



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 2660

A Bylaw For The Purpose Of Amending Zoning Bylaw No. 985 Applicable To Electoral Area B – Shawnigan Lake

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 B – Shawnigan Lake that being Zoning Bylaw No. 985;

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. 985;

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. 2660, 2005, Area B – Shawnigan Lake (Tom and Laura Buss), Amendment to CVRD Bylaw No. 985**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 985, as amended from time to time, is hereby amended in the following manner:

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

“C-2B Local Commercial”

- b) That Part Nine – Commercial Zones be amended by adding the following new Section 9.3 and that existing Sections 9.3 through 9.6 be renumbered accordingly:

9.3 C-2B Zone – Local Commercial

(a) Permitted Uses

The following uses and no others are permitted in a C-2B Zone:

- (1) Motor vehicle sales, rental, servicing and repair, excluding auto wrecking and storage of wrecked vehicles;
- (2) Retail stores including convenience stores and automotive parts and accessory sales but excluding external storage of goods;
- (3) Offices, banks, credit unions, and other financial establishments;
- (4) Restaurants, catering, including drive-in restaurants;
- (5) Personal service establishments;
- (6) Repair and servicing of personal and household goods, power tools, electric and electronic equipment;
- (7) Bowling alley, arcade, billiard and games room;
- (8) Hardware and camping supply sales, excluding storage yards;
- (9) Ancillary wholesale sales and warehousing;
- (10) Funeral parlours;
- (11) Printing and publishing;
- (12) Veterinary clinic;
- (13) Parking garages and lots, bus depots;
- (14) Commercial plant nurseries, horticulture, retail sales of gardening supplies and produce, ancillary outdoor storage;
- (15) Bed and breakfast accommodation; and
- (16) One single-family residential dwelling per parcel, accessory to a use permitted in Section 9.3(a)(1) to (15) above.

(b) Conditions of Use

For any parcel in a C-2B Zone:

- (1) The parcel coverage shall not exceed 50 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) 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 & Structures
Front	7.5 metres
Side (Interior and Exterior)	4.5 metres
Rear	6.0 metres

c) That Part Thirteen – Area, Shape and Dimensions of Parcels, Section 13.1 be amended by adding the following to the minimum parcel size table:

Zoning Classification Under Zoning Bylaw	Parcels Served by Community Water and Sewer Systems	Parcels Served by Community Water System Only	Parcels Neither Served By Community Water or Sewer
C-2B (Local Commercial)	1100 sq. m	1675 sq. m	0.8 ha

d) That Schedule B (Zoning Map) to Electoral Area B – Shawnigan Lake Zoning Bylaw No. 985 is amended by rezoning Lot 2, Section 3, Range 4, Shawnigan District, Plan 4214 and Lot A, Section 3, Range 4, Shawnigan District, Plan 48493, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-2660, from R-3 (Urban Residential) to C-2B (Local Commercial).

e) That the following new zone be added to the legend of Official Zoning Map of Zoning Bylaw No. 985: C-2B (Local Commercial).

3. FORCE AND EFFECT


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

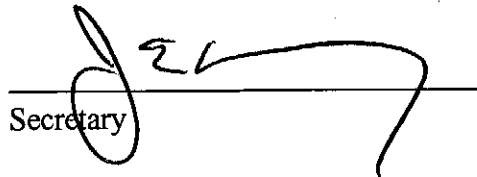
READ A FIRST TIME this 27th day of April, 2005

READ A SECOND TIME this 27th day of April, 2005.

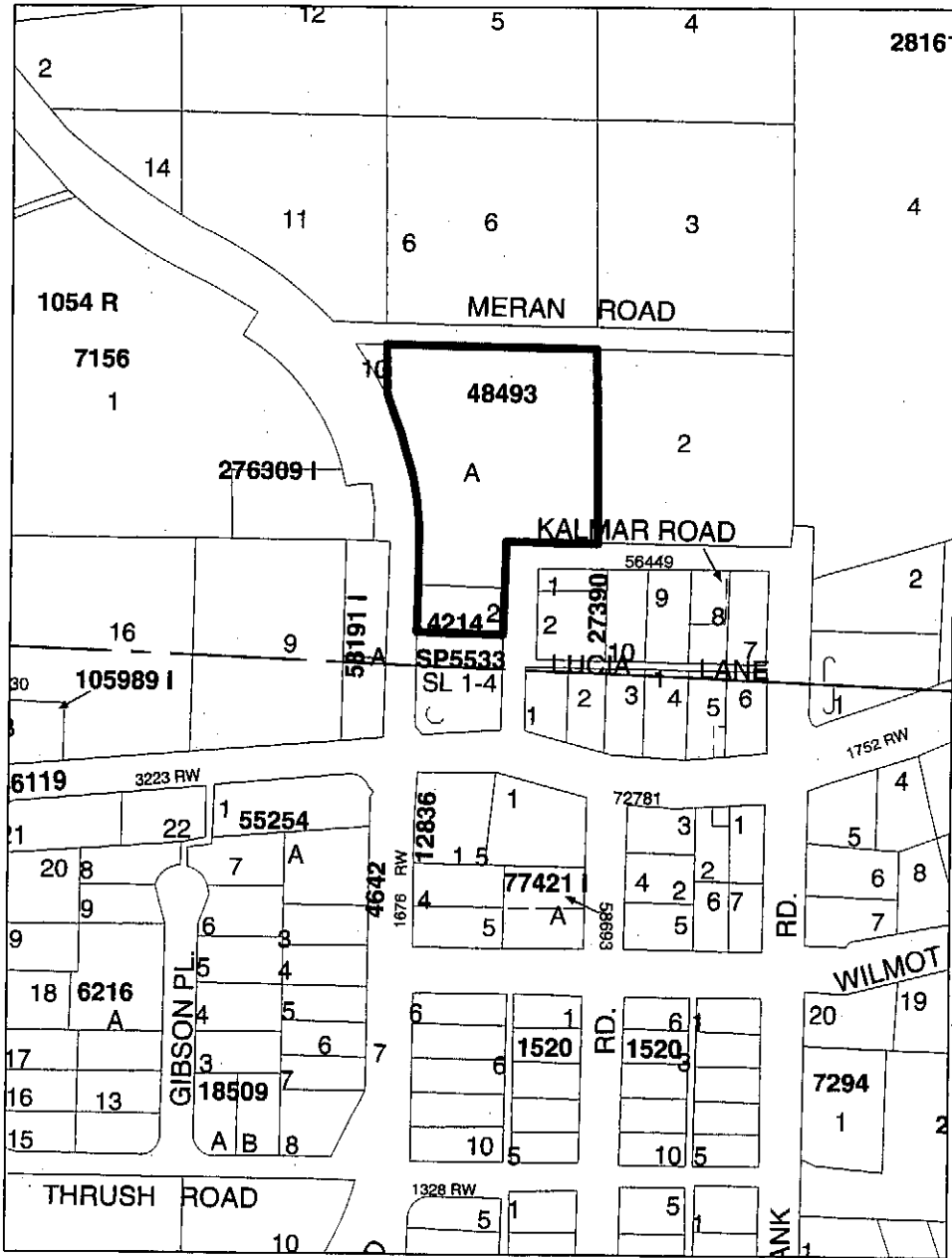
READ A THIRD TIME this 22nd day of June, 2005.

ADOPTED this 22nd day of June, 2005.


Chairperson


Secretary

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. 2660
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

R-3 (Urban Residential)

TO

C-2B (Local Commercial)

APPLICABLE

TO ELECTORAL AREA B