

**SCHEDULE U – DEVELOPMENT PERMIT AREAS MAPS**

**CVRD Bylaw No. 4270**

**Cowichan Valley Regional District Official Community Plan for the Electoral Areas, 2021**

**Adopted October 13, 2021**

**Amended up to and including Bylaw No. 4591**

**Consolidated for Convenience Only**

**Please check with the Land Use Services Department (250.746.2620) for current information on this Bylaw**

AMENDING BYLAWS (Map Amendments)

*NOTE: CVRD Land Use Services Department staff have made every effort to provide the most up-to-date version of this consolidated bylaw and the associated maps. Nevertheless, this document may be somewhat out of date, particularly if there are amendments underway. Persons using this consolidated bylaw text and the maps should not rely on them for legal purposes or to make important decisions.*

4424 DPA Regulations  
4591 2522 and 2528 Mill Bay Road

adopted Oct 11, 2023  
adopted May 14, 2025

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## Introduction

Schedule U contains Development Permit Area maps identifying Development Permit Areas as they pertain to the Cowichan Valley Regional District and its electoral areas. The map naming conventions indicate the Schedule letter, DPA number, and sub-designation as follows.

Map Identification Key			
Map name and number	Schedule	DPA/map number	Map sub-designation
UDPA5 Wildfire Hazard - Regional	U	DPA12	
UDPA12.1 Industrial Development - Area H	U	DPA12	1

DPA8 Protection of Farmland is a 30 m buffer extending into non-agricultural lands, measured from the boundary of the Agricultural Land Reserve as submitted to DataBC by the Agricultural Land Commission as of May 3, 2023, and from the boundary of the Renewable Resource - Agriculture Land Use Designation.

Except for Development Permit Areas, land use designations generally follow parcel boundaries and though not shown on the maps, land use designations extend to the centreline of any adjacent road right of way. Where land use designations split parcels, the boundary will be considered approximate.

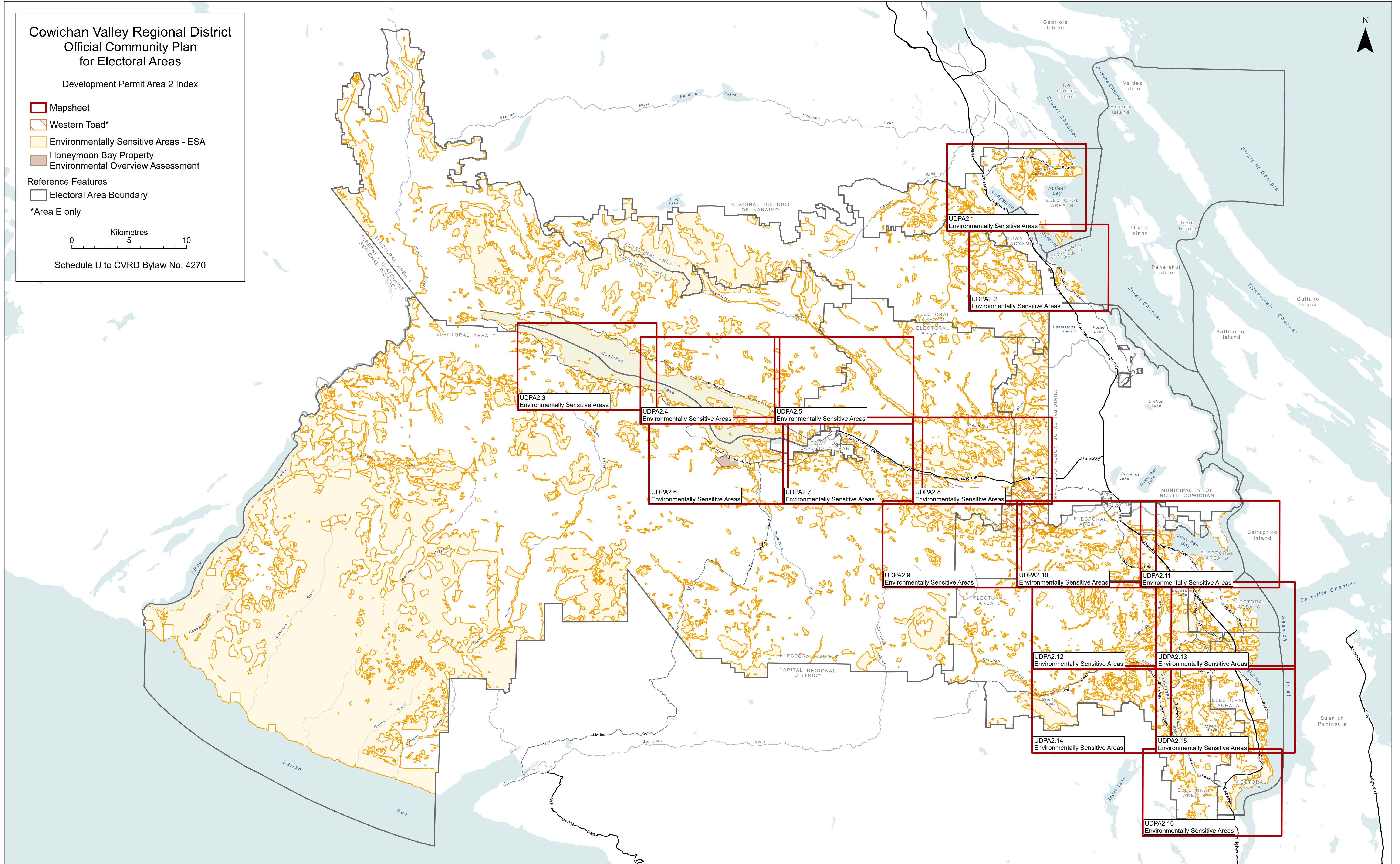
“Road Right of Way” refers to the depiction of a formally dedicated road in Parcel Map BC (PMBC) by the Land Title Survey Authority (LTSA), where “formally dedicated” refers to the vesting of title for the purposes of road. In instances where a road has been legally established, but steps have not been taken to reflect the establishment in land title records, the road is not considered “formally dedicated”. As per the LTSA, roads are formally dedicated via their depiction as highway, road, or lane on a subdivision or reference plan, submitted under s. 107 of the Land Title Act; or roads are formally dedicated under s. 115 of the Land Title Act via the submission of a Form 12 (Certificate as to Highway in Statutory Right of Way Plan) and related Statutory Right of Way plan.

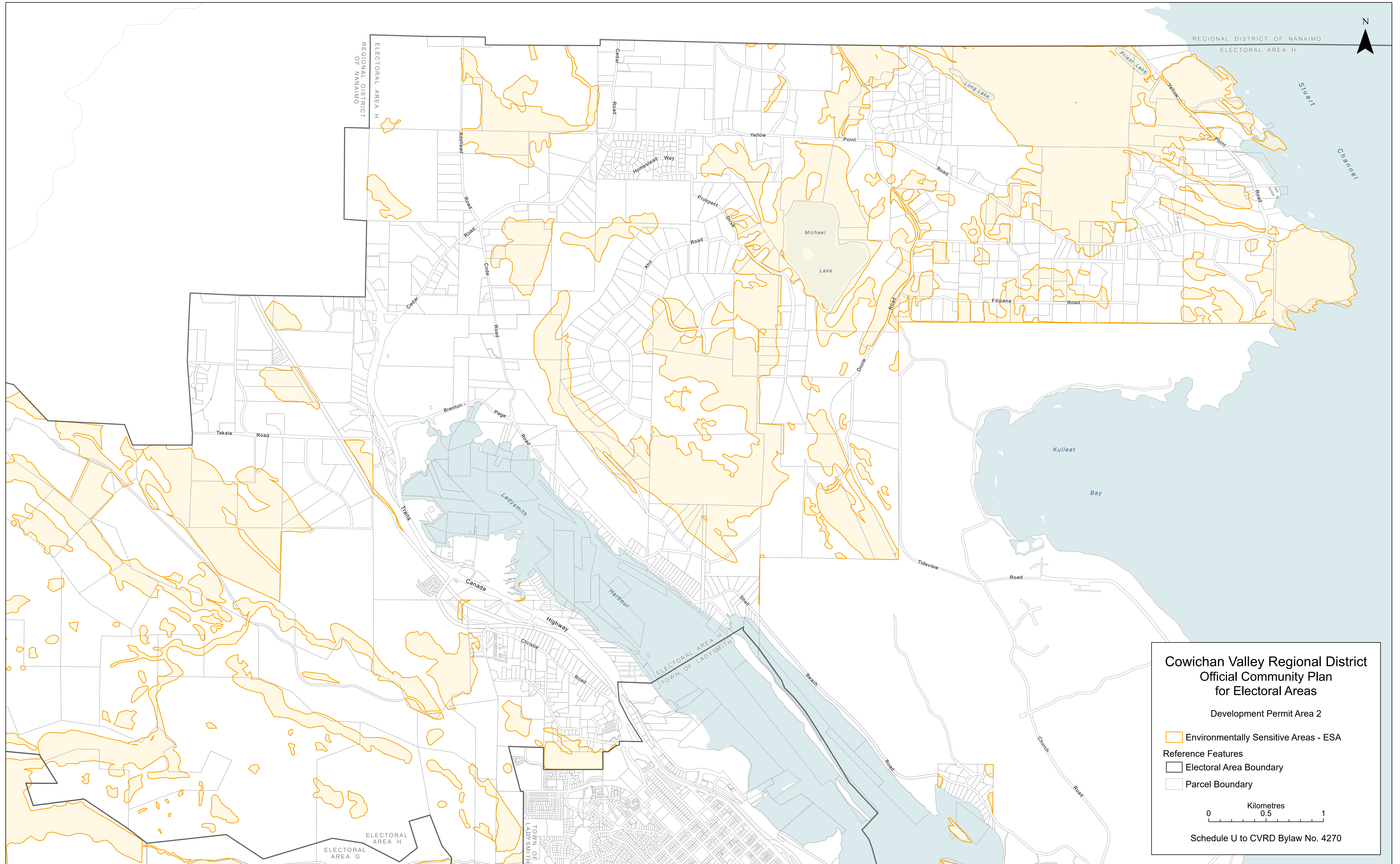
A road or highway is a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way as per the Land Titles Act. Constructed and gazetted roads may not be formally dedicated with LTSA, may not be located in the centreline of a formally dedicated road right of way, and may not be located within a formally dedicated road right of way, therefore road centrelines cannot be assumed to represent the centreline of a road right of way.

