

Welcome!



The Home Book



Sutton Group – West Coast Realty

MIKE EDDY

250-701-1215

www.MikeEddyForYou.com





**70 Fern Rd
Du Lake Cowichan ~ V0R 2G0**

Interior Details

Layout: Split Entry
Bedrms: 5 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 3
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 2 **Fin SqFt:** 2,170
Bth 4Pce: 0 **Unfin SqFt:** 60
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 7' / Finished, Not Full Height, Partial, With Windows
Ens 4+Pce: 0 **FP Feat:** Family Room, Insert, Living Room, Wood Stove
App Incl: Dishwasher, F/S/W/D
Intr Ftrs: Bar, Ceiling Fan(s), Dining Room

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	8'7"x9'1"
Bedroom	Lower	8'7"x10'6"
Bedroom	Lower	5'8"x8'7"
Family Room	Lower	19'0"x26'3"
Bathroom	Main	3-Piece
Bedroom	Main	9'1"x9'9"
Bedroom - Primary	Main	11'8"x11'11"
Dining Room	Main	9'0"x13'9"
Entrance	Main	5'4"x11'8"
Kitchen	Main	10'2"x13'9"
Living Room	Main	14'8"x21'16"
Deck (Unfin)	Main	11'8"x16'1"
Garage (Unfin)	Other	11'3"x26'8"
Storage (Unfin)	Other	7'11"x11'10"
Workshop (Unfin)	Other	22'9"x36'7"

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,018	1,212	0	0	0
Beds	3	2	0	0	0
Baths	1	1	0	0	0
Kitchens	0	1	0	0	0

Listing Summary

MLS®: 997203 **List Price:** \$619,000
Status: Active **Orig Price:** \$619,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,621 **Strata Fee:**
2025 Asmt: \$530,000 **Title:** Freehold

Remarks

C-1 commercially zoned potentially 5 bedroom, 2 bathroom home with a detached 900 sqft shop on a spacious 0.31 acre lot represents a great opportunity for a family to live & work from home or possibly rent the house & work out of the shop. Zoning permits provides a broad range of commercial uses, limited manufacturing, & high-density residential uses. The older, split entry home has a nice sized kitchen & dining area, generous living room with wood insert & access to the back deck which overlooks the ball fields & 2 bedrooms on the main level. Down is a spacious family room with bar & wood stove, 3 more bedrooms (2 with no closets) & a 3 piece bathroom. There is an attached single garage, lots of dry storage, wood storage & ample room to park several vehicles. The powered shop is a large open space with a work bench & older wood stove. Close to the arena, ballpark, transit, school, the lake, river & the endless recreation the Cowichan Lake area offers.

Building Information

Built (est): 1947 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Stucco, Wood
Ext Feat: Balcony/Deck, Low Maintenance Yard

Frnt Faces: E

Bldg Style:
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Electric, Forced Air
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Attached, Carport, Detached, Driveway, Garage, Garage Do
Water: Municipal **Waste:** Sewer Connected
Lot Feat:
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am:

Dims (w/d):

View:
Services:

Waterfront:

Prk Tota 6

Prk Cm Prp:

Prk LCP:

Prk Str Lot:

Str Lot Incl:

Rent Alld?:
Yng Ag Alld?:
Pets Alld?:
BBQs Alld?:

Unit Incl:





Property Notes for 70 Fern Road, Lake Cowichan

Please leave offers open a minimum of 24 hours and email to mikeeddy@live.ca

Included items: Fridge, stove, dishwasher, washer, dryer, window coverings.

Excluded items:

Preferred closing date: negotiable

House age and lot size taken from BC Assessment Report.

The following information has been provided as a courtesy only and should not be relied upon without independent verification.

This property is zoned C-1 commercial, however the 3 properties to the south, (all residential) were formerly zoned C-1 and the Town of Lake Cowichan supported having them rezoned to R-3. Buyers to do their own investigations in this regard.

The shop is powered and has an old woodstove in it. The current owner used the shop as an RV repair business and cabinet making business at one point. They are aware a previous owner ran a bottle depot and automotive repair business, though this is going back approximately 35 years or more. The ceiling height is about 9'9".

The house is on one electrical meter and the seller pays \$59/month on the equal payment plan. The shop has its own meter, and it is \$12/month on the equal payment plan.

Water, sewer and garbage/recycling are provided by the Town of Lake Cowichan and in March 2025, the seller paid \$882.07 (including a 10% discount for early payment) for the year.

