



C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 2649

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1405 Applicable to Electoral Area C – Cobble Hill

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 C – Cobble Hill that being Zoning Bylaw No. 1405;

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. 1405;

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 Zoning Amendment Bylaw No. 2649, 2005, Area C – Cobble Hill (Cobble Hill Bulldozing Ltd.), Amendment to CVRD Bylaw No. 1405**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 1405, as amended from time to time, is hereby amended in the following manner:

- a) That the following be added into the citation before "NOW THEREFORE...", as follows:

"AND WHEREAS pursuant to Section 909 of the *Local Government Act* the Regional Board may regulate the provision of screening and landscaping to mask or separate certain land uses;"

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

"I-1B Light Industrial (Mini-Warehousing)"

- c) That Part Eleven be amended by adding the following new Section 11.3 and that existing Section 11.3 be renumbered accordingly:

"11.3 I-1B – LIGHT INDUSTRIAL (MINI-WAREHOUSING)

(a) Permitted Uses

The following uses and no others are permitted in an I-1B Zone:

- (1) Mini-warehousing;
- (2) One single-family residential dwelling unit, accessory to a use permitted in Section 11.3(a)(1) above.

(b) Conditions of Use

For any parcel in an I-1B Zone:

- (1) The parcel coverage shall not exceed 30 percent for all buildings and structures;
- (2) The height of all buildings and structures shall not exceed 10 metres;
- (3) 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 Buildings and Structures
Front	7.5 metres
Interior Side	3.0 metres where the abutting parcel is not zoned Industrial; 0 metres where the abutting parcel is zoned Industrial.
Exterior Side	4.5 metres
Rear	7.5 metres

(c) Screening

For any parcel in an I-1B Zone:

- (1) A vegetative screen shall be located and maintained along the entire length of rear parcel lines where the abutting parcel is not zoned Industrial. This vegetative screen shall consist of mature coniferous trees not less than 2 metres high when planted and shall be located in at least two offsetting rows and spaced not more than 5 metres apart.

(2) A vegetative screen in the I-1B Zone shall be located and maintained along the entire length of interior side parcel lines where the abutting parcel is not zoned Industrial. This vegetative screen shall consist of a coniferous tree or shrub species, in at least two offsetting rows and spaced not more than 5 metres apart, and shall not be a continuous hedge.

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
I-1B Light Industrial (Mini-Warehousing)	0.2 ha	0.4 ha	0.8 ha

e) That Schedule B (Zoning Map) to Electoral Area C – Cobble Hill Zoning Bylaw No. 1405 is further amended by rezoning those portions of Lot A, Section 13, Range 6, Shawnigan District, Plan 48879 and Block 1475, Section 13, Range 6, Shawnigan District, Plan VIP56724, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-2649, from R-3 (Urban Residential) to I-1B (Mini-Warehousing).

f) That the following new zone be added to the legend of Official Zoning Map of Zoning Bylaw No. 1405: I-1B Light Industrial (Mini-Warehousing)."

3. FORCE AND EFFECT


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

READ A FIRST TIME this 23rd day of March, 2005

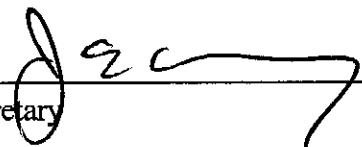
READ A SECOND TIME this 23rd day of March, 2005.

READ A THIRD TIME this 22nd day of June, 2005.

ADOPTED this 27th day of July, 2005.

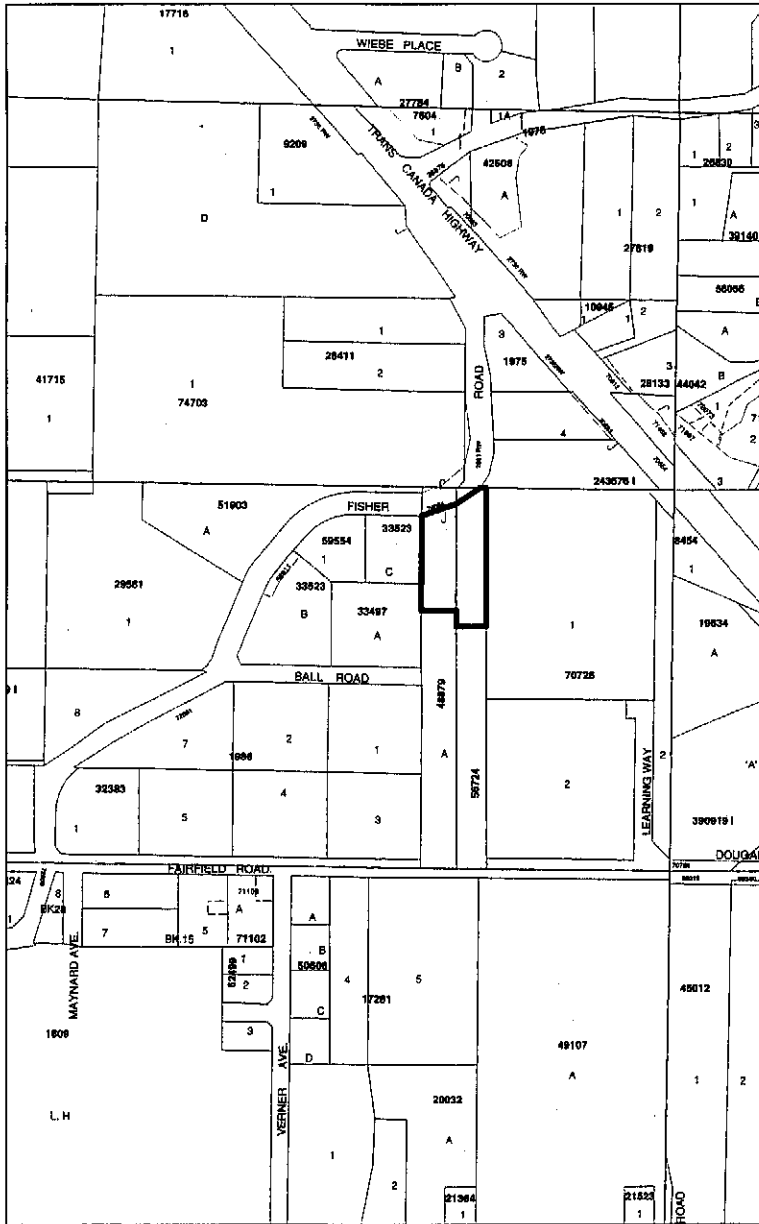


 Chairperson



 Secretary

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. 2649
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

R-3 (Urban Residential)

TO

I-1B (Mini-Warehousing)

APPLICABLE

TO ELECTORAL AREA C