
**Cowichan Valley Regional District
Electoral Area H – North Oyster/Diamond**

Zoning Bylaw

No. 1020



PART SIX: CREATION AND DEFINITION OF ZONES

6.1 Creation of Zones

The area of Electoral Area H is divided into the zones identified in Column I and each zone is briefly described in Column II.

<u>COLUMN I</u>	<u>COLUMN II</u>
A-1	Primary Agricultural
A-2	Secondary Agricultural
A-2A	Restricted Secondary Agricultural
F-1	Primary Forestry
F-2	Secondary Forestry
R-1	Rural Residential
R-2	Suburban Residential
R-10	Rural Water Conservancy
MP-1	Mobile Home Park
MH-1	Manufactured Home Residential
MH-2	Bush Creek Manufactured Home Residential
C-2	Local Commercial
C-2A	Local Commercial A
C-2B	Local Commercial
C-3	Service Commercial
C-4	Tourist Recreational Commercial
GL-1	Guest Lodge
P-1	Parks and Recreation
P-2	Institutional
P-2A	Institutional
I-1	Light Industrial
I-2	Heavy Industrial
W-1	Water Conservancy
W-2	Water Recreation
W-3	Water Marina
W-4	Shellfish
W-5	Shellfish Processing
W-7	Water Industrial
W-10	Motor Vessel Moorage
T-1	Railway Transportation
U-1	Utility (LNG)

6.2 Definition of Zones

- (a) The area of each zone is defined by Schedule B.
- (b) Where a zone boundary is shown on Schedule B as following a road allowance or a watercourse, the centre line of the road allowance or watercourse shall be the zone boundary.

PART SEVEN: AGRICULTURAL AND FORESTRY ZONES

7.1 A-1 ZONE PRIMARY AGRICULTURAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following uses and no others are permitted in an A-1 Zone, subject to compliance with the *Agricultural Land Commission Act*:

1. Agriculture, horticulture, silviculture, turf farm, fish farm;
2. One single detached dwelling or mobile home;
3. Two single detached dwellings or mobile homes on parcels of 2.0 hectares or larger;
4. Horse riding arena, boarding stable;
5. Home occupation;
6. Bed & breakfast accommodation;
7. Sale of products grown or reared on a farm;
8. Daycare, nursery school accessory to a dwelling;
9. Attached suite on any parcel; or detached suite on parcels 2 ha or larger.

(b) Conditions of Use

For any parcel in an A-1 Zone:

1. The parcel coverage shall not exceed 15 percent for all buildings and structures, except for greenhouses which shall not exceed a parcel coverage of 50 percent;
2. The setbacks for the types of parcel lines set out in Column I of this section are set out for residential and accessory structure uses in Column II and for agricultural, stable and accessory structure uses in Column III:

COLUMN I Type of Parcel Line	COLUMN II Residential & Accessory Uses	COLUMN III Agricultural & Accessory Use
Front	7.5 metres	15 metres
Side (Interior or Exterior)	3.0 metres	15 metres
Rear	4.5 metres	15 metres