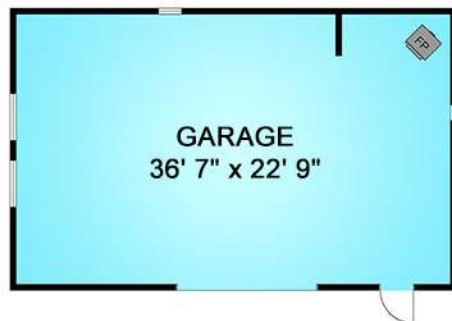
Measurements and room sizes done by third party, Go4 Virtual, buyers to verify if important.

Main Floor

Finished = 1212
(Celling Height 7' 6")

Deck = 184
Garage = 896

Total = 2292



All measurements are approximate and
should be verified by the Buyer if important.

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
MIKE EDDY

70 Fern Road
Total Finished Area : 1212 Sq Ft

Lower Floor

Finished = 958

Unfinished = 60

CrawlSpace = 207
(Celling Height 7' 0")

Covered
Porch = 171

Garage = 343

Woodshed = 89

Covered
Storage = 184

Total = 2012

All measurements are approximate and
should be verified by the Buyer if important.



70 Fern Road

Total Finished Area : 958 Sq Ft

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
MIKE EDDY

TITLE SEARCH PRINT

File Reference:

Declared Value \$198300

2025-04-29, 16:04:27

Requestor: Mike Eddy

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VICTORIA

VICTORIA

Title Number

From Title Number

CA3918559

ED56920

Application Received

2014-08-22

Application Entered

2014-08-29

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

HAZEL MELODY THOMAS, HOMEMAKER
BOX 272
LAKE COWICHAN, BC
V0R 2G0**Taxation Authority**Nanaimo/Cowichan Assessment Area
Lake Cowichan, Town of**Description of Land**

Parcel Identifier:

001-350-145

Legal Description:

LOT A DISTRICT LOT 7 COWICHAN DISTRICT PLAN 29811

Legal Notations

NONE

Charges, Liens and Interests

Nature:

EXCEPTIONS AND RESERVATIONS

Registration Number:

M76300

Registered Owner:

ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

INTER ALIA

A.F.B. 9.693.7434A 51407G SECTION 172(3)

FOR ACTUAL DATE AND TIME OF REGISTRATION SEE
ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature:

MORTGAGE

Registration Number:

FB229735

Registration Date and Time:

2008-11-14 09:25

Registered Owner:

COASTAL COMMUNITY CREDIT UNION



As POA

TITLE SEARCH PRINT

File Reference:

Declared Value \$198300

2025-04-29, 16:04:27

Requestor: Mike Eddy

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



As POA

PARCEL IDENTIFIER (PID): 001-350-145

SHORT LEGAL DESCRIPTION:S/29811/////A

MARG:

TAXATION AUTHORITY:

- 1 Nanaimo/Cowichan Assessment Area
- 2 Lake Cowichan, Town of

FULL LEGAL DESCRIPTION: CURRENT

LOT A DISTRICT LOT 7 COWICHAN DISTRICT PLAN 29811

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP29811

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

SC
As POA

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.



As POA

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: April 30, 2025

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 70 Fern Road Lake Cowichan

BC V0R 2G0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
D. Is there a survey certificate available?				
E. Are you aware of any current or pending local improvement levies/charges?				
F. Have you received any other notice or claim affecting the Premises from any person or public body?				

2. SERVICES

A. Please indicate the water system(s) the Premises use: ☐ A water provider supplies my water (e.g., local government, private utility) ☐ I have a private groundwater system (e.g., well) ☐ Water is diverted from a surface water source (e.g., creek or lake) ☐ Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				

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BUYER'S INITIALS

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As POA SELLER'S INITIALS

BC1002 REV. NOV 2023

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April 30, 2025

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 70 Fern Road Lake Cowichan

BC V0R 2G0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☐ Septic ☐ Lagoon ☐ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☐ by a WETT certified inspector?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last 60 days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				

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BUYER'S INITIALS

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April 30, 2025

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 70 Fern Road Lake Cowichan BC V0R 2G0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)				
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/l on _____ date of test (DD/MM/YYYY)				
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				

