



3676

APPROVED AND ORDERED 16. DEC. 1976

W. S. Dewar

Lieutenant-Governor

EXECUTIVE COUNCIL CHAMBERS, VICTORIA 16. DEC. 1976

Pursuant to the **Municipal Act**, and upon the recommendation of the undersigned, the Lieutenant-Governor, by and with the advice and consent of the Executive Council, orders that By-law No. 243 of the Regional District of Cowichan Valley cited as "Cowichan Valley Regional District Zoning Amendment By-Law No. 243, 1976" be approved in the form of by-law hereto attached.

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A handwritten signature in black ink, appearing to be "J. A. ...".

Minister of Municipal Affairs and Housing.

A handwritten signature in black ink, appearing to be "W. R. Bennett".

Presiding Member of the Executive Council.

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COWICHAN VALLEY REGIONAL DISTRICT

BY-LAW NO. 243

A by-law to amend Cowichan Valley
Regional District Zoning By-law
No. 149, applicable to Electoral
Area "E" only.

WHEREAS it is desirable to amend the Industrial Zones in order to provide additional site area allowances and extend the Permitted Uses in Cowichan Valley Regional District Zoning By-law No. 149, 1975.

AND WHEREAS notices were published in two consecutive issues of the Cowichan Valley News Ltd., on June 9th, and June 16th, setting forth notice of a Public Hearing held on June 22nd at 7:30, in the C.V.R.D. Board Room, to hear those people who deem themselves affected by the proposed changes to Zoning By-law No. 149, 1975.

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 "Cowichan Valley Regional District Zoning By-law No. 149, 1975".

AND WHEREAS the Regional Board voted on and this Amending By-law No. 243, 1976, received the necessary two-thirds affirmative vote of all Board members.

NOW THEREFORE the Board of the Cowichan Valley Regional District in open meeting assembled enacts as follows:-

I. That Cowichan Valley Regional District Zoning By-law No. 149, 1975 be amended as follows:-

(a) That Part 8 of Zoning By-law No. 149, 1975, be deleted in its entirety and be replaced with Zoning Amendment By-law No. 243 Part 8 as follows:-

8.0 PART EIGHT - INDUSTRIAL ZONES

8.1 I-1 Light Industrial

- designates land that because of small site size and location in relation to other industrial or commercial development is best suited for intensive light manufacturing, warehousing, and wholesaling.

8.2 Permitted Uses

In the Industrial Zone the use of land, buildings and structures shall include:-

- (a) warehousing
- (b) automobiles, truck and other machinery sales, service, and repairs
- (c) contractor's workshop
- (d) contractor's yards
- (e) buildings and structures accessory to the use permitted in clause (a) to (d)

8.3 Site Area

The minimum parcel size in the I-1 zone is as follows:-

Community water supply and community sanitary sewer	15,000 sq.ft.
Community water supply but no community sanitary sewer	2 acres
Neither community water supply nor community sanitary sewer	4 acres

8.4 Regulations (in addition to those in Section 4.2) for the size, shape and siting of buildings and structures

(1) Buildings and structures:-

- (a) shall not exceed a height of 45 feet
- (b) height exemptions as defined under General Regulations Section 3, clause (a) shall not apply to this zone unless approved by the Board of Variance.
- (c) shall be sited not less than
 - (i) 30 feet from the front lot line
 - (ii) 20 feet from a rear lot line
 - (iii) 10 feet from exterior or interior side lot lines
 - (iv) where the parcel abuts residential, institutional, or native lands, the adjacent rear or side yard requirement shall be 50 feet

(2) Design Panel

On all sites located in the I-1 (Light Industrial) zone, development of required landscaping, landscaped setbacks, buffers, screening, or fencing, will be in accordance with the standards as recommended by the Regional District design panel.

8.5 Parking

Off-street parking shall be provided in accordance with the provisions of the parking section of this by-law.

8.6 Loading Space

- (a) all off-street loading and unloading space shall be located on the site and designed in such a manner that all materials and commodities loaded or unloaded can be collected or distributed within the site.
- (b) all off-street loading and unloading space shall be of adequate size and with adequate access thereto to accommodate the types of vehicles which will be loaded and unloaded.

8.7 I-2 Industrial Resource

- designates land that because of the location and use of raw materials or processing of the same and in relation to other resource manufacturing development, it is best suited for resource and heavy industrial purposes.

8.8 Permitted Uses

In the Industrial Zone the use of land, buildings, and structures shall include:

- (a) dry land log sorting
- (b) sawmills
- (c) gravel extraction and processing
- (d) buildings and structures accessory to the use permitted in clause (a) to (c)

8.9 Site Area

The minimum site area required is 10 acres

8.10 Regulations (in addition to those in Section 4.2) for the size, shape, and siting of buildings and structures

- (1) Buildings and Structures
 - (a) shall not exceed a height of 60 feet
 - (b) height exceptions as defined under General Regulations Section 3, clause (a) shall not apply to this zone unless approved by the Board of Variance
 - (c) shall be sited not less than 100 feet from any lot line

(2) Design Panel

On all sites located in the I-2 (Industrial Resource) zone, development of required landscaping, landscaped setbacks, buffers, screening, or fencing, will be in accordance with the standards as recommended by the Regional District design panel.

8.11 Parking

Off-street parking shall be provided in accordance with the provisions of the parking section of this by-law.

8.12 Loading Space

- (a) all off-street loading and unloading space shall be located on the site and designed in such a manner that all materials and commodities loaded or unloaded can be collected or distributed within the site.
- (b) all off-street loading and unloading space shall be of adequate size and with adequate access thereto to accommodate the types of vehicles which will be loaded and unloaded.

II This By-law may be cited as "Cowichan Valley Regional District Zoning Amendment By-law No. 243, 1976".

Read a first time this 12th day of May, 1976.

Read a second time this 12th day of May, 1976.

Read a third time this 14th day of July, 1976.

Received the approval of the Lieutenant Governor in Council this day of, 1976.

Reconsidered, adopted, and finally passed this day of, 1976.

Chairman

Secretary-Treasurer

I, P. W. Hayward, Secretary-Treasurer of the Cowichan Valley Regional District hereby certify the foregoing to be a true and correct copy of By-law No. 243 as read a third time by the Board of the Cowichan Valley Regional District on the 14th day of July 1976.

P. W. Hayward
Secretary-Treasurer

Date July 29, 1976

Approved under the Consolidated Access Highways Act
 this 25 day of Nov, 1976
 Approving Officer: L. Munn