	811	63,974	640	50,148	501
R-7-R		92,877	929	90,211	902	86,180	862
	Total	**6,817,127**	**8,044**	**6,158,909**	**7,240**	**5,748,298**	**6,655**

Table 5B: Minimum Lots per Eligible Pre-Zoned Lands Scenarios Excluding Existing Built Areas

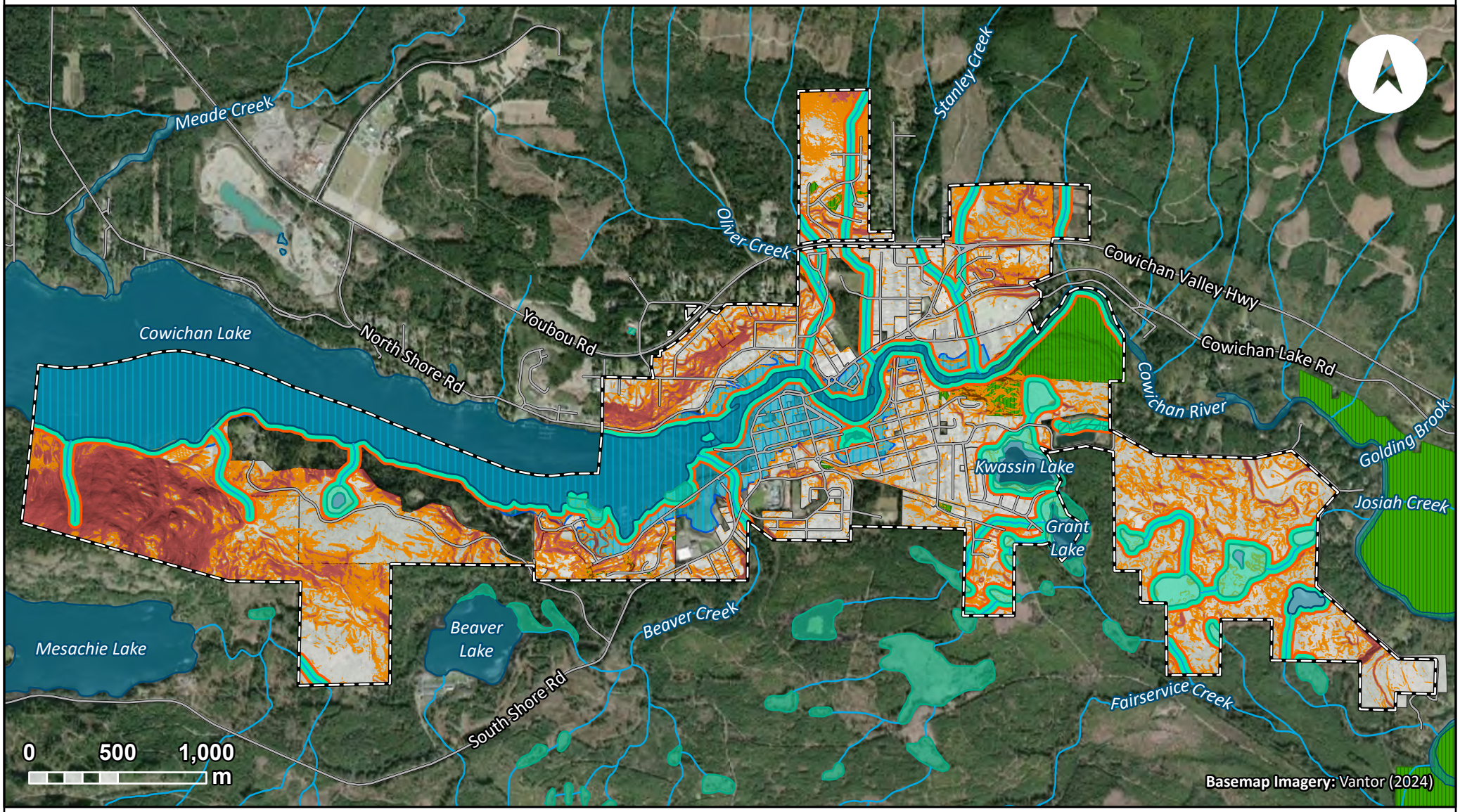
		Scenario 1: Lots per Original Areas (m²)		Scenario 2: Lots per 15m Riparian Setback Removal (m²)		Scenario 3: Lots per 30m Riparian Setback Removal (m²)	
Zoning Name	Min Lot Size/Density	Area (m²)	Lot Count	Area (m²)	Lot Count	Area (m²)	Lot Count
C-1	Case by Case	839	*	839	*	839	*
C-1-A	Case by Case	-	*	-	*	-	*
C-1-B	Case by Case	-	*	-	*	-	*
CD-1	N/A	2,618,383	*	2,344,699	*	2,200,365	*
CD-2	183 m²	-	-	-	-	-	-
CD-3-R	N/A	-	*	-	*	-	*
R-1	600 m²	323,984	540	223,047	372	202,305	337
R-2	600 m² 780 m²	59,801	77	51,975	67	48,606	62
R-2-R		-	-	-	-	-	-
R-3	600 m² 780 m² or Corner Lot	618,469	793	538,126	690	501,758	643
R-3-R		12,919	17	12,919	17	12,919	17
R-4	500 m² 780 m² or Corner Lot	-	-	-	-	-	-
R-4-R		-	-	-	-	-	-
R-5	350 m² 600 m²	-	-	-	-	-	-
R-5-B	N/A	-	*	-	*	-	*
R-6	275 m²	-	-	-	-	-	-
R-7	100 units/ha	6,674	67	6,674	67	6,674	67
R-7-R		62,505	625	60,048	600	57,617	576
	Total	**3,703,573**	**2,118**	**3,238,329**	**1,812**	**3,031,083**	**1,702**