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BUYER'S INITIALS

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April 30, 2025

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 70 Fern Road Lake Cowichan

BC V0R 2G0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

SOLD BY WAY OF POWER OF ATTORNEY WHO HAS LIMITED KNOWLEDGE OF THE PROPERTY. BUYERS' ARE ADVISED TO DO THEIR OWN DUE DILIGENCE.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) SHEILA COCHRANE
As Power of Attorney for Hazel Melody Thomas

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

70 FERN RD LAKE COWICHAN
Area-Jurisdiction-Roll: 04-539-00048.010



04-539-00048010 12/02/2015

Total value \$530,000

2025 assessment as of July 1, 2024	
Land	\$311,000
Buildings	\$219,000
Previous year value	
Land	\$294,000
Buildings	\$227,000

Property information

Year built	1947
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	C
Garages	G
Land size	.31 Acres
First floor area	1,212
Second floor area	
Basement finish area	958
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT A, PLAN VIP29811, DISTRICT LOT 7, COWICHAN LAKE
LAND DISTRICT
PID: 001-350-145

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

SITE SURVEY CERTIFICATE OF

LOT A, DISTRICT LOT 7,
COWICHAN LAKE DISTRICT,
PLAN 29811.

SCALE 1:250

All distances are in metres.

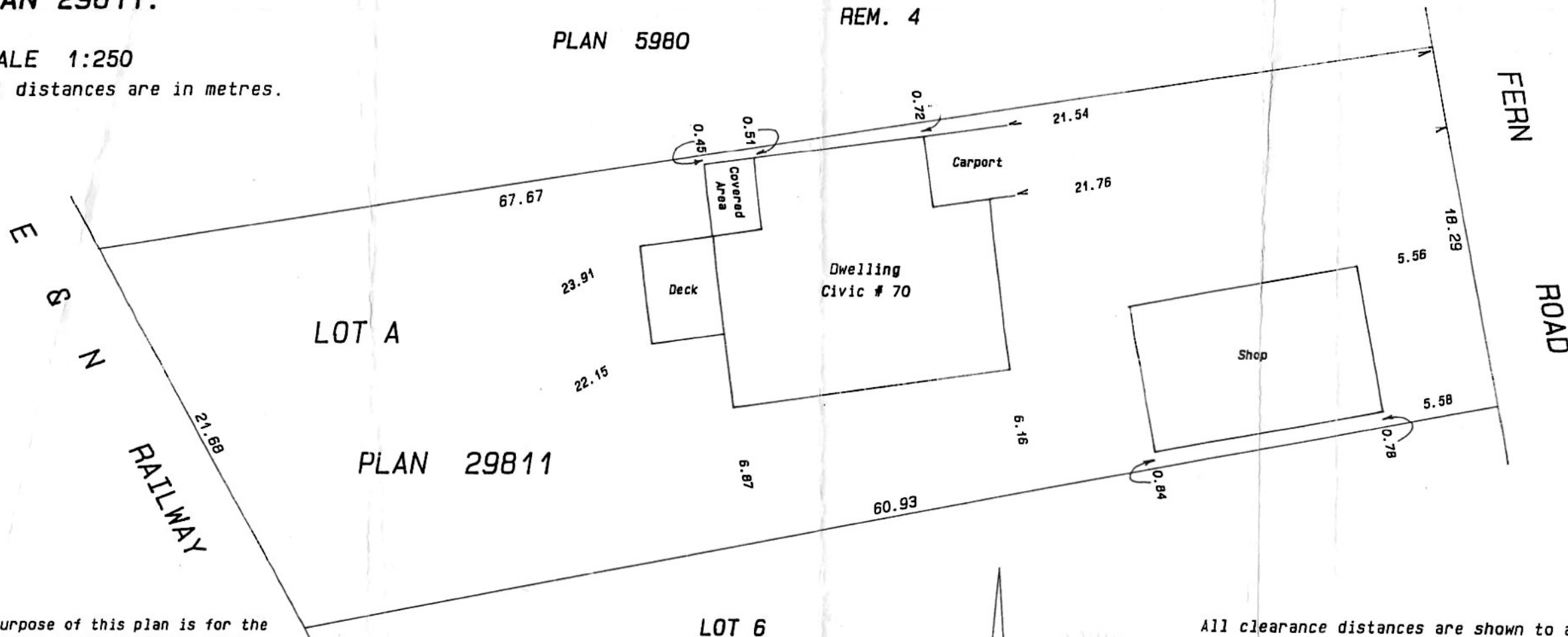
Note: Lot A lies within the Village of
Lake Cowichan and is Zoned C-1.

