



C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 2487

**A Bylaw for the purpose of amending Zoning Bylaw No. 1000, applicable to
Electoral Area I – Youbou/Meade Creek**

WHEREAS the Local Government Act, hereafter referred to as the “Act”, as amended, empowers the Regional Board to adopt and amend zoning bylaws;

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area I – Youbou/Meade Creek, that being Zoning Bylaw No. 1000;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the Act;

AND WHEREAS notices were published in consecutive issues of the “Gazette” on Wednesday, January 28, 2004 and Wednesday, February 4, 2004 setting forth notice of a public hearing to be held on Monday, February 9, 2004 at 7:00 p.m., in the Lake Cowichan Arena, Curling Lounge, 309 South Shore Road, Lake Cowichan, BC, to hear all those people who deem themselves affected by the amendments as required by the Act;

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 1000;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

CITATION

1. This bylaw shall be cited for all purposes as the “**CVRD Zoning Amendment Bylaw No. 2487 2004, Area I – Youbou/Meade Creek (Greg Adams), amendment to CVRD Bylaw No. 1000**”.
2. That Cowichan Valley Regional District Zoning Bylaw No. 1000, as amended from time to time, is hereby amended in the following manner.

- a. That Part Three – Definitions, Section 3.1 be amended by adding the following to the list of definitions:

“**private utility**” means a use and associated works which are privately owned and provide services such as water and sewer to more than one parcel of land and which do not meet this Bylaw’s definition of “community water system” or “community sewer system;

- b. That Part Six – Creation and Definitions of Zones, Section 6.1 be amended by adding the following to the Zones Table:

“LR-5 Lakefront Residential 5”

- c. That Part Eight – Residential Zones, be amended by adding the following as Section 8.9:

“8.9 LR-5 ZONE – LAKEFRONT RESIDENTIAL 5

(a) Permitted Uses

The following uses and no others are permitted in the LR-5 Zone:

- (1) Single-family dwelling;

The following accessory uses are permitted in the LR-5 Zone:

- (2) Buildings and structures accessory to a principal permitted use;
(3) Bed and breakfast accommodation;
(4) Home occupation.

(b) Conditions of Use

For any parcel in an LR-5 Zone:

- (1) The parcel coverage for buildings and structures shall not exceed 30 percent for all buildings and structures;
(2) The height of all buildings and structures shall not exceed 10 metres except for accessory buildings which shall not exceed a height of 7.5 metres;
(3) In the LR-5 zone, all parcels shall be connected to a *community sewer system* or private sewer system as defined in this Bylaw as *private utility*;

- (4) No sewage disposal system shall be located within the LR-5 zone;
- (5) All parcels in the LR-5 zone shall have a parcel line contiguous with Cowichan Lake, and it shall be a minimum of 25 metres in length.
- (6) The minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

Column I Type of Parcel Line	Column II Residential and Accessory Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line (lakefront)	15 metres

(c) Number of Dwelling Units Per Lot

Not more than one dwelling shall be permitted on a parcel that is zoned LR-5.”

- d. That Part Thirteen – Area, Shape and Dimensions of Parcels be amended by adding the following to the minimum parcel size table:

Zone Classification under Zoning Bylaw	Parcels Served by Community Water and Sewer System	Parcels Served by Community Water System Only	Parcels Neither Served by Community Water or Sewer
LR-5 Lakefront Residential 3	1600 m ² *	N/A	N/A

*Private sewer and water utilities operated by a Strata Council

- e. That Lot 1, Plan 46313, Cowichan Lake District, as shown outlined in a solid black line on the Plan numbered Z-2487, attached hereto and forming Schedule A of this bylaw be rezoned from R-2 (Suburban Residential) to LR-5 (Lakefront Residential 5); and that Official Zoning Map of Zoning Bylaw No. 1000 be amended accordingly.
- f. That portion of Lot 3, Plan VIP 59057, Block 488, as shown outlined in a solid black line on the Plan numbered Z-2487, attached hereto and forming Schedule B of this bylaw be rezoned from F-1 (Primary Forestry) and I-2 (Heavy Industrial) to U-1 (Utility); and that Official Zoning Map of Zoning Bylaw No. 1000 be amended accordingly.

- g. That portion of Cowichan Lake water surface, as shown outlined in a solid black line on the Plan numbered Z-2487, attached hereto and forming Schedule C of this bylaw be rezoned from W-2 (Water Recreation) to W-9 (Riparian Conservation); and that Official Zoning Map of Zoning Bylaw No. 1000 be amended accordingly.
- h. That portion of Cowichan Lake water surface, as shown outlined in a solid black line on the Plan numbered Z-2487, attached hereto and forming Schedule D of this bylaw be rezoned from W-2 (Water Recreation) to W-2A (Limited Water Recreation); and that Official Zoning Map of Zoning Bylaw No. 1000 be amended accordingly.
- i. That the following new zone be added to the legend of Official Zoning Map of Zoning Bylaw No. 1000: LR-5 (Lakefront Residential 5).

