

**TOWN OF LAKE COWICHAN  
BYLAW NO. 10xx-2022**

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**A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN BYLAW NO. 1022-2019**

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**WHEREAS** the *Local Government Act* provides that a local government may adopt and amend one or more official community plans to guide decisions on planning and land use management;

**AND WHEREAS** the Council of the Town of Lake Cowichan deems it necessary to amend Bylaw 1022-2019 to allow for changes with respect to land use and zoning requirements;

**NOW THEREFORE**, the Council of the Town of Lake Cowichan in open meeting assembled enacts as follows:

**1. TITLE**

This bylaw may be cited for all purposes as the "Town of Lake Cowichan Official Community Plan Amendment Bylaw No. 10xx-2022".

**2. AMENDMENTS**





The Official Community Plan Bylaw, cited as the "Town of Lake Cowichan Official Community Plan Bylaw No. 1022-2019" is hereby amended with the following revisions:

1. The replacement of Table 1 OCP Plan Land Use Designations and Implementing Zone Districts with a revised Table 1 and a revised title:




<b>Table 1 Land Use designations and Implementing Zone Districts</b>		
<b>Official Community Plan Designation</b>	<b>Zoning Bylaw</b>	
	<b>Districts that implement OCP Designation</b>	<b>Symbol</b>
<b>Downtown/Uptown</b>	Multi-unit Residential	R-7
	General Commercial	C-1
	Mixed Use Commercial	C-1-A
	Limited Commercial and Residential	C-1-B
	Business Commercial	C-4
	Lakefront and Riverfront Commercial	C-3
	<b>Urban Neighbourhood Compact</b>	Urban Residential
	Urban Core Residential	R-3
	Medium Density Residential	R-4
	Single Detached and Duplex Residential	R-5
	Small H	R-6
	Multi-unit Residential	R-7
	Mixed Use Commercial	C-1-A
<b>Urban Neighbourhood</b>	Suburban Residential	R-1
	Urban Residential	R-2
	Urban Core Residential	R-3
	Medium Density Residential	R-4
	Single Detached and Duplex Residential	R-5
	Small House Residential	R-6
	Multi-unit Residential	R-7
	Lakefront and Riverfront Commercial	C-3
<b>Neighbourhood Centre</b>	Local Commercial	C-2
<b>Highway Commercial</b>	Highway Commercial ( <i>proposed</i> )	
<b>Tourist Commercial</b>	Lakefront and Riverfront Commercial Zone	C-3
	Mixed Use Commercial	C-1-A
	Water Recreation	W-1
<b>Institutional</b>	Public Use	P-1
<b>Parks and Open Space</b>	Public Use	P-1
<b>Urban Reserve/Comprehensive Development</b>	Comprehensive Development	CD
<b>Industrial</b>	Light Industrial	I-1
<b>All designations</b>	Comprehensive Development in accordance with objectives and policies of the land use designation	CD
	Public Use	P-1

2. The replacement of Table 6 “OCP Residential Use Designations with Density Range () and Complimentary Zone Districts” with a revised Table 6 and a revised title:

**Table 6 Residential Use Designations with Density Range ( ) and Complimentary Zone Districts**

Official Community Plan		Zoning Bylaw		Illustrative Image
Designation	Density Range	Districts that implement OCP		
	Units/hectares	Zone	Symbol	
<b>Downtown/Uptown and Urban Neighbourhood Compact</b>	60-100	Multi-unit Residential	R-7	
<b>Urban Neighbourhood and Urban Neighbourhood Compact</b>	20-40	Small House	R-6	
	20-45	Single Detached and Duplex Residential	R-5	
	12-40	Urban, Urban Core & Medium Density Residential	R-2, 3, and 4	

**Table 6 Residential Use Designations with Density Range ( ) and Complimentary Zone Districts**

Official Community Plan		Zoning Bylaw		Illustrative Image
Designation	Density Range	Districts that implement OCP		
	Units/hectares	Zone	Symbol	
Urban Neighbourhood	12-20	Suburban Residential	R-1	
General Commercial	60-100	General Commercial	C-1	
Institutional	60-100	Parks and Institutional	P-1	

### **3. FORCE AND EFFECT**

That upon adoption of this bylaw, Town of Lake Cowichan Official Community Plan Amendment Bylaw No. 10xx-2022, the “Town of Lake Cowichan Official Community Plan Bylaw No. 1022-2019” shall hereby be amended and take effect with the amendments hereto attached.

READ A FIRST TIME on the xx<sup>nd</sup> day of xxx 2022.

READ A SECOND TIME on the xx<sup>nd</sup> day of xxx 2022.

PUBLIC HEARING held on the xx<sup>nd</sup> day of xxx, 2022.

READ A THIRD TIME on the xx<sup>nd</sup> day of xxxx, 2022.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the xx<sup>nd</sup> day of xxx, 2022.

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Bob K. Day  
Mayor

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Joseph A. Fernandez  
Corporate Officer