



C·V·R·D

## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW NO. 2602

#### A Bylaw for the Purpose of Amending Zoning Bylaw No. 1840, Applicable to Electoral Area E – Cowichan/Koksilah

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**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 E – Cowichan/Koksilah, that being Zoning Bylaw No. 1840;

**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** 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. 1840;

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

#### 1. CITATION

This bylaw shall be cited for all purposes as the "**CVRD Zoning Amendment Bylaw No. 2602, 2005, Area E – Cowichan/Koksilah (Lampson/Glenora Farm), Amendment to CVRD Bylaw No. 1840**".

#### 2. AMENDMENTS

Cowichan Valley Regional District Zoning Bylaw No. 1840, as amended from time to time, is hereby amended in the following manner.

- a. That Part Six Creation and Definitions of Zones be amended by adding the following after A-5 in Column I and "Agricultural Market" in Column II:

A-6 Special Agricultural

- b. That Part Seven – Forestry and Agricultural Zones, be amended by adding the following section after Section 7.6:

7.7 A-6 Zone Special Agricultural

(a) Permitted Uses

- (1) agriculture; horticulture, silviculture, turf farm, fish farm;
- (2) one single family dwelling, including workshop and meeting space for the benefit of disabled individuals;\*
- (3) five additional single family dwellings of less than 250 m<sup>2</sup>\*
- (4) one additional single family dwelling as required for an agricultural use;
- (5) daycare, nursery school accessory to a residential use;\*
- (6) home occupation;\*
- (7) horse riding arena, boarding stable;\*
- (8) sale of products grown or reared on the property;
- (9) small suite.\*

\*subject to Agricultural Land Commission approval

(b) Conditions of Use

For any parcel in an A-6 Zone:

- (1) The parcel coverage shall not exceed 20 percent for all buildings and structures;
- (2) Notwithstanding Section 7.7(b)(1) parcel coverage may be increased by an additional 15% of the site area for the purpose of constructing greenhouses;
- (3) 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;
- (4) The setbacks for the types of parcel lines set out in Column 1 of this section are set out for residential and accessory uses in Column II and for agricultural and accessory uses in Column III:

COLUMN I Type of Parcel Line	COLUMN II Residential and Accessory Uses	COLUMN III Agricultural and Accessory Uses
Front	7.5 metres	45 metres
Interior Side	3.0 metres	45 metres
Exterior Side	4.5 metres	45 metres
Rear	7.5 metres	45 metres

- (5) Notwithstanding Section 7.7(b)(4), a building or structure for the keeping of livestock shall be located not less than 30 metres from all watercourses, sandpoints or wells;

- (6) Processing of any farm material not grown or raised on the parcel shall be specifically prohibited;
- (7) Maintenance and repair of any materials offered for sale shall be specifically prohibited.

(c) Minimum Parcel Size

Subject to Part 12, the minimum parcel size in the A-6 Zone shall be 38 ha.

c. That the Remainder of Section 7, Range 1, Quamichan District, except part in Plan 11061, as shown outlined in a solid black line on the Plan numbered Z-2602, attached hereto and forming Schedule A of this bylaw be rezoned from A-1 (Primary Agricultural) to A-6 (Special Agricultural); and that Official Zoning Map of Zoning Bylaw No. 1840 be amended accordingly.

3. FORCE AND EFFECT

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

READ A FIRST TIME this 8<sup>th</sup> day of December, 2004.

FIRST READING RESCINDED this 23<sup>rd</sup> day of February, 2005.

READ A FIRST TIME this 23<sup>rd</sup> day of February, 2005.

READ A SECOND TIME this 23<sup>rd</sup> day of February, 2005.

SECOND READING RESCINDED this 23<sup>rd</sup> day of March, 2005.

READ A SECOND TIME AS AMENDED this 23<sup>rd</sup> day of March, 2005.

READ A THIRD TIME this 25<sup>th</sup> day of May, 2005.

ADOPTED this 25<sup>th</sup> day of August, 2005.