By-Law Yards are as follows:-

Front	1.5 m.
Side	0.0 m. and 1.5 m.
Rear	3.0 m.

PLAN 5980

REM. 4



The purpose of this plan is for the
protection of the mortgagee only
and not for the re-establishment
of property boundaries.

HANSON AND KENYON
B.C. LAND SURVEYORS
#104 - 35 Queens Road
Duncan, B.C. V9L 2W1
Telephone 746-4745

FILE 89-0218

All clearance distances are shown to an
accuracy of plus or minus 0.05 metres.

This is to certify that the structures on
the above lot lie wholly within the said
lot and do not encroach on any
adjoining lot or road. Certified
correct this 19th day of April, 1989.

Michael H. Hanson B.C.L.S.

PLAN OF SUBDIVISION OF LOT 5 AND PART OF
LOT 4 , PLAN 5980 , DISTRICT LOT 7,
COWICHAN LAKE DISTRICT.

Scale: 1" = 100'

PLAN 29811

Deposited in the Land Registry Office at
Victoria ,B.C., this 31st day of AUGUST ,1976.

Registrar. *H. Kennedy*

LEGEND

Bearings are Astronomic, derived from Plan 5980.

- IP denotes standard iron post set.
- OIP denotes standard iron post found.
- OI PIPE denotes iron pipe found.

Approved under the Land Registry Act
this 5 day of NOVEMBER, 1971.