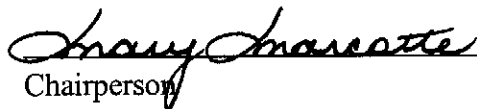
3. This bylaw shall take effect upon its adoption by the Regional Board.

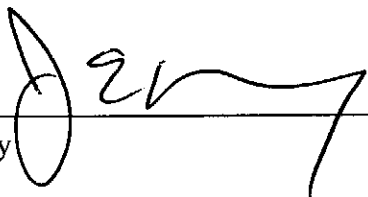
READ A FIRST TIME this 10th day of December , 2003.

READ A SECOND TIME this 10th day of December , 2003.

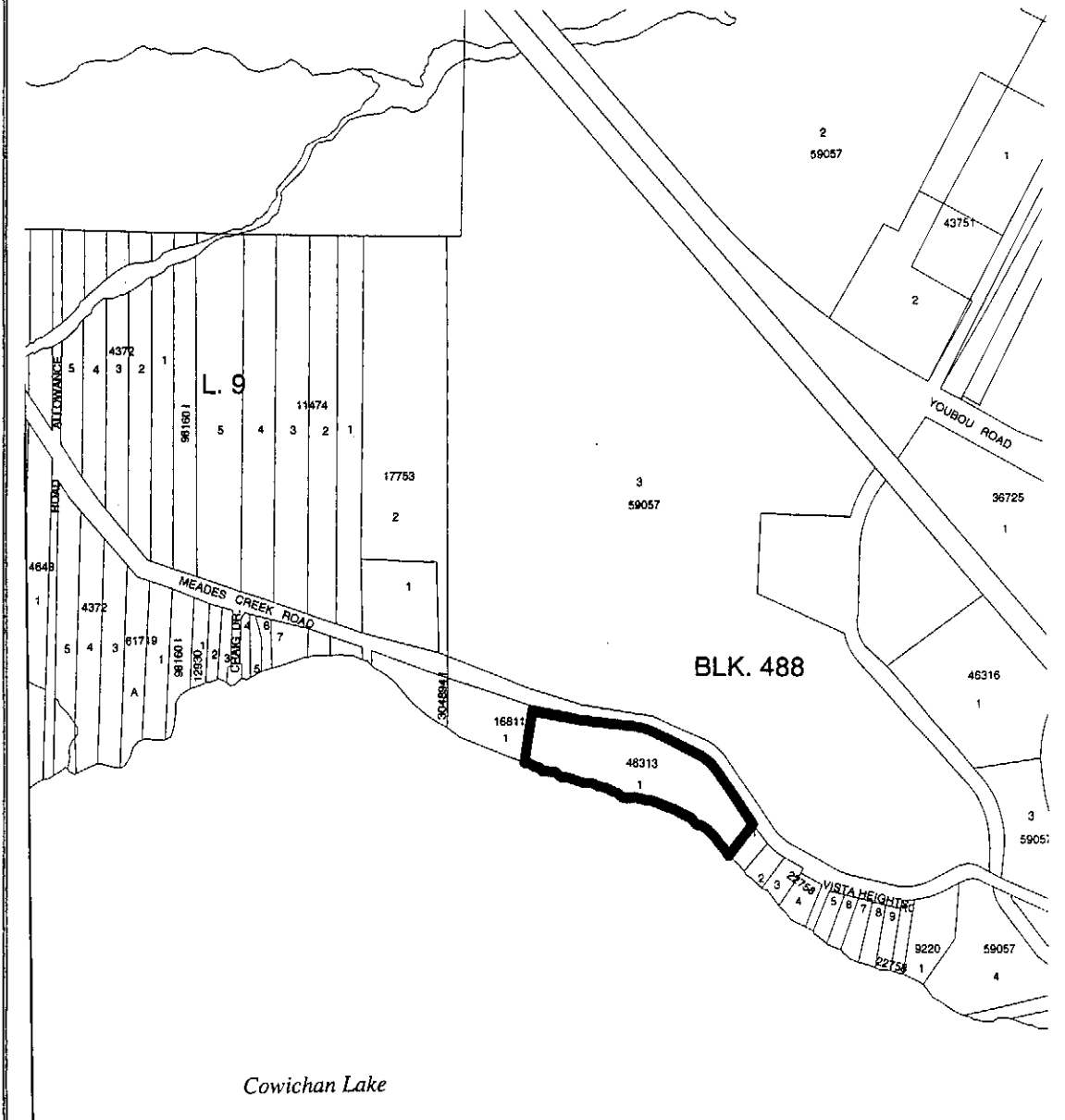
READ A THIRD TIME this 25th day of February , 2004.

