

3129



Municipality of North Cowichan

Enter park/address/street



Identify [Close]

Identify Results

Results found: 4 Clear

House 1: 12-9650

House 2:

Street Name: ASKEW CREEK DR

Level:

PID: 028596439

Folio: 15282-201

Lot: 12

Plan: VIS7070

Non-Legal Description: SL 12 PL VIS7070

Approx Acre: 0.09

Approx Hectare: 0.04

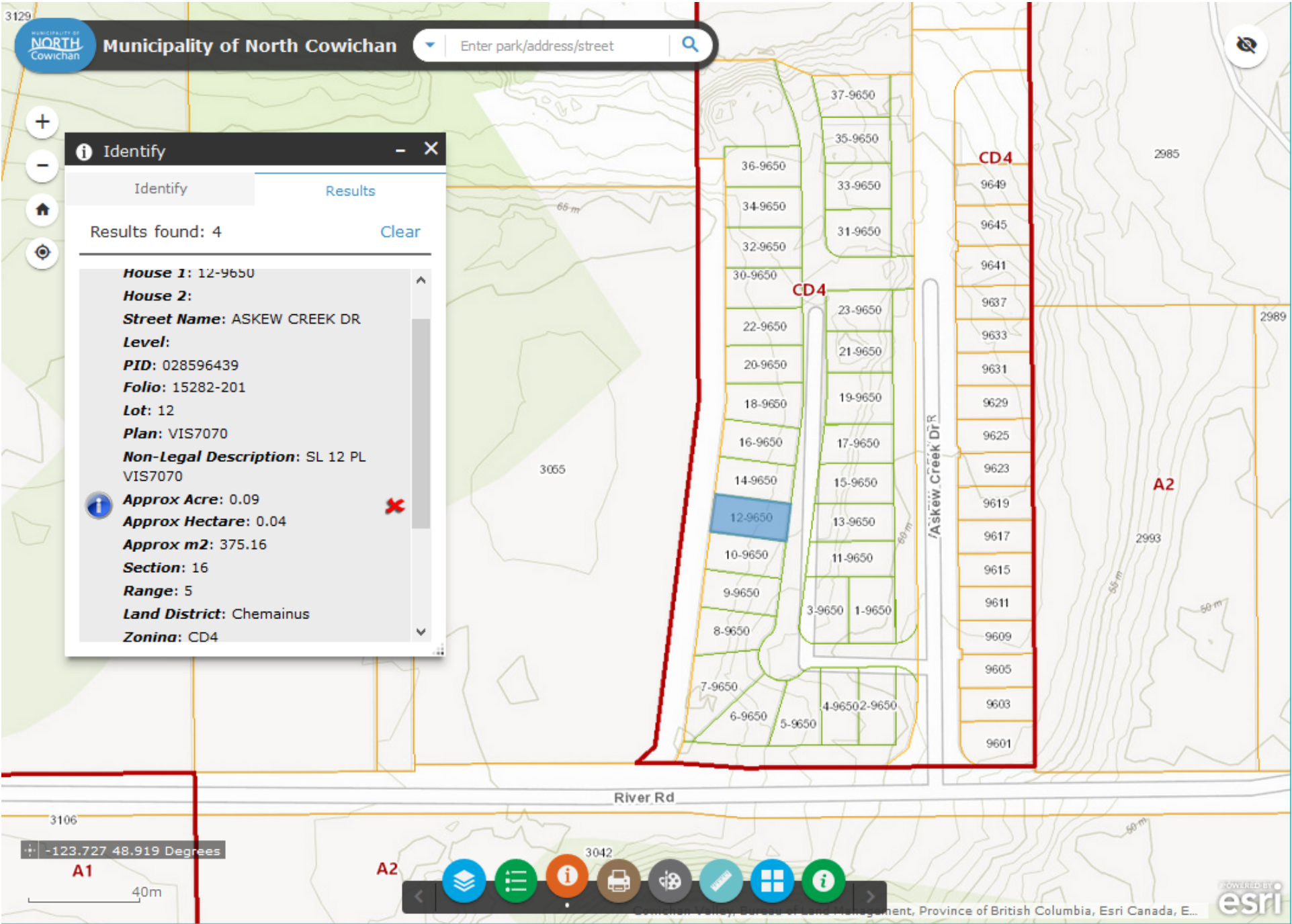
Approx m2: 375.16

Section: 16

Range: 5

Land District: Chemainus

Zonina: CD4



3106

-123.727 48.919 Degrees

A1

40m



3042

River Rd



Comprehensive Development Zone - Mixed Family Zone (CD4) [BL3359, BL3596]