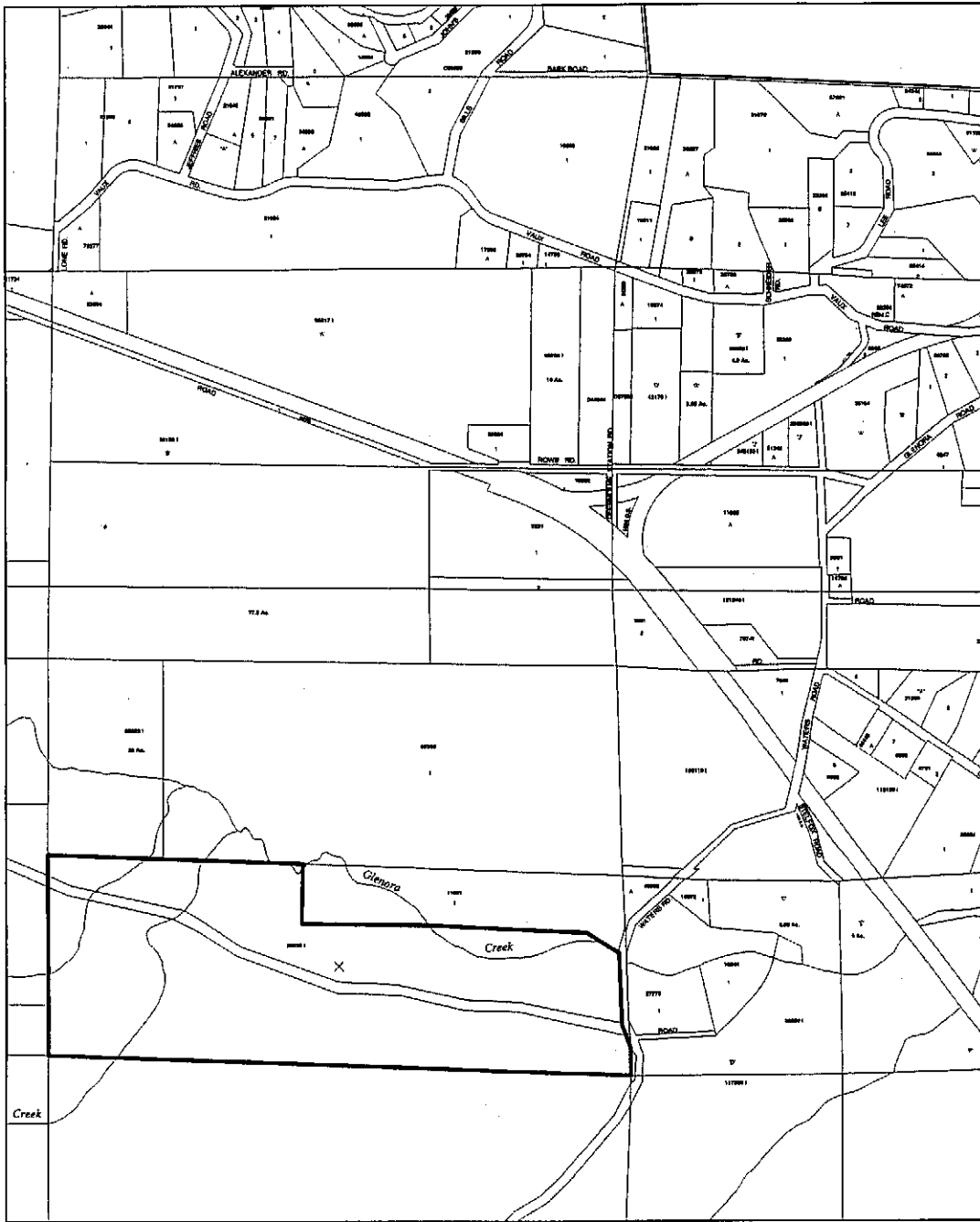
Mary Inouette  
Chairperson

[Signature]  
Secretary

PLAN NO. 2602

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

Z-2602



**THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM**

A-1 (Primary Agricultural)

**TO**

A-6 (Special Agricultural)

**APPLICABLE**

**TO ELECTORAL AREA E**