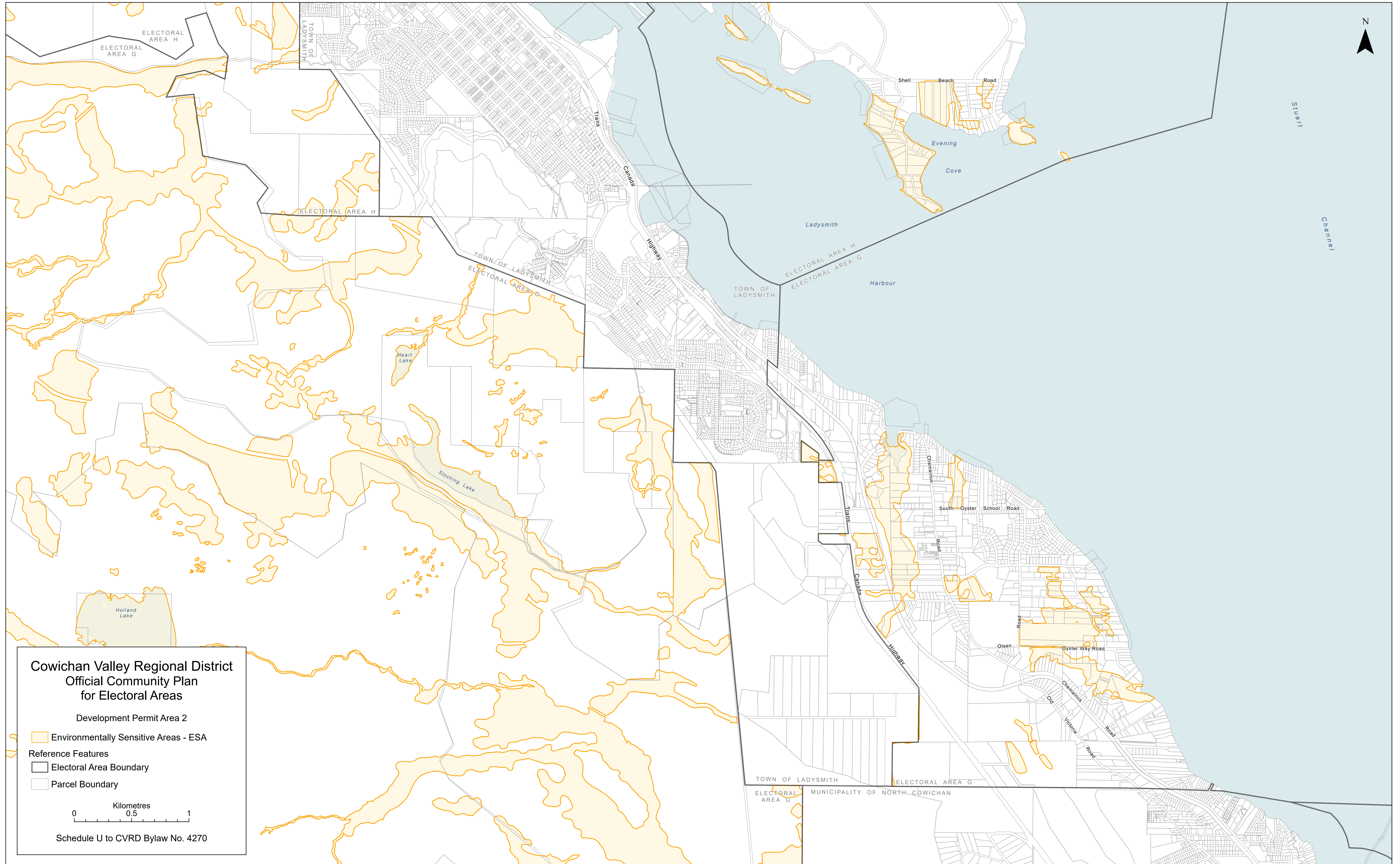


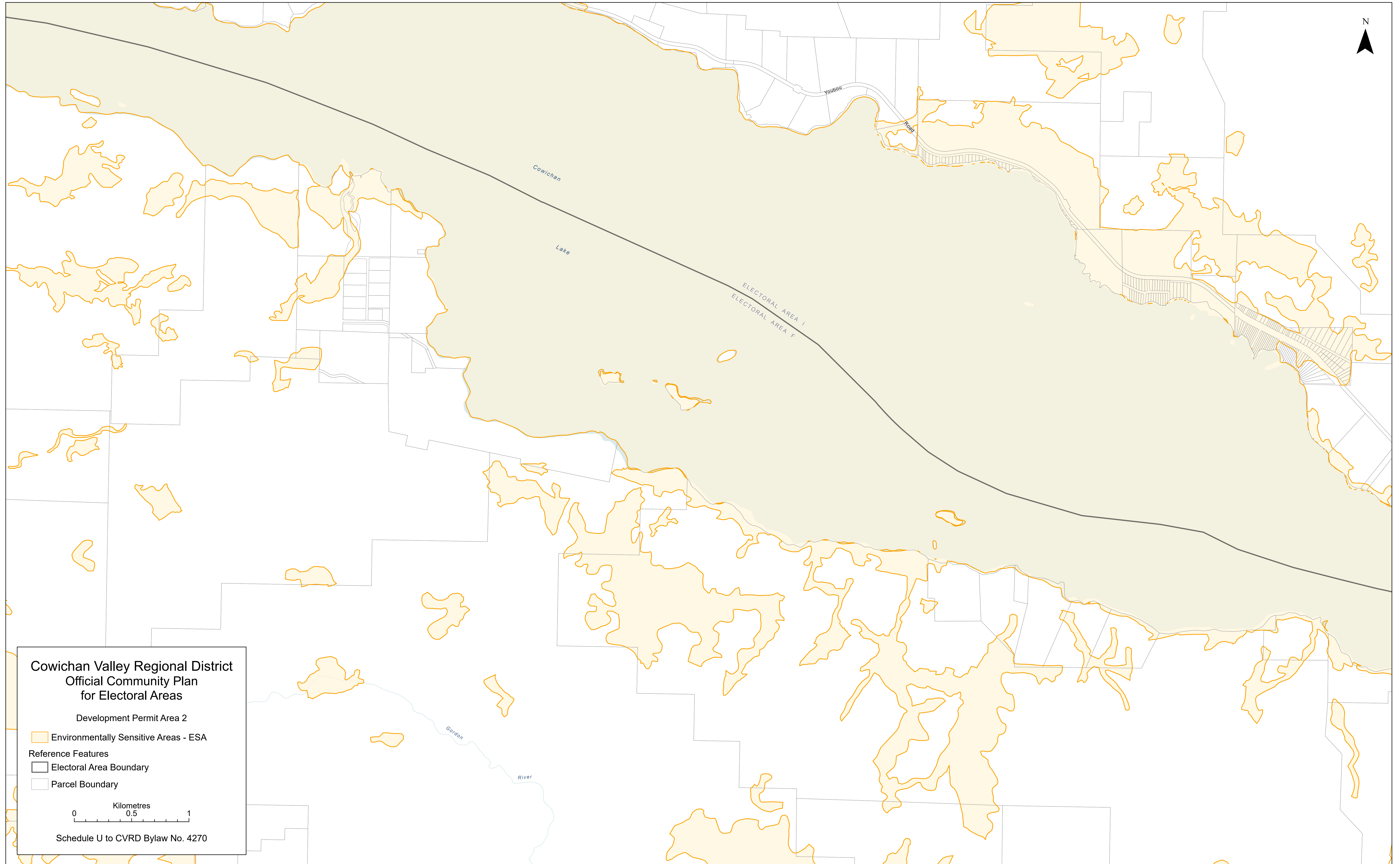


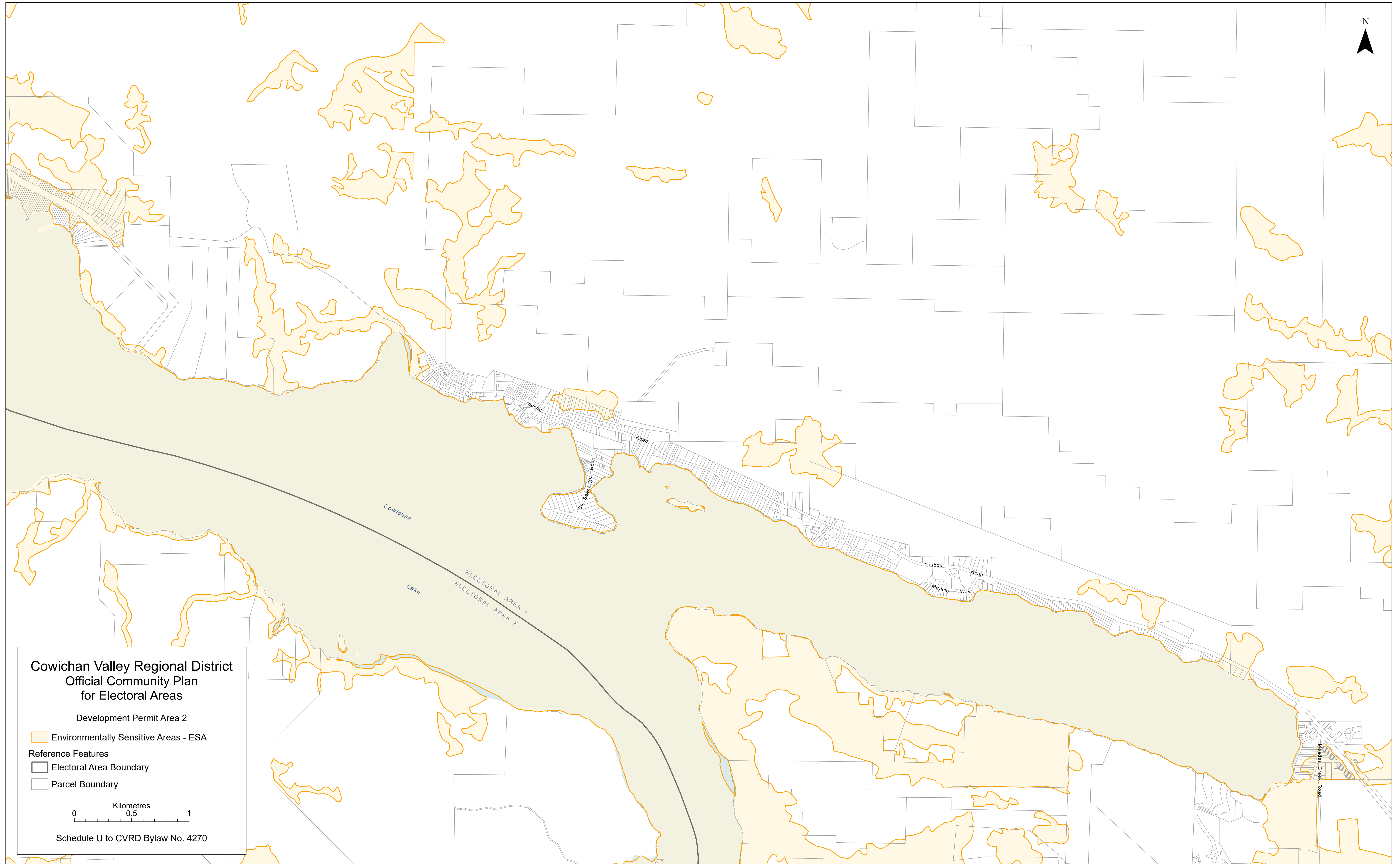
UDPA2 Environmentally Sensitive Areas Protection Index - Regional (excluding the Gulf Islands)

