



The Corporation of the District of North Cowichan

**Zoning Amendment Bylaw**

BYLAW NO. 3968

*A bylaw to amend the Chemainus Artisan Village Comprehensive Development Zone (CD6)*

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

**Citation**

- 1 This Bylaw may be cited as *"Zoning Amendment Bylaw No. 3968, 2024"*.

**Amendment**

- 2 Zoning Bylaw 1997, No. 2950, Section 80.6 (3)(b)(vii) [Parking in the Chemainus Artisan Village Comprehensive Development Zone (CD6)], is amended by deleting the words '8 spaces' and replacing with the words '12 spaces'.
- 3 Zoning Bylaw 1997, No. 2950, Section 80.6 (6)(b) [Regulatory Conditions in the Chemainus Artisan Village Comprehensive Development Zone (CD6)], is amended by deleting and replacing the Area 2 – Multi-Family table with the following table:

<b>Description</b>	<b>Townhouse</b>	<b>Stacked Townhouse</b>	<b>Apartments</b>
Minimum lot area	1,000 m <sup>2</sup> (10,763.91 sq. ft.)	1,000 m <sup>2</sup> (10,763.91 sq. ft.)	1,000 m <sup>2</sup> (10,763.91 sq. ft.)
Minimum frontage	25.0 m (82.02 ft.)	25.0 m (82.02 ft.)	25.0 m (82.02 ft.)
Maximum Lot Coverage	50%	50%	65%
Minimum Setbacks: Principal Building			
- yard, front (without front yard parking)	2.5 m (8.20 ft.)	2.5 m (8.20 ft.)	2.5 m (8.20 ft.)
- yard, front (with front yard parking)	5.8 m (19.03 ft.)	5.8 m (19.03 ft.)	
- yard, side	3.0 m (9.84 ft.)	3.0 m (9.84 ft.)	5.0 m (16.40 ft.)
- yard rear	4.0 m (13.12 ft.)	4.0 m (13.12 ft.)	5.0 m (16.40 ft.)
- yard, rail right-of-way	6 m (19.69 ft.)	6 m (19.69 ft.)	6 m (19.69 ft.)
Accessory Building			
- yard, front	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)
- yard, side	3.0 m (9.84 ft.)	3.0 m (9.84 ft.)	1.5 m (4.92 ft.)
- yard, rear	5.0 m (16.40 ft.)	5.0 m (16.40 ft.)	1.5 m (4.92 ft.)
- yard, rail right-of-way	5.0 m (16.40 ft.)	5.0 m (16.40 ft.)	5.0 m (16.40 ft.)
Maximum Eaveline Height	7.0 m (22.97 ft.)	8.5 m (27.89 ft.)	n/a

<b>Description</b>	<b>Townhouse</b>	<b>Stacked Townhouse</b>	<b>Apartments</b>
Minimum Roof Slope	5:12	5:12	n/a
Maximum Height: Principal Building	9.0 m (29.52 ft.)	10.0 m 32.81 ft.)	14.0 m 45.93 ft.)  Subarea 2A 19.9 m (65.3 ft) with only surface parking 21.5 m (70.5 ft) with underground parking  Subarea 2B 16.9 m (55.4 ft) with only surface parking 18.5 m (60.7 ft) with underground parking
Accessory Building	5.0 m (16.40 ft.)	5.0 m (16.40 ft.)	5.0 m (16.40 ft.)
Maximum Storeys	2.5 storeys	3.5 storeys	4.5 storeys  Subarea 2A 6 storeys  Subarea 2B 5 storeys
Minimum Building Separation	4.0 m (13.12 ft.)	4.0 m (13.12 ft.)	8.0 m (26.25 ft.)
Minimum Landscaped Open Space	25%	25%	20%
Minimum Outdoor Private Amenity Space per Dwelling Unit	7.4 m <sup>2</sup> (79.65 sq. ft.) in area with a minimum horizontal dimension of 3.0 m (9.84 ft.)	Ground floor units: 7.4 m <sup>2</sup> (79.65 sq. ft.) in area with a minimum horizontal dimension of 3.0 m (9.84 ft.). Above grade units: 4.75 m <sup>2</sup> 51.13 sq. ft.) in area with a minimum horizontal dimension of 2.0 m (6.56 ft.)	Ground floor units: 7.4 m <sup>2</sup> (79.65 sq. ft.) in area with a minimum horizontal dimension of 3.0 m (9.84 ft.). Above grade units: 4.75 m <sup>2</sup> 51.13 sq. ft.) in area with a minimum horizontal dimension of 2.0 m (6.56 ft.)

