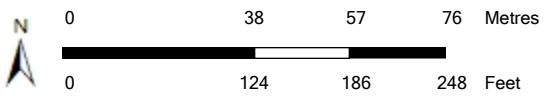




Legend

- Parks
- Urban Containment Boundary
- CVRD Zoning
 - Agricultural and Forestry
 - Parks and Institutional
 - Industrial
 - Commercial and Mixed Use
 - Comprehensive Development
 - Residential
 - Waterfront
 - Water Use
 - Utility
 - Railway
 - Neighbouring Jurisdiction



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© Cowichan Valley Regional District



10.9 **R-3 VILLAGE RESIDENTIAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the R-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-3 Zone:

- a. Single-family dwelling;
- b. Horticulture;

The following accessory uses are permitted in the R-3 Zone:

- c. Accessory dwelling unit or secondary suite;
- d. Bed and breakfast accommodation;
- e. Farm gate sales, accessory to horticulture and limited agriculture;
- f. Home-based business;
- g. Limited agriculture, on parcels 0.4 ha or larger;
- h. Unlicensed daycare and group daycare;
- i. The keeping of chickens in Cobble Hill only, in association with a single-family dwelling, excluding roosters, subject to Section 10.9.7.

2. Impervious Surfaces and Parcel Coverage Limit

Impervious surface coverage of a parcel in the R-3 Zone shall not exceed 35%, of which not more than 30% may be parcel coverage.

3. Setbacks

The following minimum setbacks for buildings and structures apply as shown for in each electoral area in the R-3 Zone:

Type of Parcel Line	Electoral Area A – Mill Bay/Malahat		Electoral Area C – Cobble Hill	
	Residential Uses	Accessory Uses	Residential Uses	Accessory Uses
Front	7.5 m	7.5 m	7.5 m	7.5 m
Interior Side	3 m	3 m	3 m	3 m
Exterior Side	4.5 m	4.5 m	4.5 m	4.5 m
Rear	4.5 m	3 m	4.5 m	3 m
Line adjoining Agricultural Resource 1 Zone	10 m	10 m	10 m	10 m

4. Building Height

The maximum height of buildings and structures in the R-3 Zone shall not exceed the limits shown for each electoral area in the table below:

Maximum Height by Type of Building or Structure	Electoral Area A – Mill Bay/Malahat East of Trans-Canada Highway*	Electoral Area A – Mill Bay/Malahat West of Trans-Canada Highway	Electoral Area C Cobble Hill
Residential	7.5 m	10 m	10 m
Accessory	6 m	6 m	7.5 m

* Except for that portion of District Lot 82, Malahat District which lies east of the Trans-Canada Highway, for which the principal building height limit is 10 metres.

5. Minimum Lake and Ocean Frontage Requirement

No parcel being created by subdivision in the R-3 Zone that fronts on a lake or ocean shall have a total water frontage along a lake or ocean of less than 22 metres or 12% of total lot perimeter, whichever is greater.

6. Minimum Parcel Size

The minimum parcel size for each electoral area in the R-3 Zone is shown in the table below:

Level of Service to the Parcel	Electoral Area A – Mill Bay/Malahat	Electoral Area C – Cobble Hill
Community water and community sewer	1675 m ²	900 m ²
Community water only	2000 m ²	2000 m ²
No community water or sewer	1 hectare	1 hectare

7. Keeping of Chickens

The keeping of chickens in the R-3 Zone under Section 10.9.1.i is subject to the following conditions:

- a. The keeping of chickens is permitted in Cobble Hill only;
- b. The parcel of land upon which the chicken keeping is occurring must not be less than 900 m² in area;
- c. Not more than 6 (six) female chickens (hens) shall be permitted on a single parcel of land at any one time;
- d. Roosters are prohibited;
- e. A roofed, enclosed coop shall be provided with a minimum floor area of 0.4 m² per hen;

- f. The enclosure for the chickens shall be at grade (on the ground) and have a minimum of 1 m² of enclosed run area per hen;
- g. The chickens shall be kept in the back yard of the parcel, in a clean and tidy fenced area, secured in such a fashion as to keep predators and vermin away from the chickens and their eggs;
- h. A chicken coop is subject to the setback regulations in Section 10.9.3, and a chicken enclosure shall be no closer than 3 metres to any parcel line.