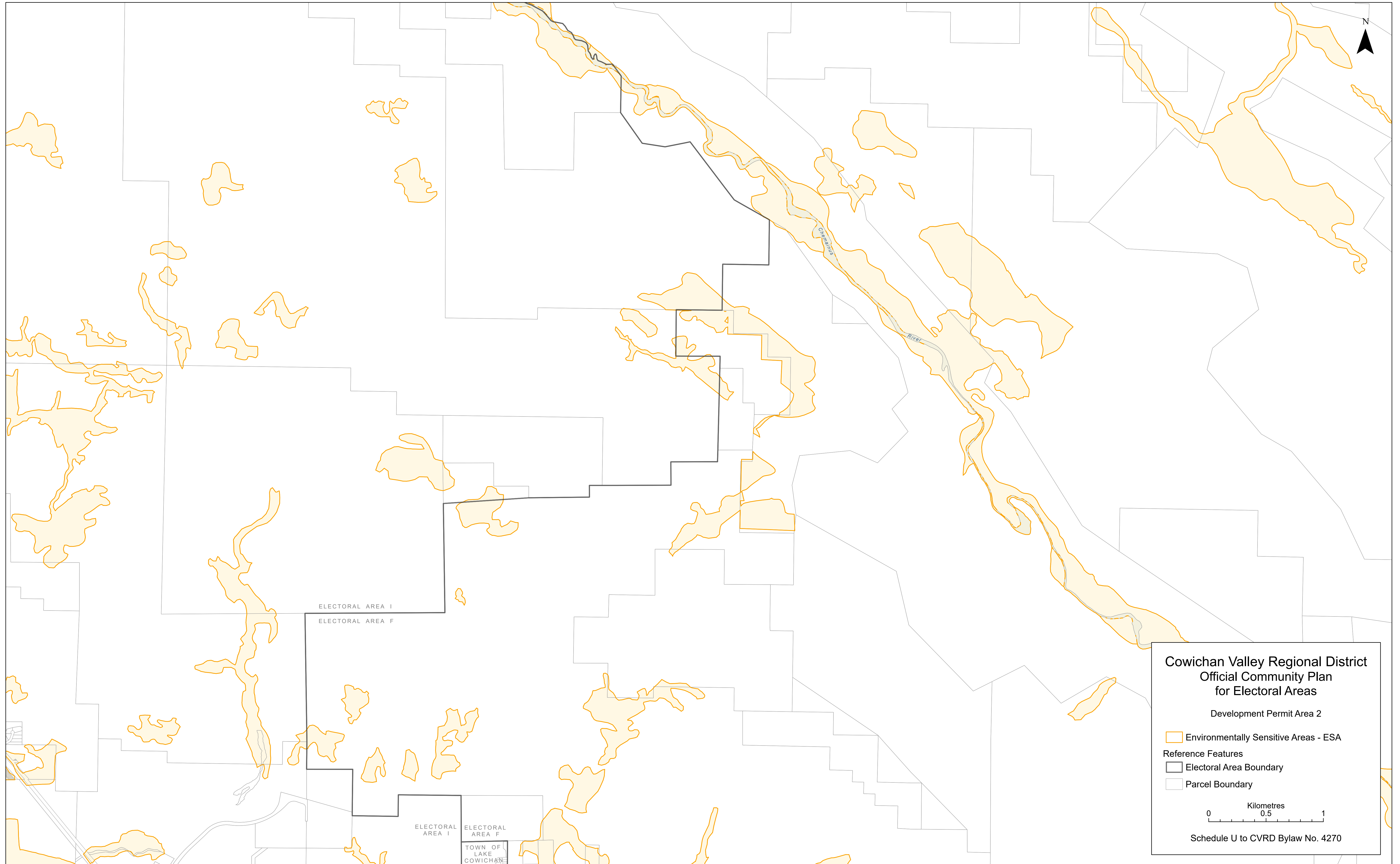


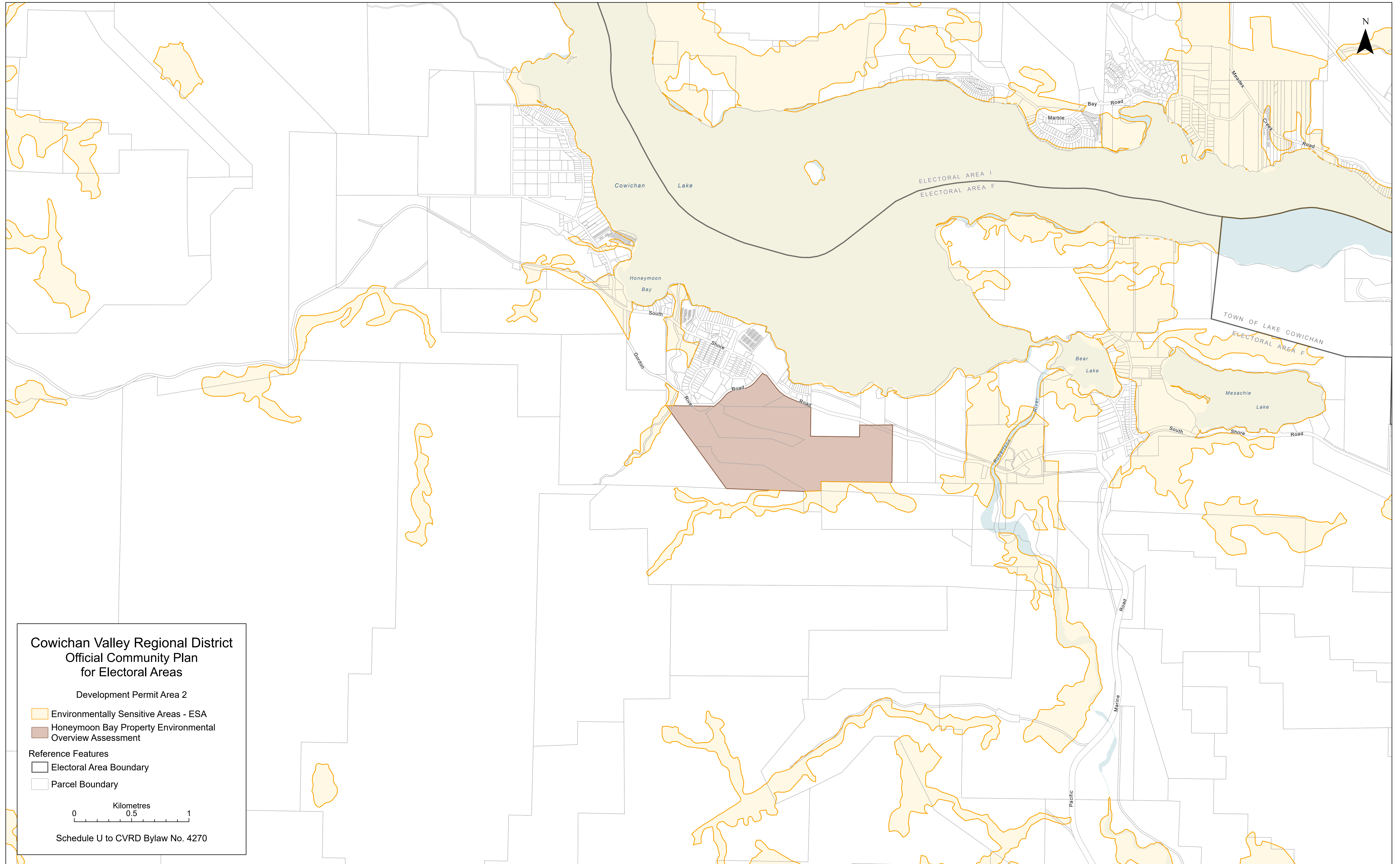




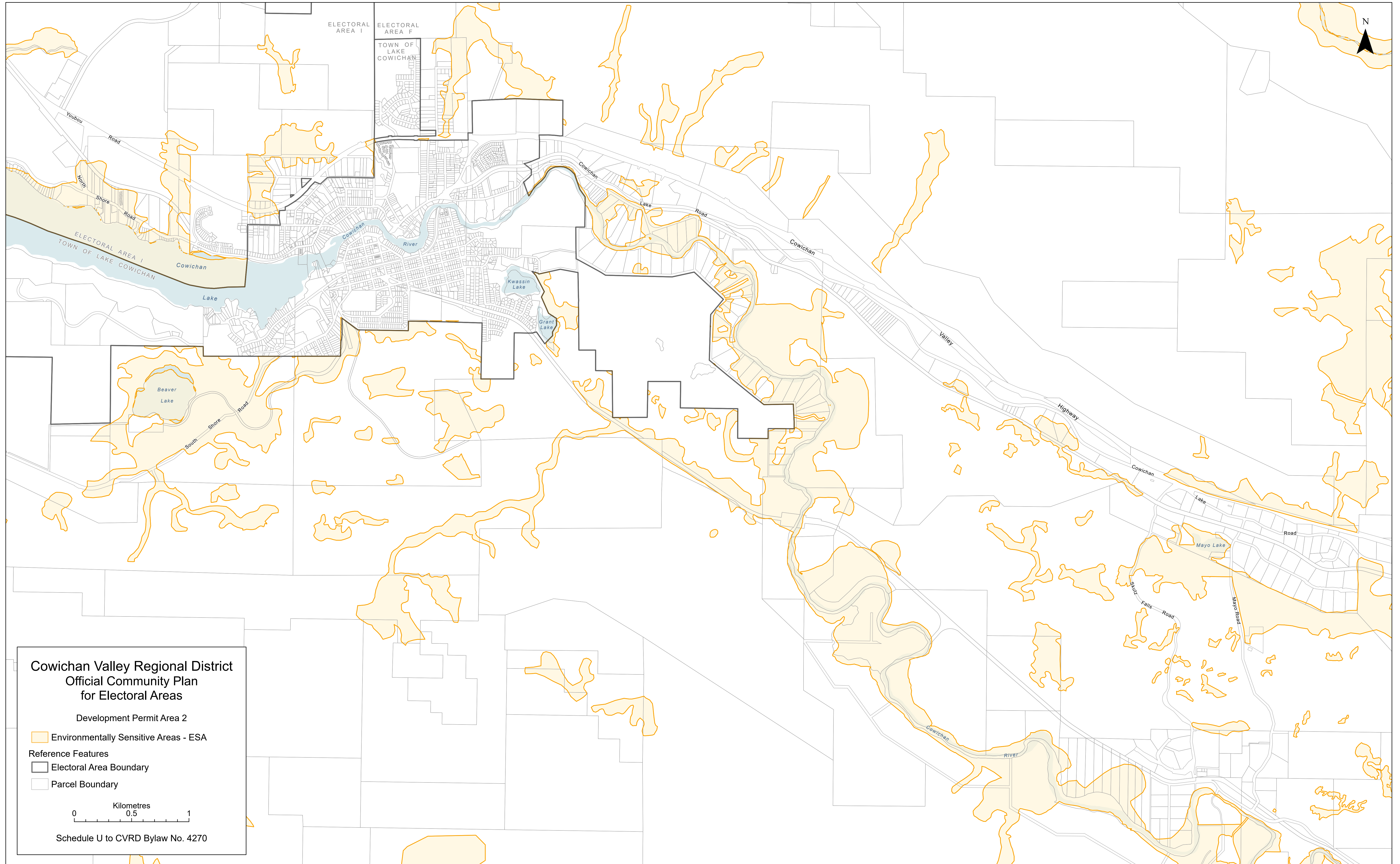




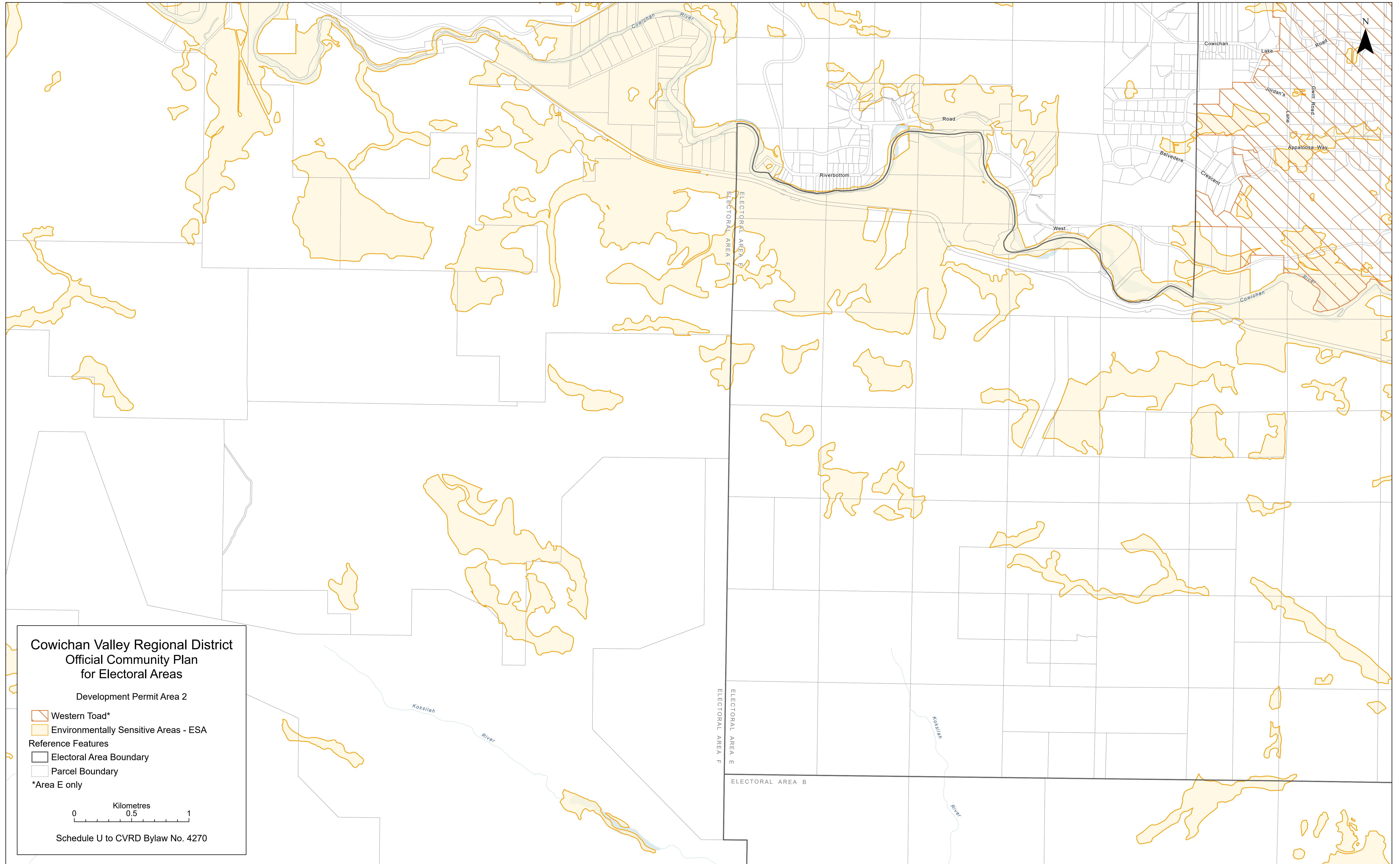