W. H. Chappell
Approving Officer for the Village of
Lake Cowichan.

RE-APPROVED THIS 28 DAY
OF SEPTEMBER 1972

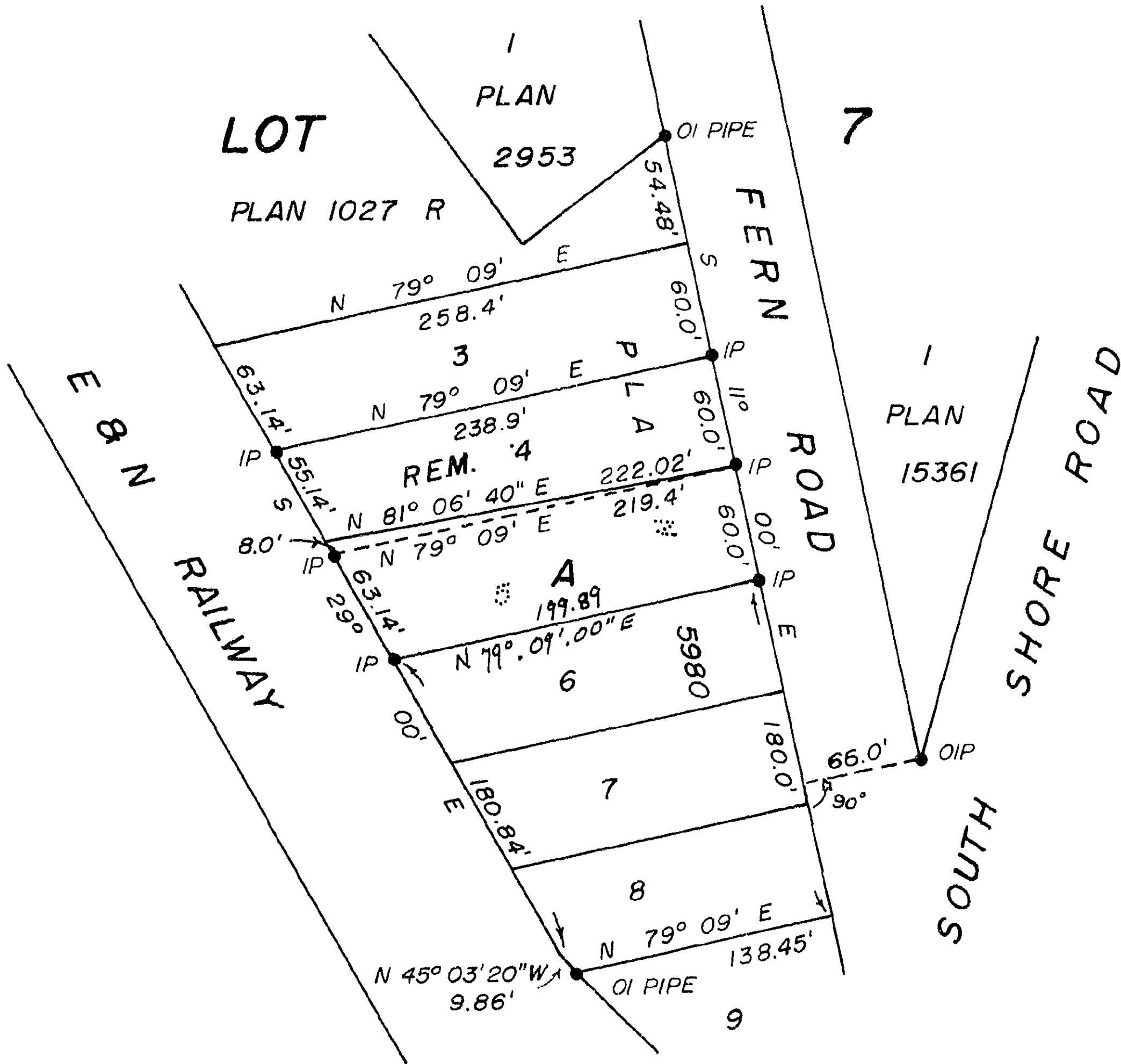
W. H. Chappell CLERK

Re - approved this 19 day
of AUGUST 1976

W. H. Chappell

RE-APPROVED THIS 5TH DAY
OF MAY, 1975

W. H. Chappell CLERK



Signatures.
LAKE COWICHAN + DISTRICT
CREDIT UNION
AS MORTGAGEE

D. E. Macmillan
PRESIDENT

M. E. Hill
TREASURER - MANAGER

L. H. Kottler Pres.

Olwyn Kotschopfski
Arlene Kotschopfski

Signatures.

James Backlund

Constance Martine Backlund

Colin Clifton Cameron

Wayne Newman

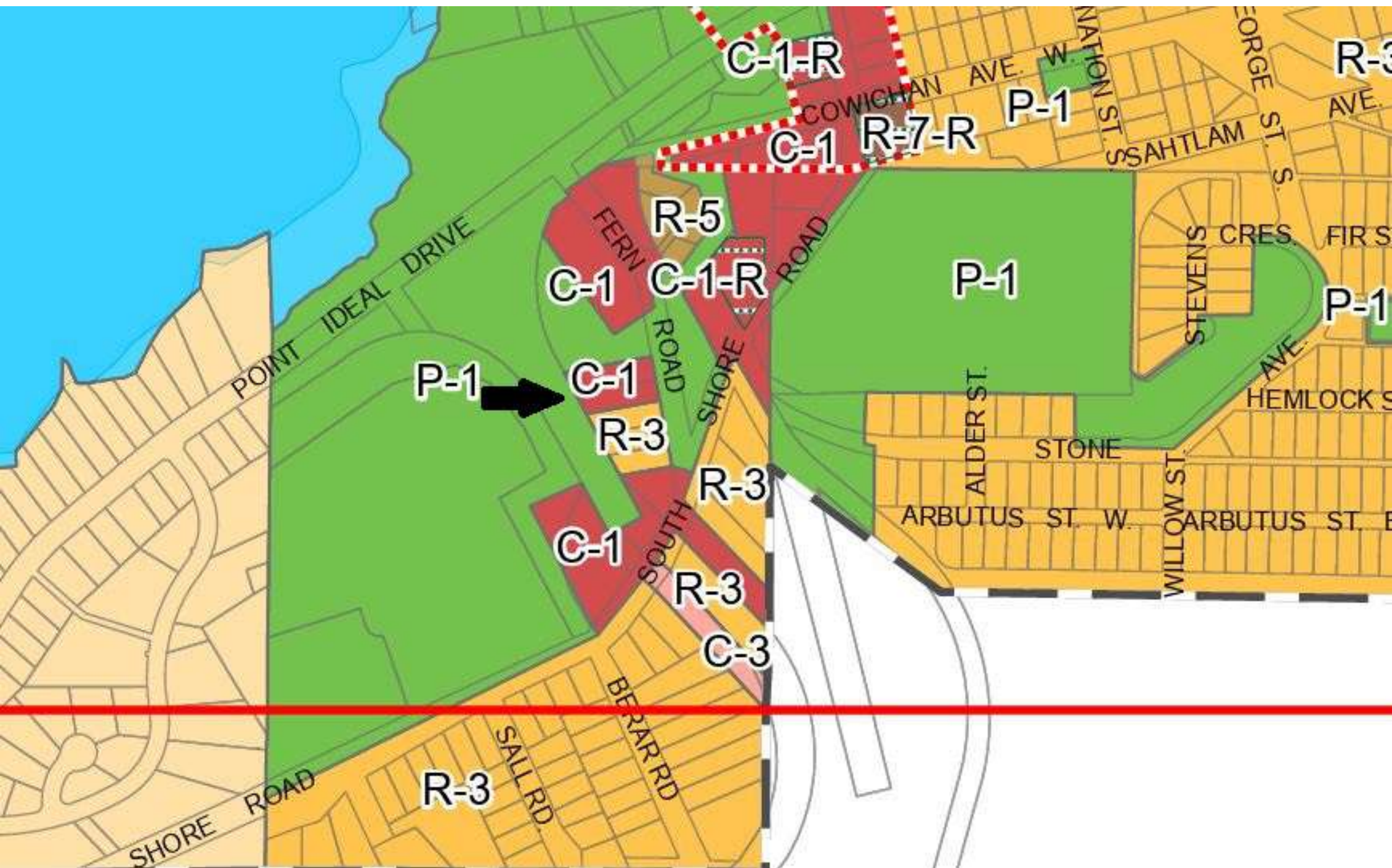
Eng. Aids, Lake Cowichan, B.C.
Witness to all these signatures.

