



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW NO. 2621

**A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1490,  
Applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora  
and Part of Electoral Area F – Cowichan Lake South/Skutz Falls**

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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 official community plan bylaws;

**AND WHEREAS** the Regional District has adopted an official community plan bylaw for Electoral Area E – Cowichan Station/Sahtlam/Glenora, that being Official Community Plan Bylaw No. 1490;

**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 "Citizen" on Sunday, February 6, 2005 and Wednesday, February 9, 2005 setting forth notice of a public hearing to be held on Wednesday, February 16, 2005 at 7:00 p.m., in the Eagles Hall, 2965 Jacob Road, Duncan, 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 Official Community Plan Bylaw No. 1490;

**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 "**CVRD Official Community Plan Amendment Bylaw No. 2621, 2005, Area E – Cowichan Station/Sahtlam/Glenora and Part of Area F – Cowichan Lake South/Skutz Falls (J.R. Westside Construction/Greg Johnson), Amendment to CVRD Bylaw No. 1490**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1490, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. **CAPITAL EXPENDITURE PROGRAM**

This bylaw has been examined in light of the most recent Capital Expenditure Program and Solid Waste Management Plan of the Cowichan Valley Regional District and is consistent therewith.

READ A FIRST TIME this     12<sup>th</sup>     day of     January     , 2005.

READ A SECOND TIME this     12<sup>th</sup>     day of     January     , 2005.

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

ADOPTED this                     27<sup>th</sup>     day of     April     , 2005.

Mary Inoué  
Chairperson

[Signature]  
Secretary



C·V·R·D

**SCHEDULE "A"**  
**To CVRD Bylaw No. 2621**

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Schedule A to Official Community Plan Bylaw No. 1490, is hereby amended as follows:

1) That Part 7.4 Policies: Urban Residential be amended by adding new Policy 7.4.3 as follows:

**"POLICY 7.4.3**

The Regional Board may consider the rezoning of suitable parcels of land for 'Medium Density Residential' in those areas designated Urban Residential within the Plan area, subject to the following criteria:

- a) That the lands be included within a development permit area for the purposes of protection of development from hazardous conditions, and the establishment of guidelines and objectives for the form and character of intensive residential development;
- b) Parcels proposed to be rezoned must be equal to or greater than 0.8 ha in size;
- c) Parcels proposed to be rezoned must be eligible for connection to a community water system and community sewer system, as defined in the Zoning Bylaw;
- d) That rezoning of parcels for 'Medium Density Residential' use have minimal traffic impacts to the surrounding neighbourhood."

2) That Section 13.2 Policies: Allenby Road Development Permit Area be amended as follows:

- a) That existing POLICY 13.2.1 be deleted and replaced with the following new POLICY 13.2.1:

**"POLICY 13.2.1: CATEGORY**

This development permit area is designated pursuant to Section 919.1(1)(b) and (e) of the *Local Government Act* for the purposes of protection of development from hazardous conditions, and establishment of objectives for the form and character of intensive residential development."

- b) That POLICY 13.2.2 be amended by adding the following after paragraph two:

“In addition to being subject to natural hazards guidelines, lands within the Allenby Road Development Permit Area that are zoned for residential use with a maximum dwelling density standard equal to or greater than 12 units per hectare of parcel area, shall also be subject to a design review to ensure that more intensive forms of residential development do not negatively impact the surrounding neighbourhood.”

- c) That existing POLICY 13.2.4: SCOPE OF ALLENBY ROAD DEVELOPMENT PERMIT AREA, subsection a) Area be amended by deleting existing Figure 8 map, and replacing with new Figure 8 map as shown on Plan number Z-2621 attached hereto and forming Schedule B of this bylaw;
- d) That new POLICY 13.2.5 RESIDENTIAL DESIGN GUIDELINES be inserted as follows after policy 13.2.4:

**“POLICY 13.2.5 RESIDENTIAL DESIGN GUIDELINES**

In addition to the guidelines and requirements respecting protection of development from hazardous conditions, an applicant or owner of lands which are zoned ‘Medium Density Residential’ (or zoned for residential use with a maximum dwelling density standard equal to or greater than 12 units per hectare of parcel area) within the Allenby Road Development Permit Area, shall also conform to the following design guidelines prior to commencing any building construction:

- (a) Vehicular Access off Miller Road shall be approved by the Ministry of Transportation.
- (b) Pedestrian routes shall be encouraged and should be clearly defined by means of separate walkways, sidewalks or paths in order to accommodate safe pedestrian access on, off and throughout the site.
- (c) Landscaping:
  - i) Where residential development is directly adjacent to industrial areas, landscaping in the form of a buffer shall be encouraged.
  - ii) Planting of native species shall be encouraged.
  - iii) Safety from crime should be considered in landscaping plans.
  - iv) Owner-designed landscape plans may be reviewed in accordance with the Landscape Standard developed jointly by the British Columbia Society of Landscape Architects (BCSLA) and the British Columbia Nursery Trades Association (BCNTA).