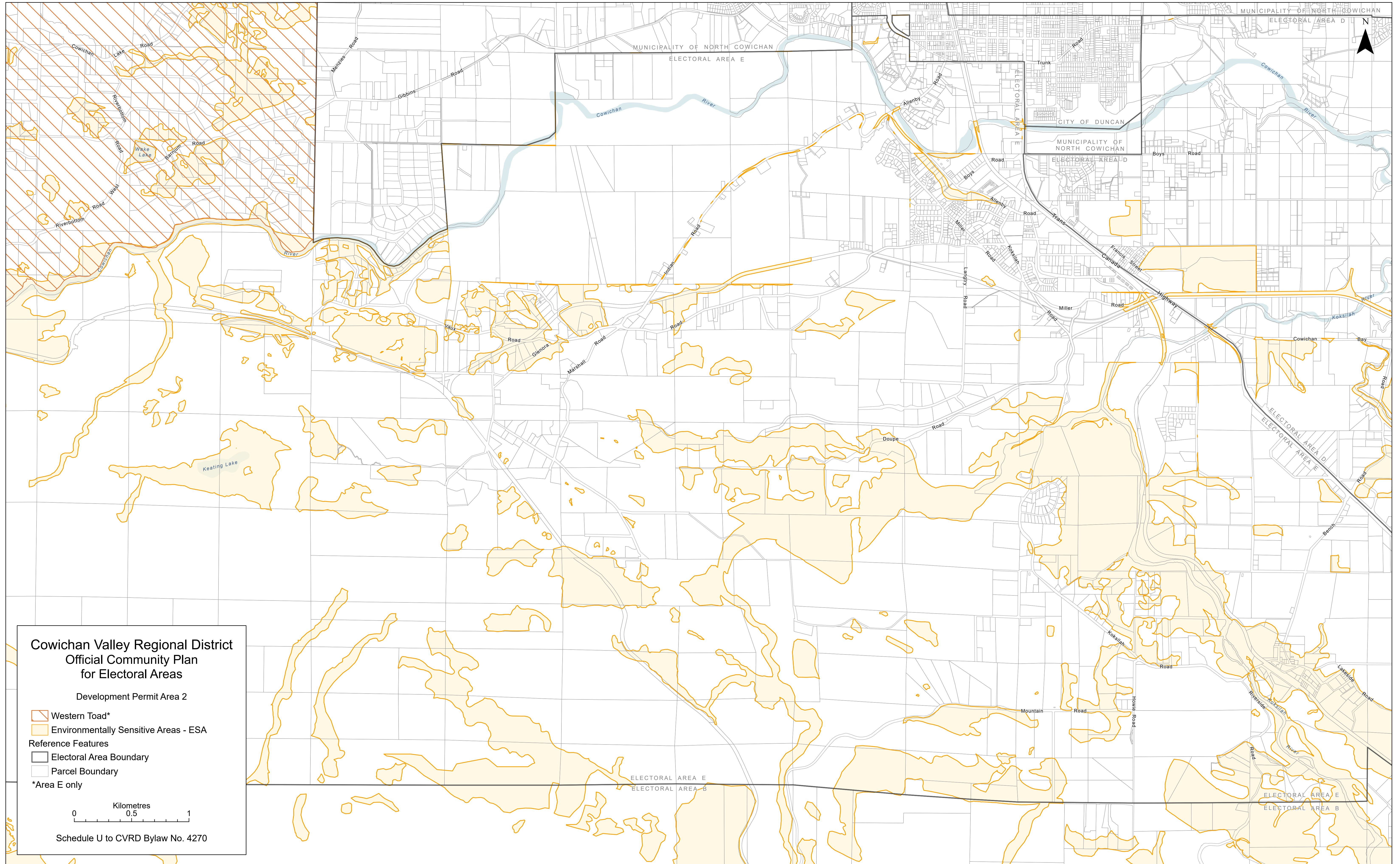


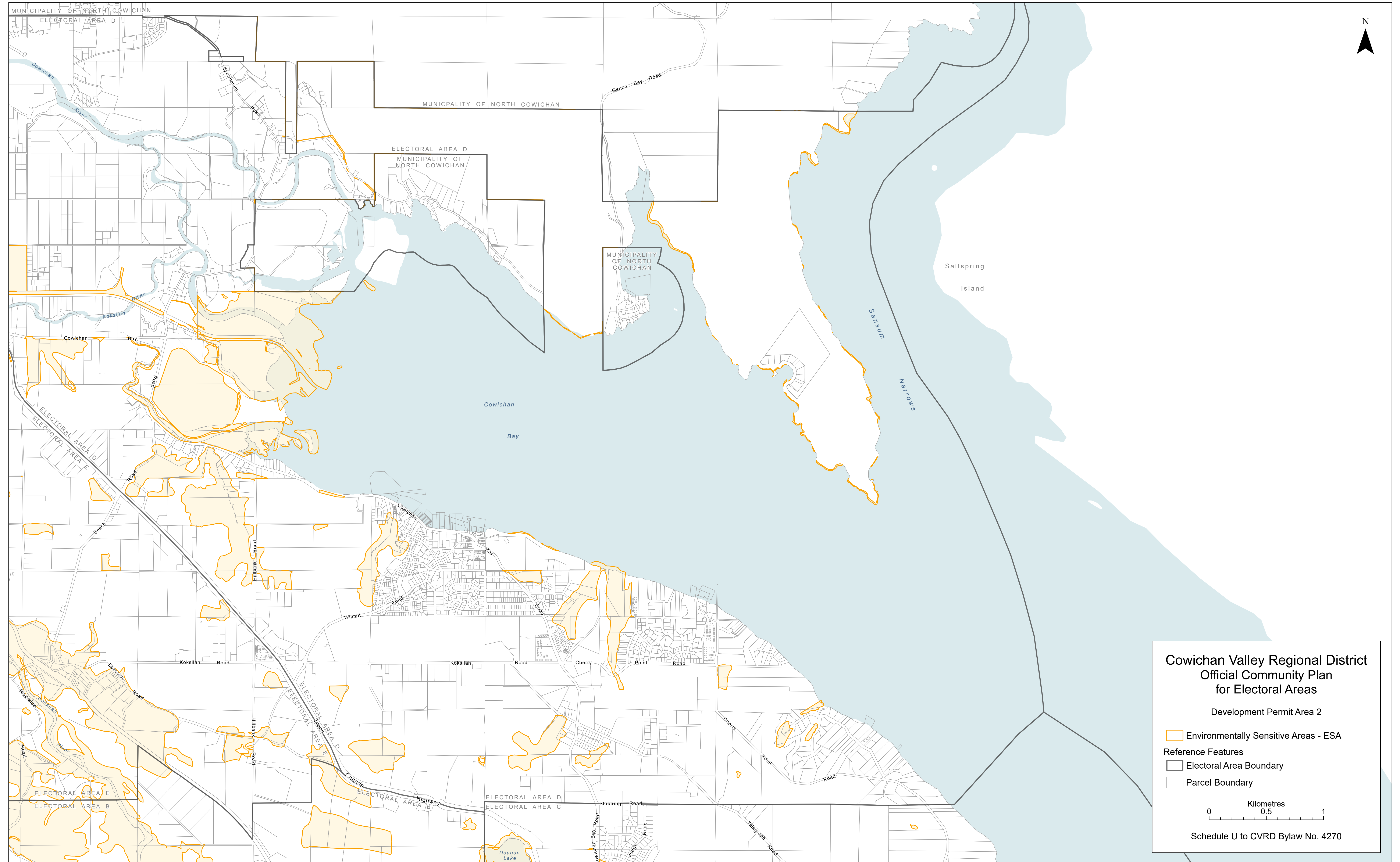


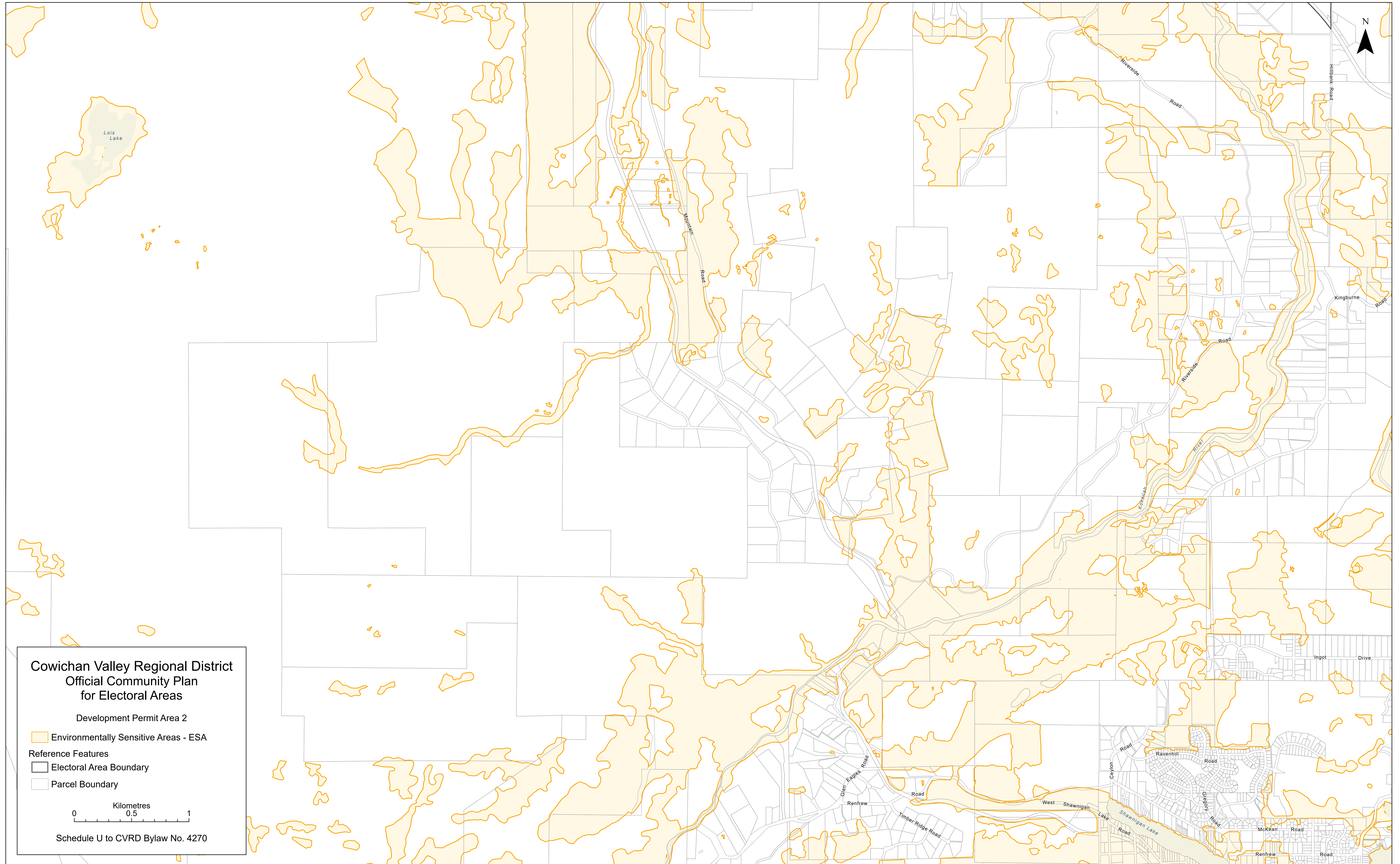


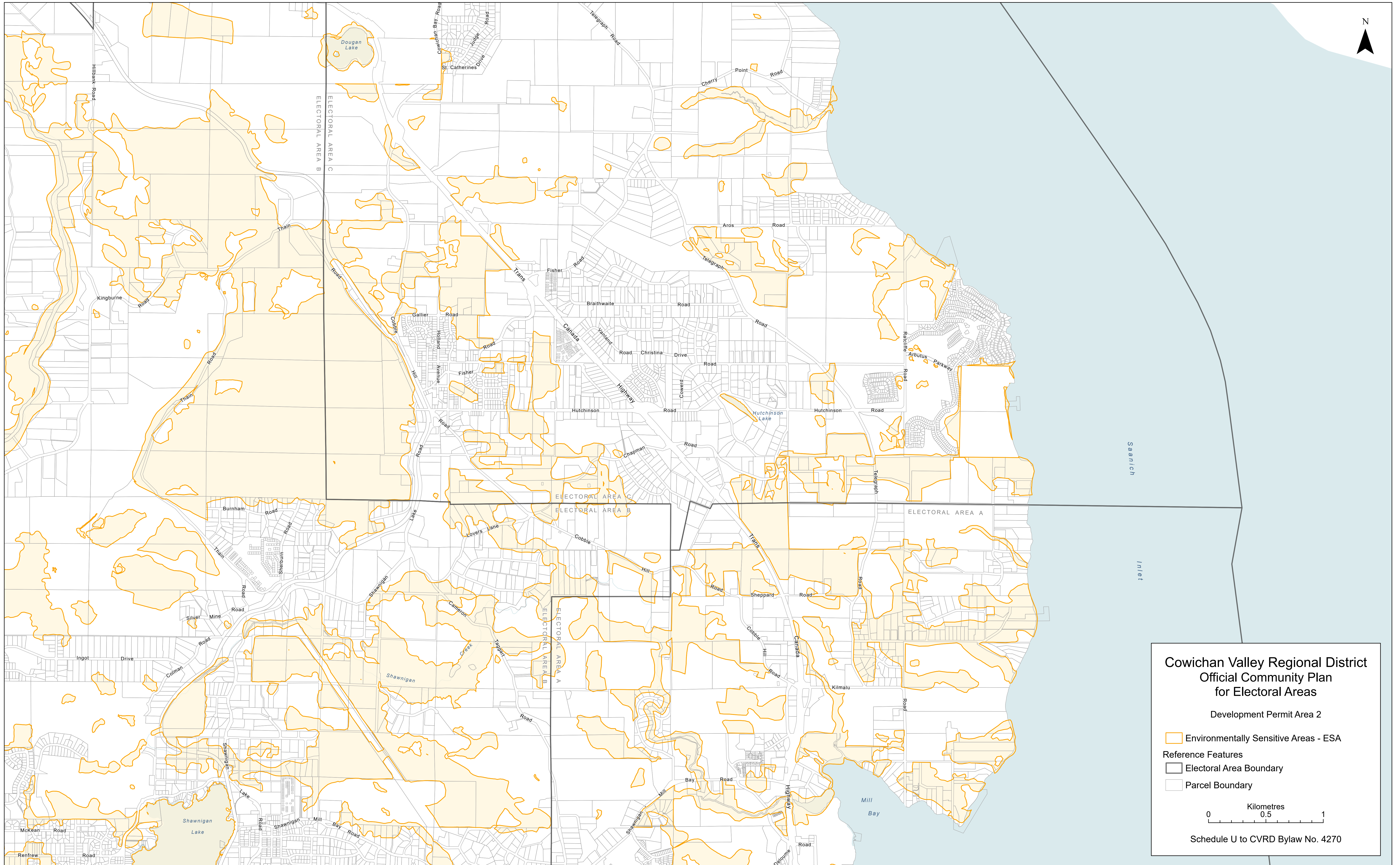