I, Michael H. Hanson, of the City of Duncan, British Columbia Land Surveyor, make oath and say that I was present at and did personally superintend the survey represented by this plan, and that the survey and plan are correct. The said survey was completed on the 13 day of October, 1971.

Sworn before me this 4th day
of November, 1971.

Michael H. Hanson B.C.L.S.
Duncan, B.C.

Michael H. Hanson
A Commissioner for taking Affidavits within the Province of British Columbia.



5.3 COMMERCIAL ZONES

5.3.1 Intent of Commercial Zones

- a. The intent of the C-1 General Commercial Zone is to provide for a broad range of commercial uses, limited manufacturing, and high-density residential uses.
- b. The intent of the C-1-A Mixed Use Commercial Zone is to provide for a broad range of commercial uses with a mix of residential uses at medium to high densities.
- c. The intent of the C-1-B – Limited Commercial and Residential Zone is to provide for a limited range of commercial uses and high-density residential uses.
- d. The intent of the C-2 – Local Commercial Zone is to provide for limited local commercial uses.
- e. The intent of the C-3 – Lakefront and Riverfront Commercial Zone is to provide for commercial uses near the lakefront and riverfront.
- f. The intent of the C-4 – Business Commercial Zone is to provide for business and professional office uses.

5.3.2 Permitted Principal and Accessory Uses

Permitted Principal and Accessory Uses						
	Zone Districts					
Uses	C-1	C-1-A	C-1-B	C-2	C-3	C-4
Legend: ✓ Principal Use; 'a' Accessory to a principal use						
a. Art studio and art gallery	✓	✓	✓			
b. Bed and breakfast accessory to single detached dwelling					a	
c. Business and professional services	✓	✓	✓		✓	✓
d. Childcare facility	✓		✓			
e. Grocery store, local				✓		
f. Home-Based business			a			
g. Hotel					✓	
h. Light manufacturing including boat building, cabinet, and furniture; door and sash manufacturing within a building	✓	✓				
i. Liquor sales		✓			✓	
j. Lodging and boarding houses			✓			
k. Marina and equipment sales	✓	✓			✓	



Permitted Principal and Accessory Uses						
	Zone Districts					
Uses	C-1	C-1-A	C-1-B	C-2	C-3	C-4
I. Personal service establishment	✓	✓			✓	
m. Repair services for small items such as shoes, electronics, and similar items	✓	✓				
n. Residential duplex			✓			
o. Residential multi-unit above commercial use or at rear of commercial use where not fronting public street	✓	✓	✓			
p. Residential single detached	a	a	✓	a	a	a
q. Residential single unit attached				a	✓	
r. Restaurant	✓	✓				
s. Retail store	✓	✓				
t. Service station	✓					
u. Theatre	✓	✓				