4 Zoning Bylaw 1997, No. 2950, Section 80.6 (6)(c) [Regulatory Conditions in the Chemainus Artisan Village Comprehensive Development Zone (CD6)], is amended by deleting and replacing the Area 3 – Multi-Family and Commercial table with the following table:

<b>Description</b>	<b>Townhouse</b>	<b>Stacked Townhouse</b>	<b>Apartment/ Mixed Use and/or Commercial Building</b>
Minimum lot area	1,000 m <sup>2</sup> (10,763.91 sq. ft.)	1,000 m <sup>2</sup> (10,763.91 sq. ft.)	1,000 m <sup>2</sup> (10,763.91 sq. ft.)
Minimum frontage	25.0 m (82.02 ft.)	25.0 m (82.02 ft.)	25.0 m (82.02 ft.)
Maximum Lot Coverage	50%	50%	65%
Minimum Setbacks: Principal Building			
- yard, front (without front yard parking)	2.5 m (8.20 ft.)	2.5 m (8.20 ft.)	2.5 m (8.20 ft.)
- yard, front (with front yard parking)	5.8 m (19.03 ft.)	5.8 m (19.03 ft.)	
- yard, side	3.0 m (9.84 ft.)	3.0 m (9.84 ft.)	5.0 m (16.40 ft.)
- yard rear	4.0 m (13.12 ft.)	4.0 m (13.12 ft.)	5.0 m (16.40 ft.)
- yard, rail right-of-way	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)
Accessory Building			
- yard, front	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)
- yard, side	1.5 m (4.92 ft.)	1.5 m (4.92 ft.)	1.5 m (4.92 ft.)
- yard, rear	1.5 m (4.92 ft.)	1.5 m (4.92 ft.)	1.5 m (4.92 ft.)
- yard, rail right-of-way	5.0 m (16.40 ft.)	5.0 m (16.40 ft.)	5.0 m (16.40 ft.)
Maximum Eaveline Height	7.0 m (22.97 ft.)	8.5 m (27.89 ft.)	n/a
Minimum Height, Principal Building			9.0 m (29.53 ft.)
Maximum Height: Principal Building	9.0 m (29.53 ft.)	10.0 m (32.81 ft.)	Subarea 3A 14.7 m (48.2 ft.)  Subarea 3B 13.8 m (45.3 ft.) with only surface parking 17.6 m (57.7 ft.) with underground parking
Accessory Building	5.0 m (16.40 ft.)	5.0 m (16.40 ft.)	5.0 m (16.40 ft.)
Maximum Storeys	2.5 storeys	3.5 storeys	Subarea 3A 4 storeys  Subarea 3B 4 storeys
Minimum Building Separation	4.0 m (13.12 ft.)	4.0 m (13.12 ft.)	6.0 m (19.69 ft.)

Description	Townhouse	Stacked Townhouse	Apartment/ Mixed Use and/or Commercial Building
Minimum Landscaped Open Space	25%	25%	20%
Minimum Outdoor Private Amenity Space per Dwelling Unit	7.4 m <sup>2</sup> (79.65 sq. ft.) in area with a minimum horizontal dimension of 2.4 m (7.87 ft.)	Ground floor units: 7.4 m <sup>2</sup> (79.65 sq. ft.) in area with a minimum horizontal dimension of 3.0 m (9.84 ft.). Above grade units: 4.75 m <sup>2</sup> 51.13 sq. ft.) in area with a minimum horizontal dimension of 2.0 m (6.56 ft.).	4.75 m <sup>2</sup> 51.13 sq. ft.) in area with a minimum horizontal dimension of 2.0 m (6.56 ft.).

5 Zoning Bylaw 1997, No. 2950, Section 80.6 (7)(c) [Conditions of Use in the Chemainus Artisan Village Comprehensive Development Zone (CD6)], is amended by adding the following subsections:

- “(iv) In subarea 3A a minimum floor area of 600 m<sup>2</sup> shall be required for permitted commercial uses.
- (v) In subarea 3B a building with underground parking shall have only one (1) side of the building fully exposed.”

6 Zoning Bylaw 1997, No. 2950, Schedule “H” is amended by deleting and replacing Schedule “H” [Chemainus Artisan Village Comprehensive Development Zone Map], as shown in Schedule 1 attached to and forming part of this bylaw.

READ a first time on \_\_\_\_\_  
 READ a second time on \_\_\_\_\_  
 READ a third time on \_\_\_\_\_.  
 ADOPTED on \_\_\_\_\_.

\_\_\_\_\_  
 CORPORATE OFFICER

\_\_\_\_\_  
 PRESIDING MEMBER

Schedule "1" to accompany "Zoning  
Amendment Bylaw No. 3968, 2024".

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Presiding Member

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Corporate Officer

# SCHEDULE 1

## "SCHEDULE "H"

### CHEMAINUS ARTISAN VILLAGE COMPREHENSIVE DEVELOPMENT ZONE MAP"