Table 6B: Maximum Lots per Eligible Pre-Zoned Lands Scenarios Excluding Existing Built Areas

		Scenario 1: Lots per Original Areas (m²)		Scenario 2: Lots per 15m Riparian Setback Removal (m²)		Scenario 3: Lots per 30m Riparian Setback Removal (m²)	
Zoning Name	**Min Lot Size/Density**	**Area (m²)**	**Lot Count**	**Area (m²)**	**Lot Count**	**Area (m²)**	**Lot Count**
C-1	Case by Case	839	*	839	*	839	*
C-1-A	Case by Case	-	*	-	*	-	*
C-1-B	Case by Case	-	*	-	*	-	*
CD-1	N/A	2,618,383	*	2,344,699	*	2,200,365	*
CD-2	183 m²	-	-	-	-	-	-
CD-3-R	N/A	-	*	-	*	-	*
R-1	600 m²	323,984	540	223,047	372	202,305	337
R-2	600 m² 780 m²	59,801	100	51,975	87	48,606	81
R-2-R		-	-	-	-	-	-
R-3	600 m² 780 m² or Corner Lot	618,469	1,031	538,126	897	501,758	836
R-3-R		12,919	22	12,919	22	12,919	22
R-4	500 m² 780 m² or Corner Lot	-	-	-	-	-	-
R-4-R		-	-	-	-	-	-
R-5	350 m² 600 m²	-	-	-	-	-	-
R-5-B	N/A	-	*	-	*	-	*
R-6	275 m²	-	-	-	-	-	-
R-7	100 units/ha	6,674	67	6,674	67	6,674	67
R-7-R		62,505	625	60,048	600	57,617	576
	Total	**3,703,573**	**2,384**	**3,238,329**	**2,044**	**3,031,083**	**1,919**

Figure 5A. Town of Lake Cowichan Housing Needs Report Analysis: Map of Final Eligible Pre-Zoned Lands

Final Eligible Pre-Zoned Lands



Features
- Road
- Town of Lake Cowichan
- Eligible Pre-Zoned Lands
- Park

Water Features
- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Riparian Setbacks
- Scenario 1: 15m Setback Boundary
- Scenario 2: 30m Setback Boundary