(d) Architecture:

- i) Residential development should be designed in harmony with the character of the surrounding lands.
- ii) Building designs are encouraged to comprise (but are not limited to) the following architectural styles, elements, and materials:
  - a. Low pitched roofs and gables, varied roof lines and heights;
  - b. Facades may include: portico with railings and balusters; triangular gable crowning an entrance supported by columns (or a similar form used decoratively over a doorway or window).
  - c. Cedar shingle; wood or plank finishes; stone finishes.
- iii) All plans and buildings designs should promote personal and public safety.

(e) Parking areas and pedestrian routes on a site should be well lit and designed to provide for the safety of users, however, lighting should be designed to illuminate the surface of the site only without glare spillover into adjacent parcels.”

e) That new POLICY 13.2.6 be inserted after new policy 13.2.5 as follows:

“POLICY 13.2.6 RESIDENTIAL APPLICATION REQUIREMENTS

Before issuing a development permit on a parcel within the Allenby Road Development Permit Area zoned for residential use with a maximum dwelling density standard equal to or greater than 12 units per hectare of parcel area, the Regional District, in determining what conditions or requirements it will impose in the development permit, shall require the applicant to furnish, at his/her own expense, information which shall include:

- 1) A description of the project;
- 2) a) Site plan(s) to scale, which illustrate the following:
  - Location of the project;
  - A landscaping plan identifying the plant species or general species type proposed for all landscaped areas;
  - All existing and proposed property boundaries;
  - Location of existing and proposed buildings;
  - Building separation distances and associated percentage areas of unprotected openings in an exposing building face;
  - Vehicular access points and parking areas;
  - Pedestrian access points, sidewalks and pathways;
  - Exterior Lighting;
  - Fencing or screening.

b) Elevations or perspectives to scale, illustrating proposed building design and landscaping.”

f) That the following new POLICY 13.2.7 be inserted as follows:

“POLICY 13.2.7: EXEMPTIONS

The guidelines listed in POLICY 13.2.5 shall not apply to:

- a) Subdivision of land;
- b) Interior renovations to existing buildings.”

SCHEDULE "B" TO PLAN AMENDMENT BYLAW NO. 2621  
OF THE COWICHAN VALLEY REGIONAL DISTRICT

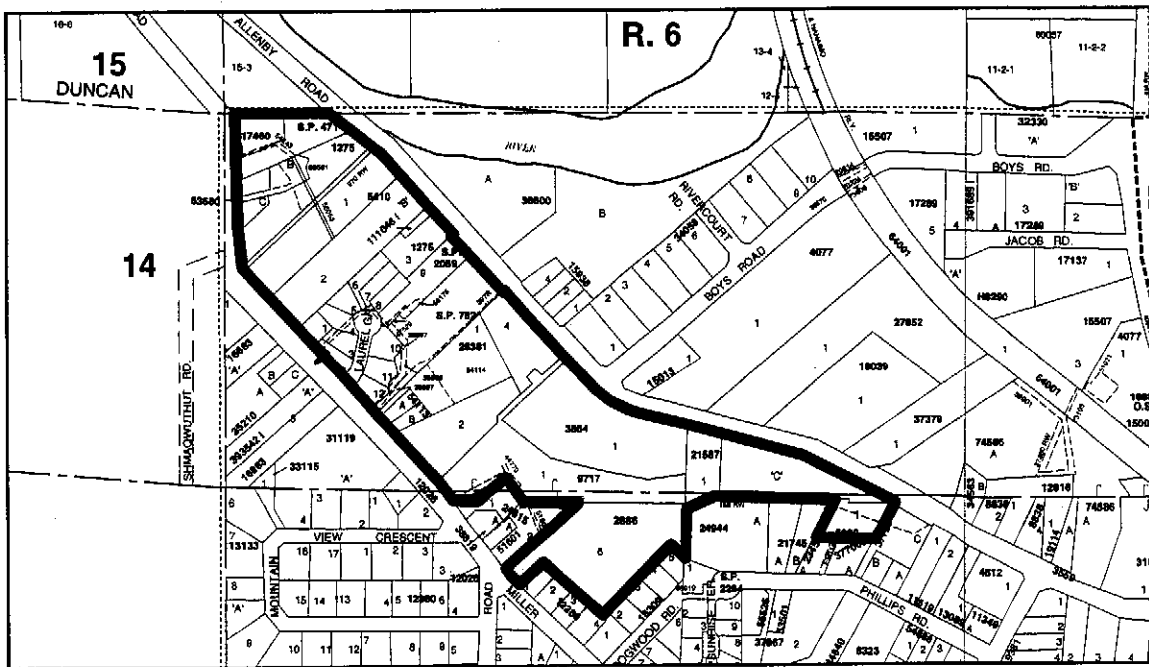


Figure 8

**ALLENBY ROAD DEVELOPMENT PERMIT AREA**