5.3.3 Site Specific Permitted Principal and Accessory Uses

- 19
- 30
- a. C-1 General Commercial
 - i. Boat and marine storage only on the parcel described as Lots A and B, Plan EPP23955.
 - ii. Institution use of a school on the parcel with a street address of 38 King George Street North, and legally described as Lot 1, Plan EPP65810, District Lot 12, Cowichan Lake Land District (PID: 029-995-680).
 - iii. Rental only for 100% of residential units on Lot 2, Plan VIP 64985, District Lot 7, Cowichan Lake Land District (PID: 023-722-371), also known as 205 South Shore Road, as depicted on Schedule "A".
 - iv. Rental only for 100% of residential units on Lot 1, Plan VIP 5896, District Lot 12, Cowichan Lake Land District (PID: 005-938-155) also known as 155 South Shore Road, as depicted on Schedule "A".
 - v. Rental only tenure for 100% of residential units on Lot 1, Plan EPP65810, District Lot 12, Cowichan Lake Land District (PID: 029-995-680), also known as 38 King George Street North, as depicted on Schedule "A".
 - vi. Rental only tenure for 100% of residential units on Block 18, Plan VIP 1231, District Lot 12, Cowichan Lake Land District (PID: 007-638-191), also known as 39 King George Street North, as depicted on Schedule "A".



- vii. Rental only tenure for 100% of residential units on Lot B, Plan VIP86085, District Lot 12, Cowichan Lake Land District (PID: 027-772-845), also known as 29 Renfrew Avenue, as depicted on Schedule "A".



- b. C-1-A Mixed Use Commercial Zone
 - 1. Adult Vape Store where the sale of e-cigarettes and vapour products is permitted only on Lot 1, Section 6, Renfrew District, Plan VIP27529 (PID: 002-120-003) subject to adherence to all provincial regulations.
- c. C-1-B Limited Commercial and Residential Zone
- d. C-2 – Local Commercial Zone
- e. C-3 – Lakefront and Riverfront Commercial Zone
 - i. Residential Multi-unit only on the parcel described as Lot 2, Section 6, Cowichan Lake District, Plan 5631 subject to no additional units existing on March 24, 2015.
 - ii. Short term vacation rentals applicable to Lot 1, Section 6, Plan 5631 only.
- f. C-4 – Business Commercial Zone



5.3.4 Dimensional and Coverage Standards

Dimensional and Coverage Standards for Commercial Zones							
Standards		C-1 General Commercial	C-1-A Mixed Use Commercial	C-1-B Limited Commercial and Residential	C-2 Local Commercial Zone	C-3 Lakefront and Riverfront Commercial	C-4 Business Commercial
a. Maximum lot coverage (%)		50, 60*	50	50	50	40, 50*	50
b. Front lot line setback (metres)	minimum	0	1.5	1.5	7.5	0	1.5
	maximum	3**	n/a	n/a	n/a	3**	n/a
c. Exterior side lot line setback (metres)	minimum	0	1.5	1.5	3	0	1.5
	maximum	3	n/a	n/a	n/a	3	n/a
d. Interior side lot line minimum setback (metres)		0	1.5	1.5	2	0	1.5
e. Rear lot line (metres)		3	3	3	3	3	3
f. Minimum landscaped area (%)		n/a	5	5	5	5	10
g. Maximum height (metres) and/or stories		10.5, 17 (5 stories) *	10.5, 17 (5 stories) *	10.5	10.5	10.5	10.5
h. Minimum height (stories)		Two stories	n/a	n/a	n/a	n/a	n/a
i. Minimum lot size -- commercial (m ²)		464	464	464	930	464	464
j. Minimum lot size -- residential above (m ²)		464	464	464	n/a	n/a	n/a
k. Minimum lot size -- residential		n/a	n/a	n/a	n/a	600	n/a

* Subject to rezoning to Comprehensive Development or density bonus amenity provisions

** No more than 50% of the front or exterior side of a building shall be set back further than the maximum setback



5.3.5 Landscaping and Screening

- a. For any boat and marine storage use, screening of storage shall include a minimum 2-metre-high opaque fence (maximum height of 2.4 metres) along all lot lines and the use of semi-enclosed structures to contain and conceal storage on at least three sides. Screening shall be subject to a Development Permit in accordance with Development Permit Area Highway Commercial, Neighbourhood Centre, and Tourism Areas Development Permit Area (DPA-5) of the Official Community Plan.

5.4 INDUSTRIAL ZONES

5.4.1 Intent of Zone Districts

- a. I-1 Light Industrial Zone

The intent of the I-1 Light Industrial Zone is to provide for light industrial and service uses.

- b. I-2 Heavy Industrial Zone

The intent of the I-2 Heavy Industrial Zone is to provide for heavy industrial and forestry related uses.