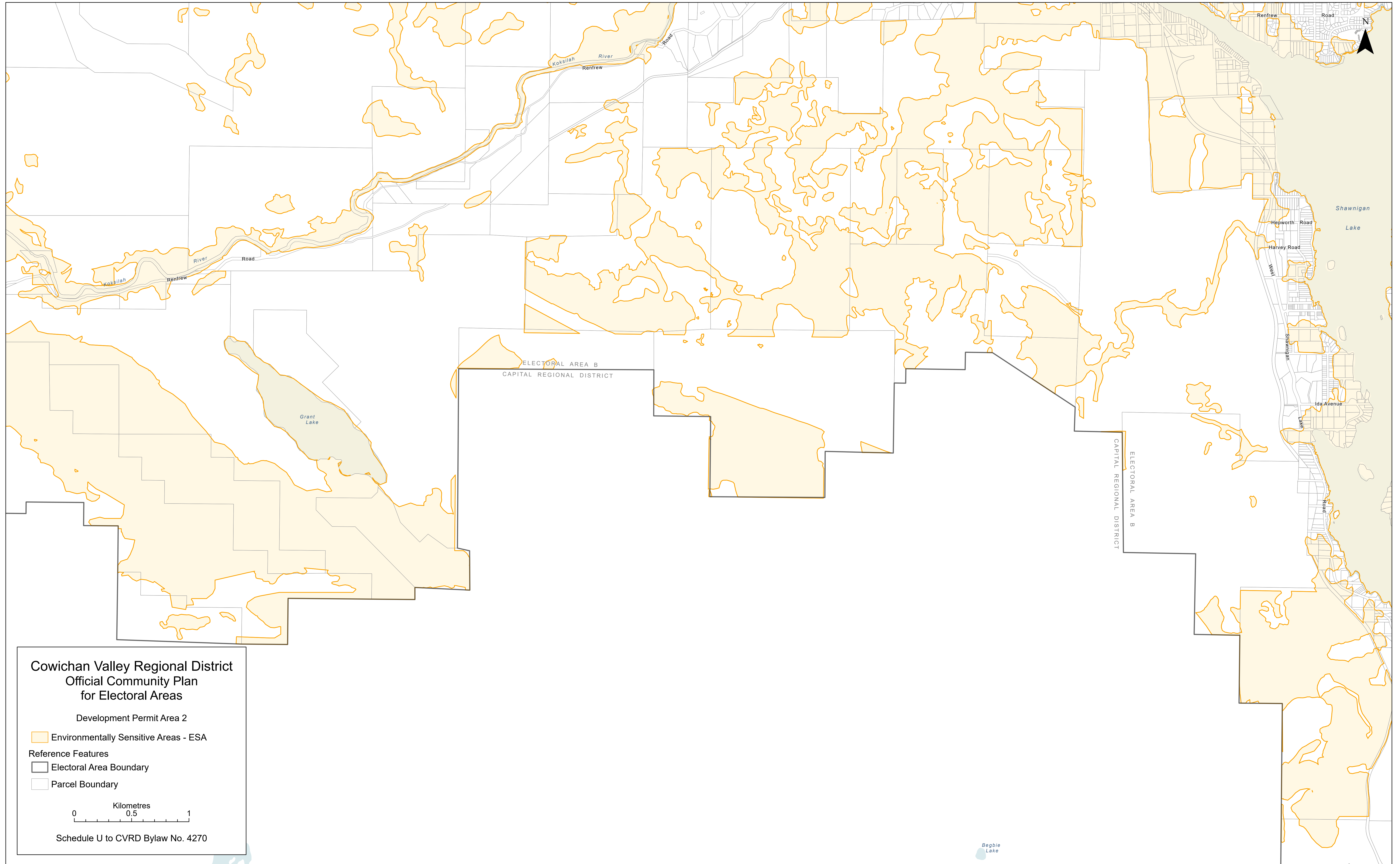




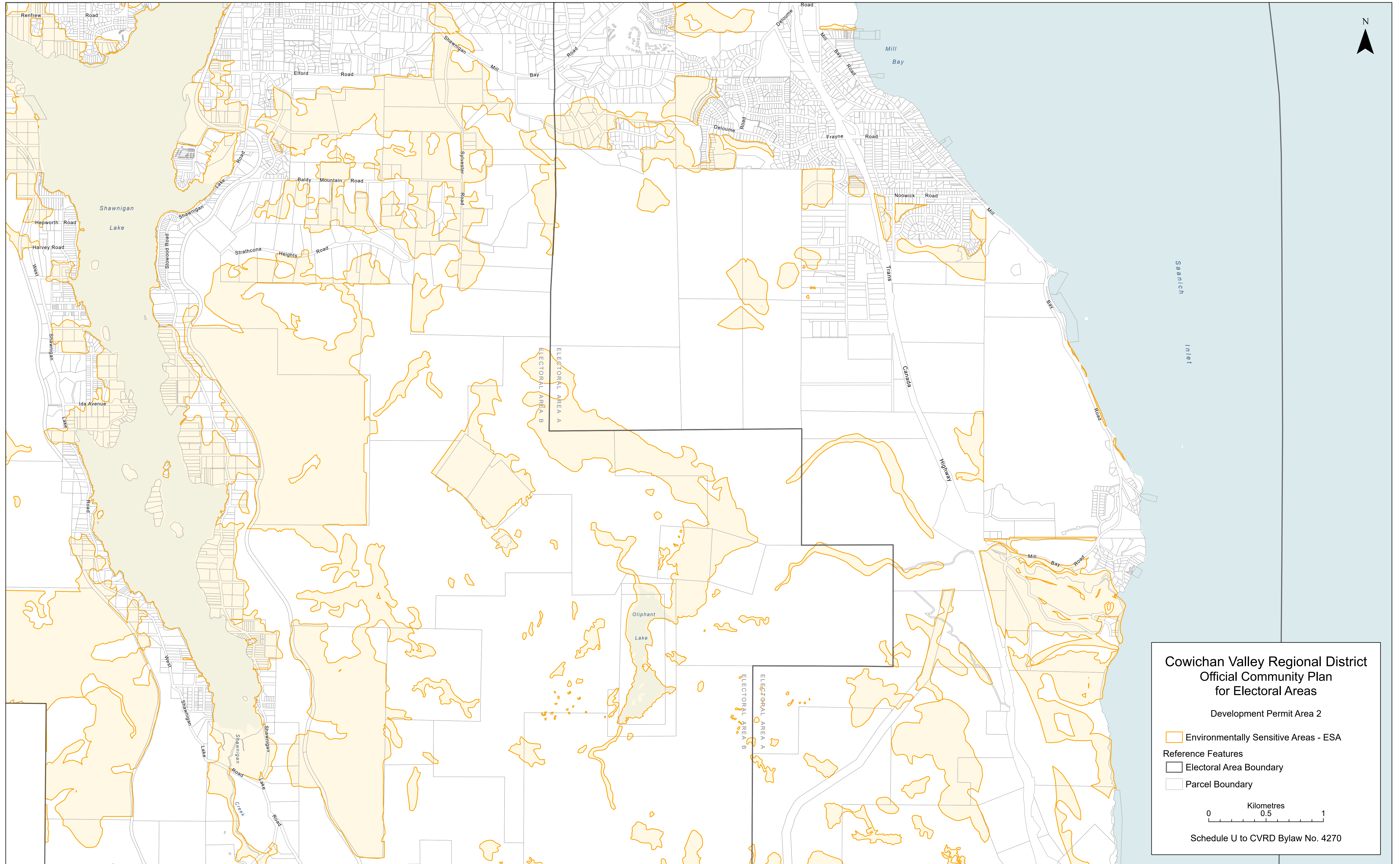


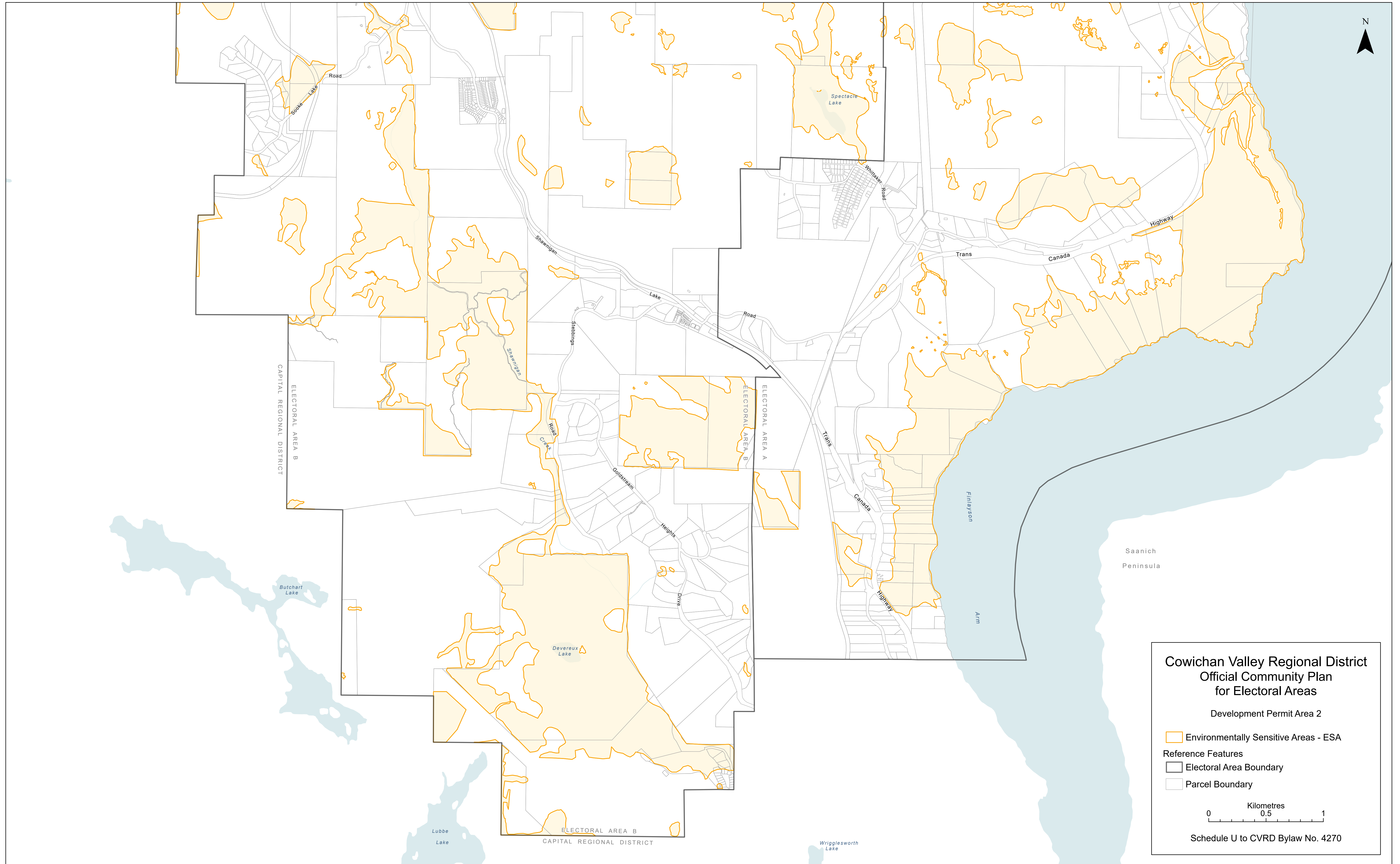