ADOPTED this 24th day of March , 2004.


Chairperson


Secretary

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

R-2 (Suburban Residential)

TO

LR-5 (Lakefront Residential 5)

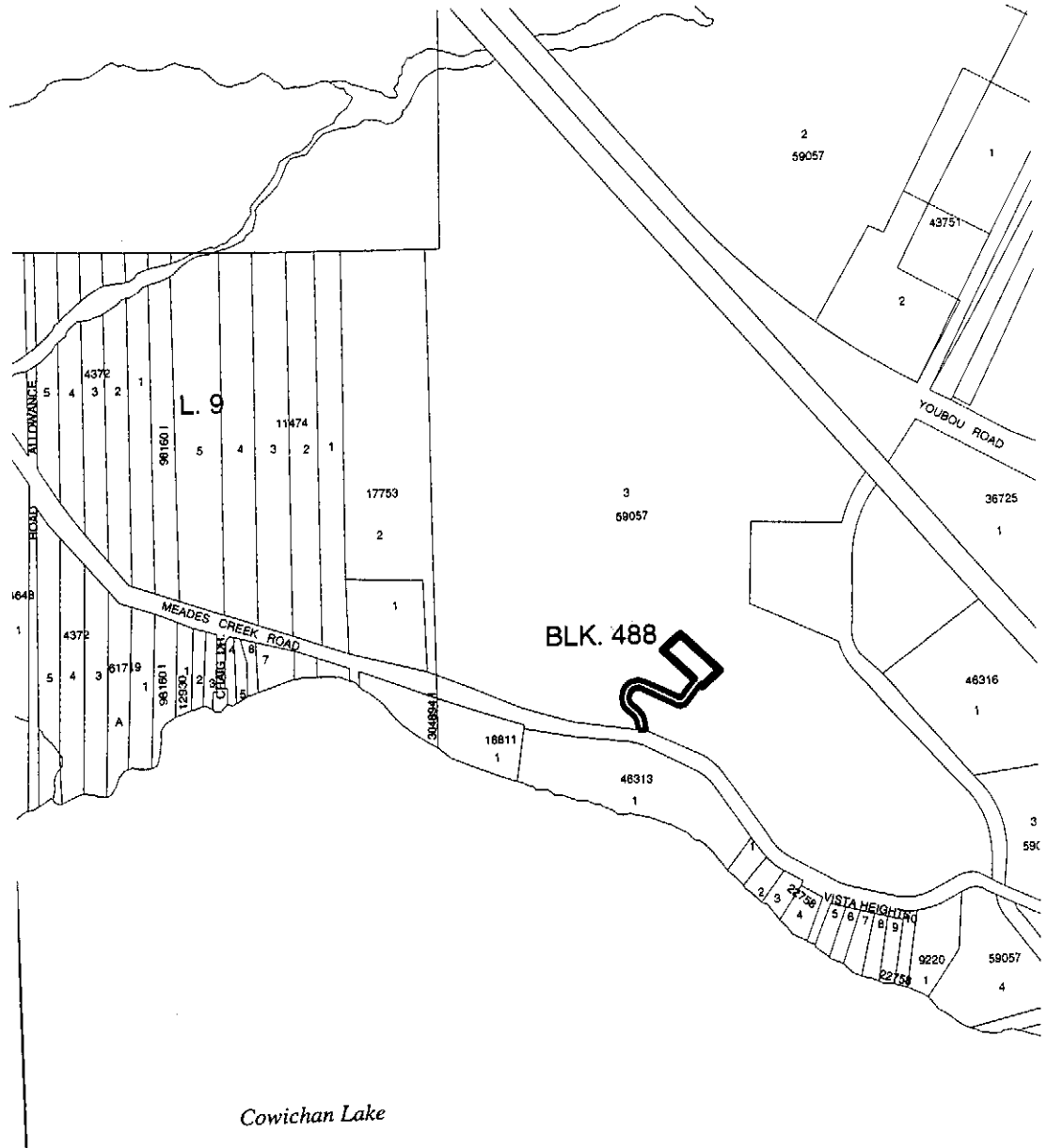
APPLICABLE

TO ELECTORAL AREA I

PLAN NO. Z-2487

**SCHEDULE "B" TO ZONING AMENDMENT BYLAW NO. 2487
OF THE COWICHAN VALLEY REGIONAL DISTRICT**

2487



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

F-1 (Primary Forestry) and I-2 (Heavy Industrial)