Permitted Uses

- 80.4 (1) The permitted uses for the CD4 zone are as follows:
- Assisted Living
 - Community Care Facility
 - Community Garden
 - Limited Home-based Business
 - Modular Home
 - Single-Family Dwelling

Minimum Lot Size

- (2) The minimum permitted lot size for the CD4 zone is 325 m² (3,498 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the CD4 zone is as follows:
- (a) 11.5 m (37.73'),
 - (b) 8.0 m (26.25') measured from the required yard, front where the lot fronts a cul-de-sac, or
 - (c) 8.5 m (27.89') measured from the required yard, front where the lot is pie-shaped and larger than 350 m² (3,767 sq. ft.).

Density

- (4) The maximum permitted density for the CD4 zone is as follows:
- (a) The number of residential buildings per lot shall not exceed one;
 - (b) The maximum permitted floor space ratio is 0.5:1 except that for a single-story single-family dwelling with a habitable basement, the maximum floor space ratio is 0.7:1.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the CD4 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger;
 - (b) 35% of the lot area for lots smaller than 650 m² (7,000 sq. ft.) but larger than 400 m² (4,305 sq. ft.); and
 - (c) 45% of the lot area for lots that are 400 m² (4,305 sq. ft.) or smaller.

Minimum Setbacks

- (6) The minimum permitted setbacks for the CD4 zone are as follows:
- (a) Principal Buildings, for any portion of the building under 6.5 m (21.33') in height, on lots 650 m² (7,000 sq. ft.) or smaller
 - Yard, Front, 2.4 m (6.56')
 - Yard, Front when abutting a highway 20 m in width or wider, 5.0 m (16.4')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Side when adjacent to a highway, 3.0 m (9.84')
 - Yard, Rear, 2.4 m (6.56') [BL3457, BL3596]
 - (b) Principal Buildings, for any portion of the building 6.5 m (21.33') or greater in height, on lots 650 m² (7,000 sq. ft.) or smaller
 - Yard, Front, 4.5 m (14.76')
 - Yard, Front when abutting a highway 20 m in width or wider, 5.0 m (16.4')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Side when adjacent to a highway, 3.0 m (9.84')
 - Yard, Rear, 6.0 m (19.68')
 - (c) Principal Buildings, on lots 650 m² (7,000 sq. ft.) or larger
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')

- Yard, Side when adjacent to a highway, 3.0 m (9.8')
- Yard, Rear, 7.5 m (24.6')
- (d) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.4')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.0 m (3.28')
- (e) The minimum permitted setback from the vehicle entrance of a garage or carport of a principal or accessory building to a highway or strata road is 5.8 m (19.03'). [BL3457; BL3596]

Maximum Building Height

- (7) The maximum permitted building heights for the CD4 zone are as follows:
 - (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the CD4 zone are as follows:
 - (a) Fences must not exceed
 - (i) 1.2 m (4.00') in height in the required yards, front
 - (ii) 2.0 m (6.56') in height in the required yards, side or rear.
 - (b) If a lane or common strata road abuts a lot, vehicular access to the lot must be from the lane.
 - (c) Assisted Living, Supportive Housing, and Community Care Facilities are permitted provided that
 - (i) they occur within a single-family dwelling unit or Modular home only,
 - (ii) the number of residents does not exceed three,
 - (iii) the lot is 650 m² (7,000 sq. ft.), or larger.

Driveway Width

- (9) Individual driveway widths shall not exceed 3.0 m (9.80') within the required yard, front of a principal building, or where it crosses a public sidewalk or trail.
- (10) Shared driveways widths shall not exceed 4.5 m (14.76') within the required yard, front of a principal building and shall not exceed 3.0 m (9.80') where the shared driveway crosses a public sidewalk or trail.