**Cowichan Valley Regional District  
Official Community Plan  
for Electoral Areas**

Development Permit Area 2

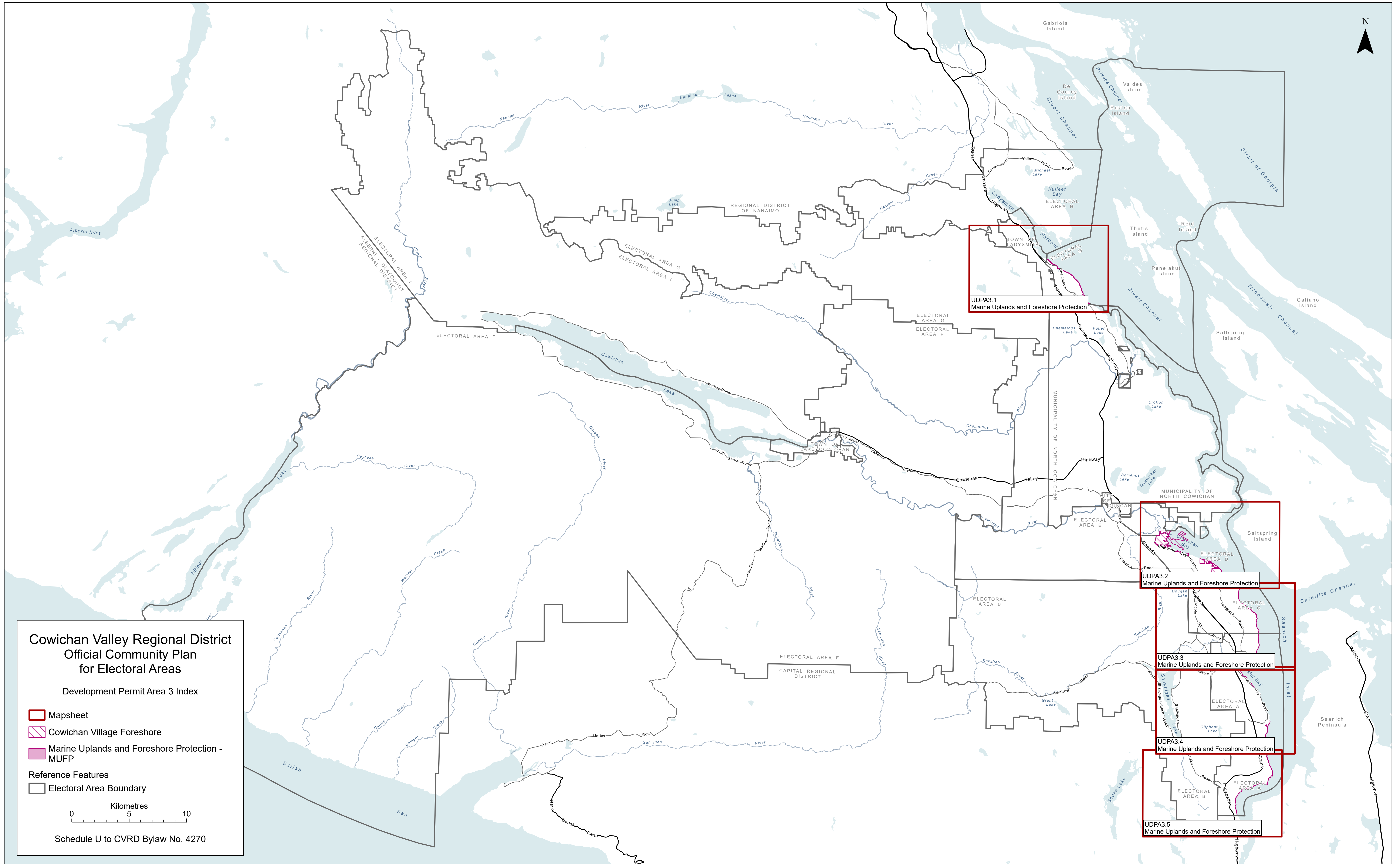
- Environmentally Sensitive Areas - ESA