3.1 Definitions

In this Bylaw:

“**Abattoir**” means a parcel or building upon which or within which animals are slaughtered;

“**Accessible**” means that a person with a disability, without assistance from another person, is able to approach, enter, pass to and from and make use of an area and/or its facilities;

“**Accessory**” means ancillary or subordinate to, customarily incidental to, and associated with a principal use, building or structure that is located on the same parcel or that is located on common property within the same strata plan as the principal use, building or structure;

“**Accessory dwelling unit**” means a small secondary dwelling unit not attached to or within another dwelling unit constituting a self-contained dwelling unit in accordance with Section 4.15 of this Bylaw, which is located on a parcel that has a principal dwelling unit on it;

“**Administrator**” means the person appointed from time to time as the Chief Administrative Officer of the CVRD and includes any person designated by the Administrator;

“**Agriculture**” means growing, rearing, producing or harvesting agricultural crops or livestock and includes the processing on a parcel of the primary agricultural products harvested, reared or produced on that parcel and the use and storage of associated farm machinery, implements and agricultural supplies, but excludes cannabis production (commercial – medical), cannabis production (commercial – non-medical), and cannabis production (personal – home cultivation);

“**Agri-tourism**” means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*, provided that the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;

“**Agro-forestry**” means an intensive land management system that optimizes the benefits from the biological interaction created when trees and shrubs are intentionally combined with crops as an integrated agro-system, or that involves deliberate retention, introduction or mixing of trees or other plants in crop and animal production systems to provide an economic return;

“**ALR**” means the provincial Agricultural Land Reserve, established pursuant to the *Agricultural Land Commission Act*;

“**Animal shelter**” means a facility providing temporary care to household animals awaiting placement;

“**Arcade**” means the use of a building for the purpose of entertainment provided by four or more mechanical or electronic games;

“Seasonal recreational camp” means the temporary accommodation of persons in tents or bunkhouses;

“Secondary suite” means one or more habitable rooms, containing or providing cooking facilities, constituting a self-contained dwelling unit in accordance with Section 4.16 of this Bylaw, that is for the residential accommodation of one family, contained within or attached to a single family dwelling;

“Senior government” means the Government of Canada or the Government of the Province of British Columbia;

“Seniors’ congregate housing” means a residential or institutional facility which provides sleeping units or dwelling units for persons aged 65 or older, one or more meals per day and housekeeping services, contains a common dining area with a capacity sufficient to accommodate all residents of the residential facility, and may contain accessory personal service use and accessory convenience store;

“Service station” means premises used principally for the retail sale of motor fuels, lubricating oils, electric vehicle recharges and motor vehicle parts and accessories, and the accessory servicing and repair of motor vehicles and boat engines, but not including wholesale sales or motor vehicle body repairs, painting, storage or wrecking;

“Setback” means the minimum permitted horizontal distance required under this Bylaw, between a building or structure and a specified parcel line or other described feature;

“Shopping centre” means one or more buildings designed as an integrated unit to be used for retail stores, offices, restaurants, cinemas, exercise studios, personal service use, appliance repair shops, automobile service shop, and garden centres, and which may be used on a temporary basis for automobile sales, carnivals, flea markets or craft fairs;

“Single family dwelling” means a building consisting of one dwelling unit, used as the residential unit of one family;

“Silviculture” means managing forest ecosystems for the full range of forest resource objectives including biodiversity, ecological integrity and ecological services and includes seedling and tree nurseries but specifically excludes the processing of wood or wood products;

“Site” means an area of land consisting of one or more parcels used collectively as a unit devoted to a certain use or occupied by a building or structure or group of buildings or structures united by a common interest, use or development;

“Sleeping unit” means a room or group of rooms other than a dwelling unit, used for the accommodation of any person;

“Staff accommodation” means dwelling units, whether single family, duplex or multiple family, exclusively for the use of persons that are employed by a business upon whose land the accommodation is located;