Steep Slopes

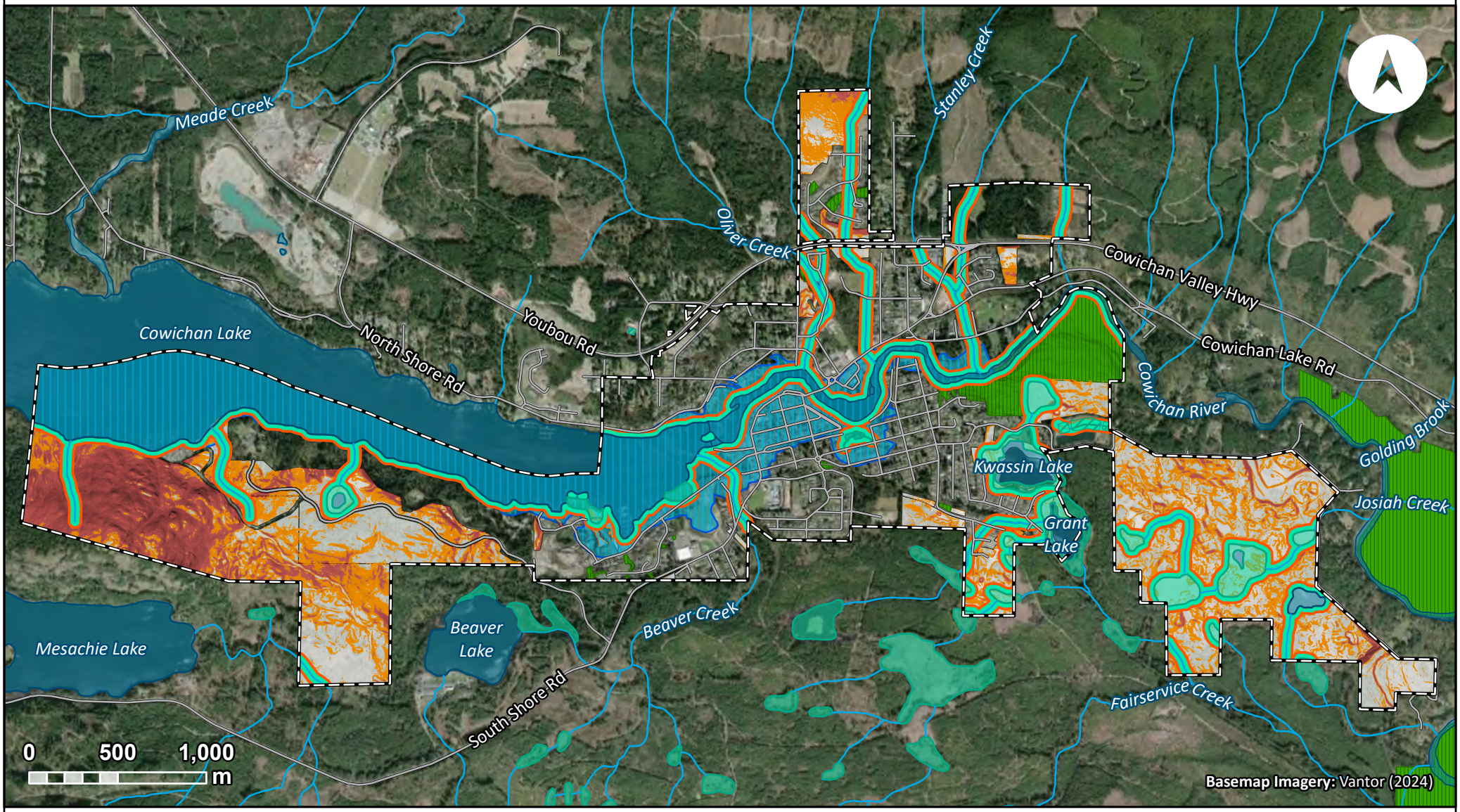
Percent Slope (Grade)
- 10% to 25%
- 25% and Greater

Floodplain
- 200 Year Floodplain

November 2025

Figure 5B. Town of Lake Cowichan Housing Needs Report Analysis: Map of Final Eligible Pre-Zoned Lands Excluding Existing Built Areas

Final Eligible Pre-Zoned Lands Excluding Existing Built Areas



Features
- Road
- Town of Lake Cowichan
- Eligible Pre-Zoned Lands
- Park

Water Features
- Watercourse
- Manmade Waterbody
- Wetland
- Waterbody

Riparian Setbacks
- Scenario 1: 15m Setback Boundary
- Scenario 2: 30m Setback Boundary

Steep Slopes

Percent Slope (Grade)
- 10% to 25%
- 25% and Greater

Floodplain
- 200 Year Floodplain

November 2025

References

Maps created by the Mount Arrowsmith Biosphere Region Research Institute (MABRRI), 2025.

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Spatial data is managed by the GIS Section - Information Technology Division - Corporate Services Department - Cowichan Valley Regional District.

Cover image obtained from the Town of Lake Cowichan. Retrieved from https://www.town.lakecowichan.bc.ca/scenic.php

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