



AGENDA
TOWN OF LAKE COWICHAN
Special meeting of Council to be held on
Tuesday, February 4th, 2020 at 6:00 p.m.

1. CALL TO ORDER

Page #

INTRODUCTION OF LATE ITEMS (if applicable)

2. APPROVAL OF AGENDA

3. ADOPTION OF MINUTES

4. BUSINESS ARISING AND UNFINISHED BUSINESS

5. DELEGATIONS AND REPRESENTATIONS

6. VERBAL COMMENT FROM THE PUBLIC ON A SUBSEQUENT ITEM ON THE AGENDA – (maximum 3 minutes per speaker and maximum time allotted 15 minutes)

7. CORRESPONDENCE

None.

8. REPORTS

(a) **Council and Other Committee Reports**

(b) **Other Reports**

(c) **Staff Reports**

9. BYLAWS

(a) "Town of Lake Cowichan Zoning Amendment Bylaw No. 1030-2019" second reading may be rescinded.

(b) "Town of Lake Cowichan Zoning Amendment Bylaw No. 1030-2019" as revised may receive second reading.

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(c) "Town of Lake Cowichan Zoning Amendment Bylaw No. 1033-2020" second reading may be rescinded.

(d) "Town of Lake Cowichan Zoning Amendment Bylaw No. 1033-2020" " as revised may receive second reading.

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10. NEW BUSINESS

None.

11. MEDIA / PUBLIC QUESTION PERIOD

12. IN CAMERA

13. ADJOURNMENT

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TOWN OF LAKE COWICHAN

Bylaw No. 1030-2019

A Bylaw to Amend Zoning Bylaw No. 935-2013

WHEREAS the *Local Government Act* authorizes a local government to enact bylaws, which would designate different zones pertaining to land use and development of the Town of Lake Cowichan;

AND WHEREAS the Council of the Town of Lake Cowichan deems it expedient to amend Bylaw 935-2013 to allow for changes with respect to land use and zoning regulations;

AND WHEREAS the passage of this bylaw has met all the requirements pursuant to the *Local Government Act*;

NOW THEREFORE the Council of the Town of Lake Cowichan in open meeting assembled enacts the following:

1. TITLE

This bylaw may be cited for all purposes as the "Town of Lake Cowichan Zoning Amendment Bylaw No.1030-2019".

2. AMENDMENTS

- 1) Schedule "A" to Zoning Bylaw No. 935-2013 is amended by rezoning a property described as Remainder Lot A District Lot 13 Cowichan Lake District Plan VIP64669, Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404 and VIP88405 remains a Single Detached and Duplex Residential Zone", which is outlined in bold black ink and identified on Schedule "A" to this Bylaw.
- 2) Zoning Bylaw No. 935-2013 is amended with the addition of a new Schedule "E" Density Bonus Calculations, which is Schedule "B" to this Bylaw.
- 3) Part V "Regulations for Each Zone, Zoning Categories", Section 5.3 "R-1—B Single Family and Duplex Residential Zone" is amended by deleting its companion Schedule B – Concept Plan for Remainder Lot 1 District Lot 13 Cowichan Lake District Plan VIP 64669, Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404, and VIP88405, that was attached to and formed part of Bylaw No. 1007-2018.
- 4) Part V "Regulations for Each Zone, Zoning Categories", "Section 5.3 "R-1—B Single Family and Duplex Residential Zone" is amended by deleting all the text and replacing it with a new Section title replacement and new text , as follows:

5.3 R-1 –B SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE

.1 Intent

The intent of the R-1-B--Single Detached and Duplex Residential Zone is to provide for single detached dwellings and side by side duplexes in a medium density environment.

.2 Permitted Uses

	Principal Use	Minimum Lot Size
(a)	Single detached dwelling	350 m ²
(b)	Side by side duplex	600 m ²

	Accessory Use
(i)	Home-based business, accessory to principal use in (a); OR
(ii)	Bed and Breakfast, accessory to principal use in (a) OR

- (iii) Secondary suites in single detached dwellings only, accessory to principal use in (a)

.3 Conditions of Use

.1 Dimensional and Coverage Standards

	Dimensions and Coverage	Principal building	All other buildings and structures
(a)	Maximum height (In metres)	9	7.5
(b)	Maximum lot coverage (as a %)	45	

.2 Minimum building setbacks

Use / Structure	Front Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line
(a) Single unit residential, structures and accessory buildings (In metres)	6.0 to garage face; 4.5 to front face of dwelling	4.5	1.5	1.5

.3 The garage face shall in all cases be set back a minimum of 1.5 metres further than the home face.

.4 Except in the case where a parcel of land abuts a street either in the side or in the rear, accessory buildings of a size less than 10 metres square shall be permitted a setback clearance of 0.6 metres for the interior side and rear.

.5 Notwithstanding the provisions of Article a), a *principal* building may be constructed with a zero-lot line setback from an interior property line adjacent to another R-1-B lot, provided the following

- (i) A minimum distance of 3 (three) meters is maintained between buildings on adjacent lots;
- (ii) A maintenance and construction easement shall be executed between the owners of the adjacent zero lot line lots and shall establish a minimum 2 (two) meters width extending in all directions from all zero setback walls.