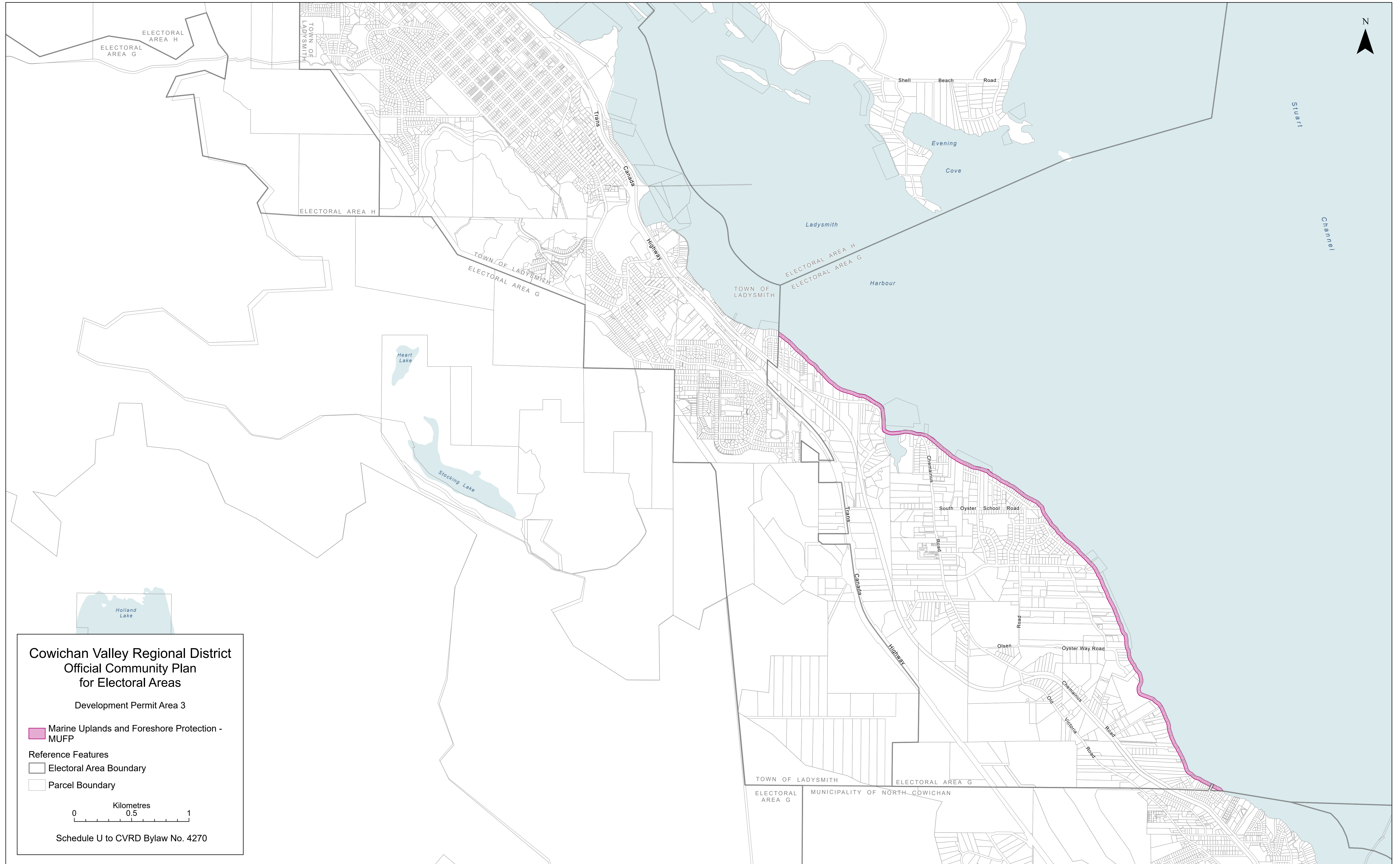
Reference Features

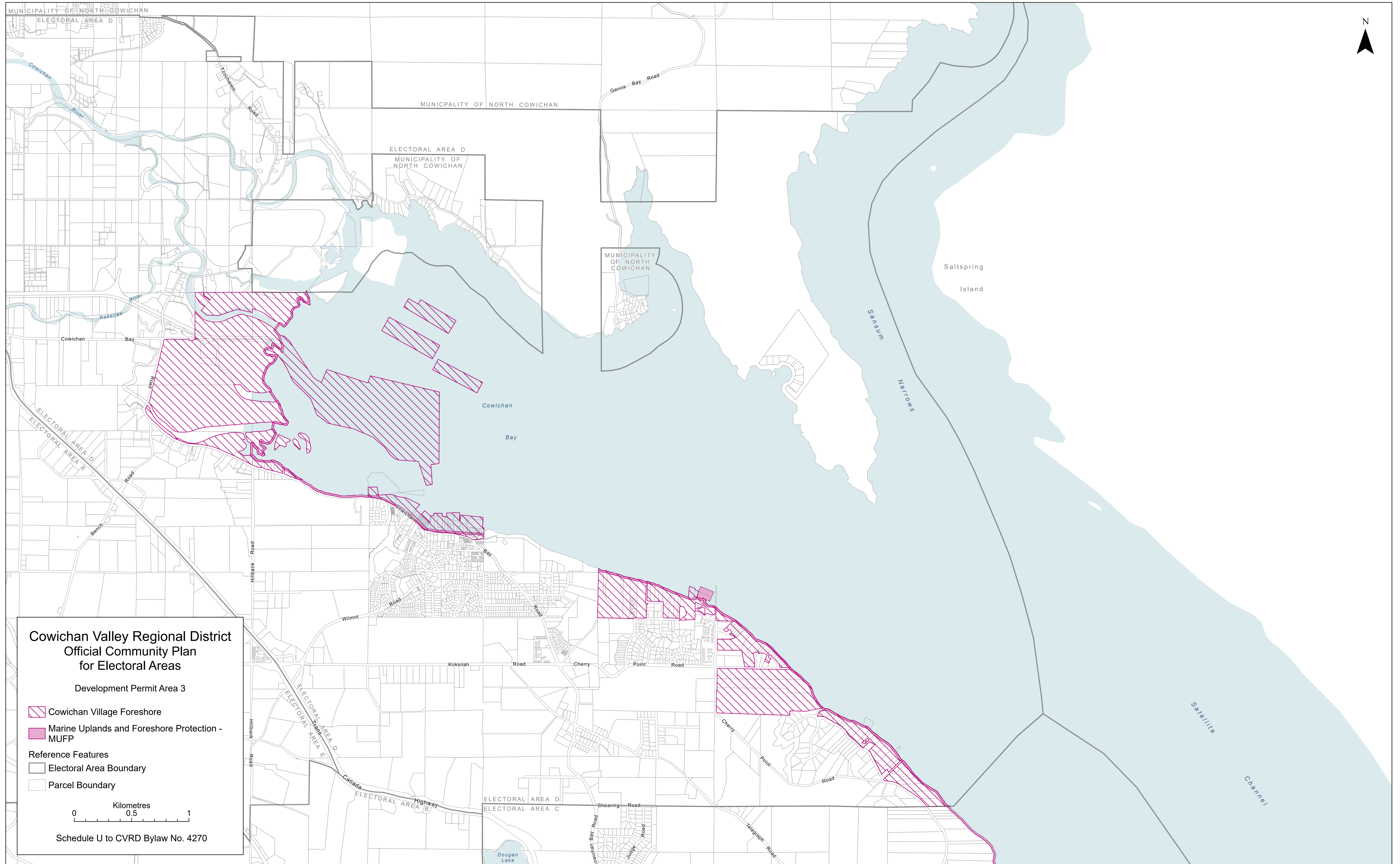
- Electoral Area Boundary
- Parcel Boundary