TO

U-1 (Utility)

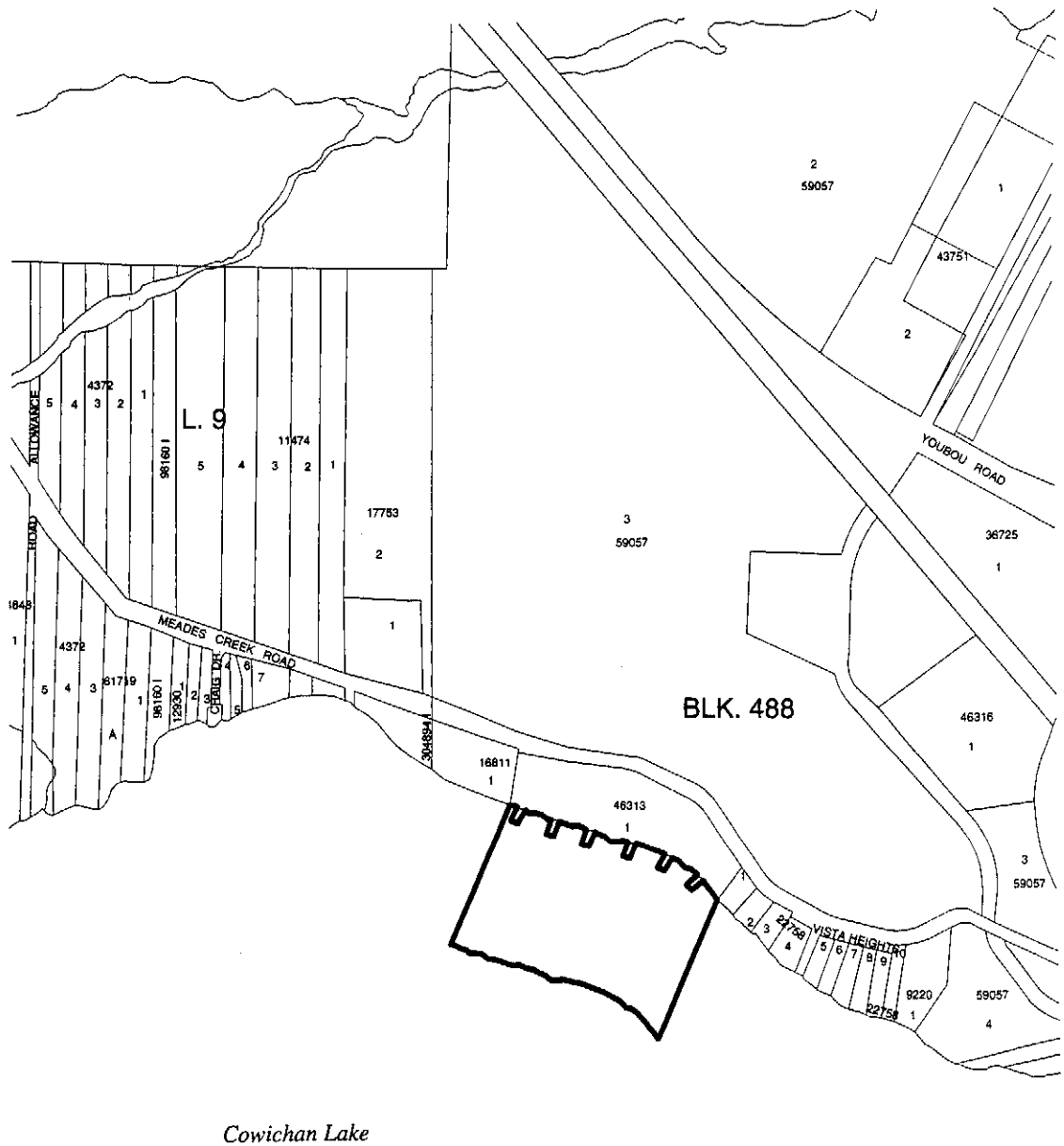
APPLICABLE

TO ELECTORAL AREA I _____

PLAN NO. Z-2487

**SCHEDULE "C" TO ZONING AMENDMENT BYLAW NO. 2487
OF THE COWICHAN VALLEY REGIONAL DISTRICT**

2487



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

W-2 (Water Recreation)

TO

W-9 (Riparian Conservation)

APPLICABLE

TO ELECTORAL AREA I