.6 For the parcel of land with the legal description of Remainder Lot A District Lot 13 Cowichan Lake District Plan VIP64669, Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404, and VIP88405, and physically located on Point Ideal Drive, development shall provide the following amenities:

- (i) A minimum 2.5 ha of public park land dedication, including a playground, walking trails and protected areas;
- (ii) Public walking trails connecting to existing parks, adjacent neighbourhood, playground and viewpoint;
- (iii) Environmental protection area; and
- (iv) Protected riparian area.

5) Part IV Land Use Categories and Regulations is amended with the revision of the R-1-B Zone name and map symbol in the Residential Zone Category as shown below:

NAME OF ZONE	ZONE CATEGORY	MAP SYMBOL
RESIDENTIAL ZONES		
Single Detached and Duplex		R-1-B

3. FORCE AND EFFECT

That upon adoption of this bylaw, Bylaw No. 1030-2020, the Town of Lake Cowichan Zoning Bylaw No. 935-2013 shall hereby be amended and take effect.

READ A FIRST TIME on the 17th day of December, 2019.

READ A SECOND TIME on the ___ day of ___, 2020.

PUBLIC HEARING held on the ___ day of ___, 2020.

READ A THIRD TIME on the ___ day of ___, 2020.

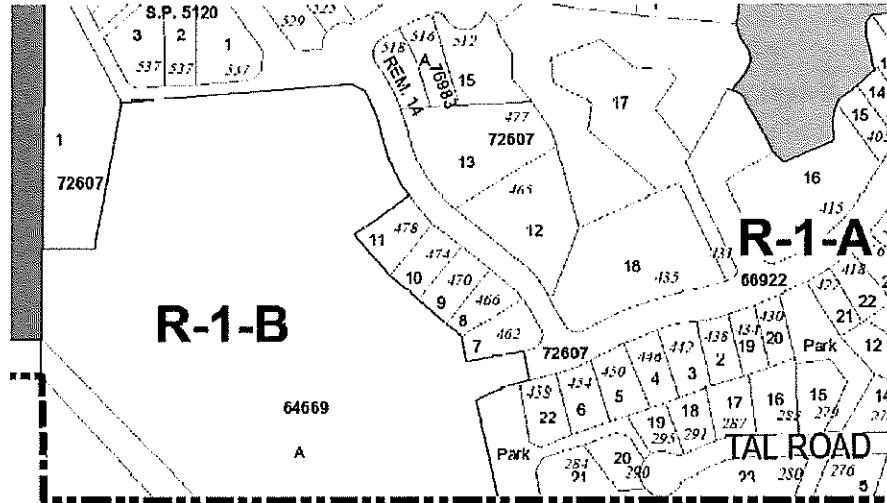
RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the ___ day of ___, 2020.

Rod Peters
Mayor

Joseph A. Fernandez
Corporate Officer

Schedule A –Zone Map Amendment

Attached to and forming Bylaw No. 1030-2019



Schedule B –Density Bonus Calculations

Attached to and forming Bylaw No. 1030-2019 and forming Schedule 'E' in Zoning Bylaw No. 935-2013

1. Density bonus calculations for specific property (ies) are set forth in this Schedule in accordance with the Town of Lake Cowichan's Official Community Plan (2019) density bonus policies in subsection 5.2.1.4.
2. Density Bonus Calculation Table

Parcel	Zone district—pre development application	Estimated unit yield prior to development application	New or amended Zone district (if applicable)	Additional unit yield permitted with amended zoning or development approval	Affordable housing contribution	Amenity contribution
Remainder Lot 1 District Lot 13 Cowichan Lake District Plan VIP 64669, Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404, and VIP88405	R-1-B Single Family and Duplex Residential Zone	55	R-1-B Single Detached, Duplex Residential Zone	14 units (rounded up from 13.75), representing an additional 25% density	20% of additional density achieved (e.g. 3 units based on an additional 14 units); any fraction in the calculation shall be rounded up to the next whole number. Units are to be available on an affordable basis with appropriate covenants registered on affected lots for 10 years.	

TOWN OF LAKE COWICHAN

Bylaw No. 1033-2020

A Bylaw to Amend Zoning Bylaw No. 935-2013

WHEREAS the *Local Government Act* authorizes a local government to enact bylaws, which would designate different zones pertaining to land use and development of the Town of Lake Cowichan;

AND WHEREAS the Council of the Town of Lake Cowichan deems it expedient to amend Bylaw 935-2013 to allow for changes with respect to land use and zoning regulations;

AND WHEREAS the passage of this bylaw has met all the requirements pursuant to the Local Government Act;

NOW THEREFORE the Council of the Town of Lake Cowichan in open meeting assembled enacts the following:

1. **TITLE**

This bylaw may be cited for all purposes as the "Town of Lake Cowichan Zoning Amendment Bylaw No.1033-2020".

