The Corporation of the District of North Cowichan

Zoning Amendment Bylaw (Motorsport Circuit), 2019

Bylaw 3761

The Council of The Corporation of The District of North Cowichan enacts as follows:

1. **This Bylaw may be cited as “Zoning Amendment Bylaw No. 3761, 2019”**.

2. **Section 12 of Zoning Bylaw 1997, No. 2950 is amended by adding the following definitions:**

   "**go-kart use**" means the use of buildings, structures, or land for the maintenance, repair, operation and racing of go-karts.

   "**motor vehicle testing and driver training facility**” means the use of land for a motorsport circuit and off-road circuit that hosts a variety of motor vehicle driving programs in different configurations with different groups, including but not limited to:

   (a) motor vehicles driving the circuit to achieve and improve lap times;
   (b) motor vehicles practicing emergency braking, lane changes, cornering and other procedures including some at high speed;
   (c) multiple motor vehicles using the facility simultaneously including during club or manufacturer activities to achieve and improve their driving skills;
   (d) facilities and repair areas to change settings of motor vehicles, change tires, conduct minor maintenance and repairs, and set up motor vehicles;
   (e) club with restaurant, office, retail store, the sale of food and beverages, change rooms and ancillary amenities;
   (f) parking, off-street parking, covered parking, maintenance, warehouse and storage facilities.

   "**motor vehicle presentation centre**” means the use of a building, structure or land for the display, storage and sales of motor vehicles, motor vehicle parts, accessories and merchandise, including ancillary offices and facilities.

   "**motion picture and television filming**” means the filming and production of motion pictures or television shows or series.
3. **Zoning Bylaw 1997, No 2950, is amended in section 43 [Zones] by adding**
   “Motorsport Circuit Comprehensive Development Zone (CD21)”.

4. **Zoning Bylaw 1997, No 2950, is amended by adding the following section after 80.20:**

   **Motorsport Circuit Comprehensive Development Zone (CD21)**

   **Permitted Uses**

   **80.21 (1)**  The permitted uses in the CD21 zone are as follows:

   - Accessory Building
   - Accessory Fueling Installation
   - Accessory Restaurant
   - Accessory Use
   - Assembly Hall
   - Fitness Centre/Gymnasium
   - Go-kart Use
   - Motion Picture and Television Filming
   - Motor Vehicle Autobody Repair
   - Motor Vehicle Parts and Accessories Sales
   - Motor Vehicle Presentation Centre
   - Motor Vehicle Repairs
   - Motor Vehicle Sales
   - Motor Vehicle Storage Yard
   - Motor Vehicle Testing and Driver Training Facility
   - Recreation Area
   - Warehouse

   **Minimum Lot Size**

   (2)  The minimum lot size for the CD21 zone is 2.5 ha.

   **Minimum Frontage**

   (3)  The minimum permitted frontage for the CD21 zone is 30 m (98.43’).

   **Maximum Lot Coverage**

   (4)  The maximum permitted lot coverage for the CD21 zone is 50% of the lot area.
Maximum Floor Space Ratio of All Buildings and Structures

(5) The maximum permitted floor space ratio for the CD21 zone is 0.5:1.

Minimum Setbacks

(6) The minimum setbacks for all buildings are as follows:

- Front yard - 6 m (19.7'); 18 m (59') from an arterial highway
- Side yard - 3m (9.8')
- Rear yard - 6m (19.7')

Maximum Building Height

(7) The maximum building height for the CD21 zone is 15 m (49.2').

5. Schedule “C” of Zoning Bylaw 1997, No 2950 is amended by reclassifying, to Motorsport Circuit Comprehensive Development Zone (CD21), the lands shown as the “Subject Properties” (PIDs: 009-751-297; 029-201-675; 014-104-067), and outlined in bold on the Schedule attached to and forming part of this bylaw.

READ a first time on August 21, 2019
READ a second time on August 21, 2019
CONSIDERED at a Public Hearing on
READ a third time on
APPROVED by Ministry of Transportation and Infrastructure on
ADOPTED on

______________________________  _________________________
CORPORATE OFFICER                  PRESIDING MEMBER