2. **AMENDMENTS**

3. The Council of the Town of Lake Cowichan deems it expedient to rezone land with a legal description of consolidation of Lot 1, Plan 27794 and Remainder of Lot C, Plan 27479, both within District Lot 16, Cowichan Lake District and that part of Remainder of Parcel K (DD 1221071), Section 6, Renfrew District from 'R-1 Urban Residential Zone' to 'R-1-C Single Detached and Duplex Residential zone' in accordance with the Official Community Plan and attached herewith as Schedule "A" which amends Schedule "A" of Bylaw 935-2013;

4. The Council of the Town of Lake Cowichan deems it expedient to update schedule "E" density bonus calculations of Zoning bylaw 935-2013;

1) Part V Regulations for Each Zone, Zoning Categories, is hereby amended with the addition of a new zone district, Single Family and Duplex Residential (R-1-C):

5.3 (a) R-1-C- URBAN SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE

.1 Intent

The intent of the R-1-C--Single Detached and Duplex Residential Zone is to provide for single detached dwellings and side by side duplexes in a medium density environment. Short-term vacation rental as an accessory use is a flexible feature.

.2 Permitted Uses

	Principal Use	Minimum Lot Size
(a)	Single detached dwelling	350 m ²
(b)	Side by side duplex	600 m ²

	Accessory Use
(i)	Home-based business, accessory to principal use in (a); OR
(ii)	Short-term vacation rentals, accessory to principal use in (a) OR
(iii)	Secondary suites in single detached dwellings only, accessory to principal use in (a)

.3 Conditions of Use

.1 Dimensional and Coverage Standards

	Dimensions and Coverage	Principal building	All other buildings and structures
(a)	Maximum height (in metres)	9	7.5
(b)	Maximum lot coverage (as a %)	45	

.2 Minimum building setbacks

	Use / Structure	Front Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line
(a)	Single unit residential, structures and accessory buildings in metres)	6.0 to garage face; 4.5 to front face of dwelling	4.5	1.5	1.5

.3 The garage face shall in all cases be set back a minimum of 1.5 metres further than the home face.

.4 Except in the case where a parcel of land abuts a street either in the side or in the rear, accessory buildings of a size less than 10 metres square shall be permitted a setback clearance of 0.6 metres for the interior side and rear.

.5 Notwithstanding the provisions of Article (a), a *principal* building may be constructed with a zero-lot line setback from an interior property line adjacent to another R-1-C lot, provided the following

- (i) A minimum distance of 3 (three) meters is maintained between buildings on adjacent lots;
- (ii) A maintenance and construction easement shall be executed between the owners of the adjacent zero lot line lots and shall establish a minimum 2 (two) meters width extending in all directions from all zero setback walls.

2) Part IV Land Use Categories and Regulations is amended with the revision of the R-1-C Zone name and map symbol in the Residential Zone Category as shown below:

ZONE CATEGORY	
NAME OF ZONE	MAP SYMBOL
RESIDENTIAL ZONES	
Urban Single Detached and Duplex	R-1-C

3) Density Bonus Calculation Table of Schedule 'E' of Zoning Bylaw No. 935-2013 is amended follows:

- i) Renaming the 'Density Bonus Calculation Table' to 'Density Bonus and Affordable Housing Contribution Table';
- ii) Replacing the text of item 1) in its entirety with the following:
 - 1) Density bonus calculations for specific property (ies) are set forth in this

Schedule in accordance with the Town of Lake Cowichan Official Community Plan (2019) density bonus policies in subsection 5.2.1.4 and affordable housing contribution policy in subsection 5.2.4.1 8); and

iii) Updating item 2) Density Bonus and Affordable Housing Contribution Calculation Table of Schedule "E", with the following additional row:

2) Density Bonus and Affordable Housing Contribution Calculation Table

Parcel	Zone district—pre-development application	Estimated unit yield prior to development application	New or amended Zone district (if applicable)	Additional unit yield permitted with amended zoning or development approval	Affordable housing contribution	Amenity contribution
Consolidation of Lot 1, Plan 27794 and Remainder of Lot C, Plan 27479, both within District Lot 16, Cowichan Lake District and that part of Remainder of Parcel K (DD 1221071), Section 6, Renfrew District	R-1 Urban Residential	17	R-1-C Single Detached and Duplex Residential Zone	13 units, representing a 76% increase in density due to rezoning	20% of additional density achieved (e.g. 3 units based on an additional 13 units); any fraction in the calculation shall be rounded up to the next whole number. Units are to be available on an affordable basis with appropriate covenants registered on affected lots for 10 years.	

5. **FORCE AND EFFECT**

That upon adoption of this bylaw, Bylaw No. 1033-2020, the Town of Lake Cowichan Zoning Bylaw No. 935-2013 shall hereby be amended and take effect.

READ A FIRST TIME on the 28th day of January, 2020.

READ A SECOND TIME on the th day of _____, 2020.

PUBLIC HEARING held on the ___ day of ___, 2020.

READ A THIRD TIME on the ___ day of ___, 2020.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the ___ day of ___, 2020.

Rod Peters
Mayor

Joseph A. Fernandez
Corporate Officer

Schedule A –Zone Map Amendment

Attached to and forming Bylaw No. 1033-2020