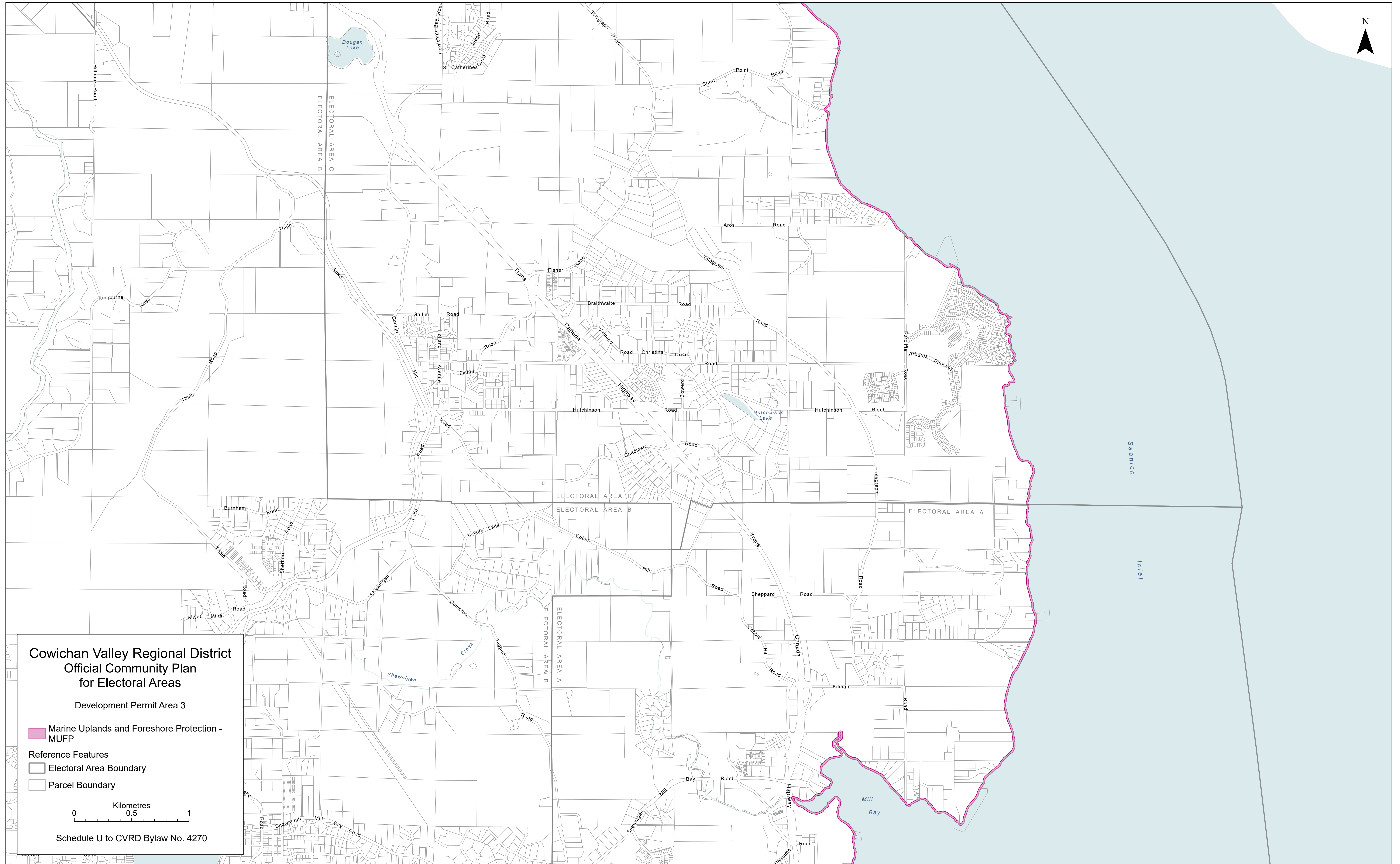
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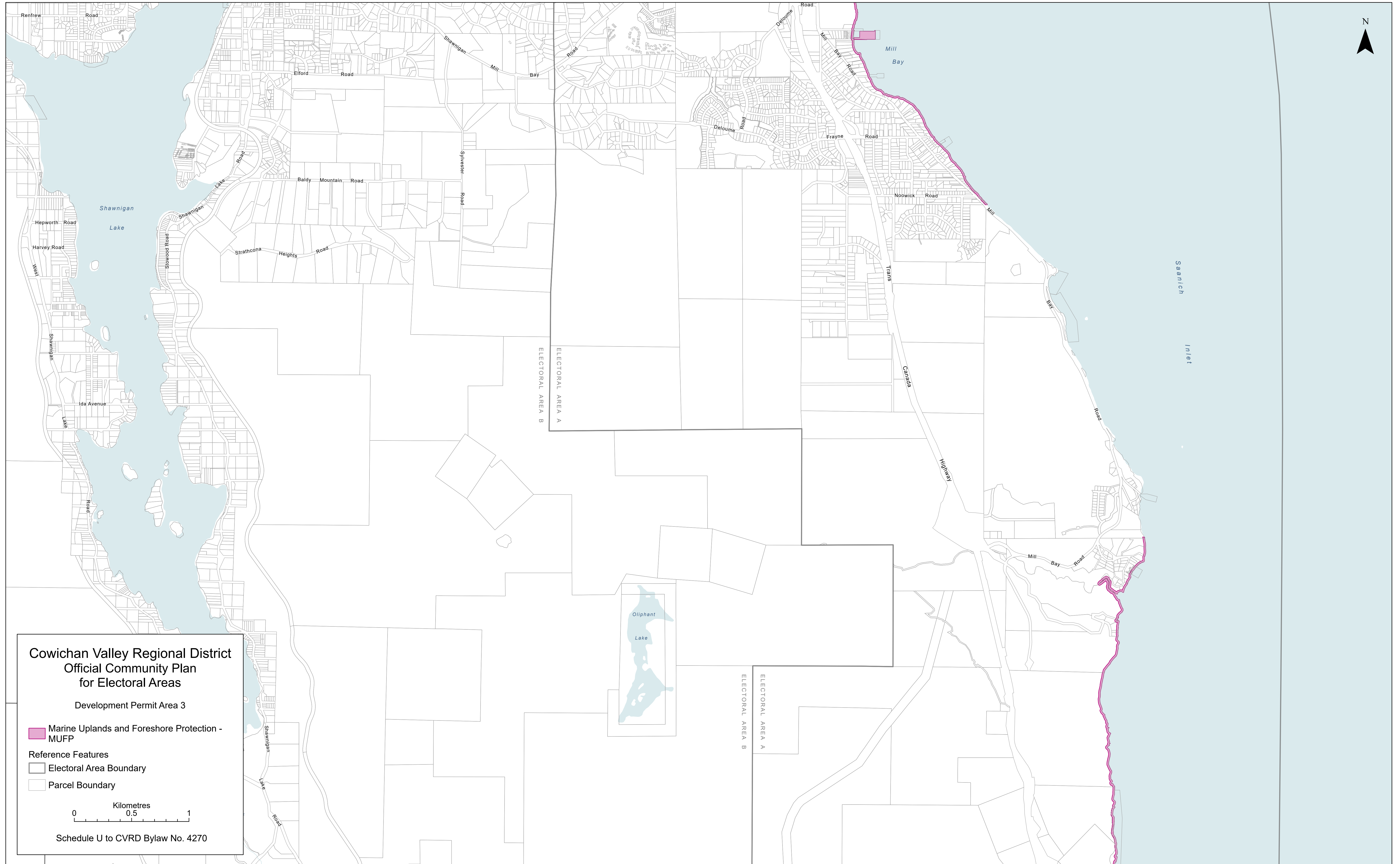
Schedule U to CVRD Bylaw No. 4270

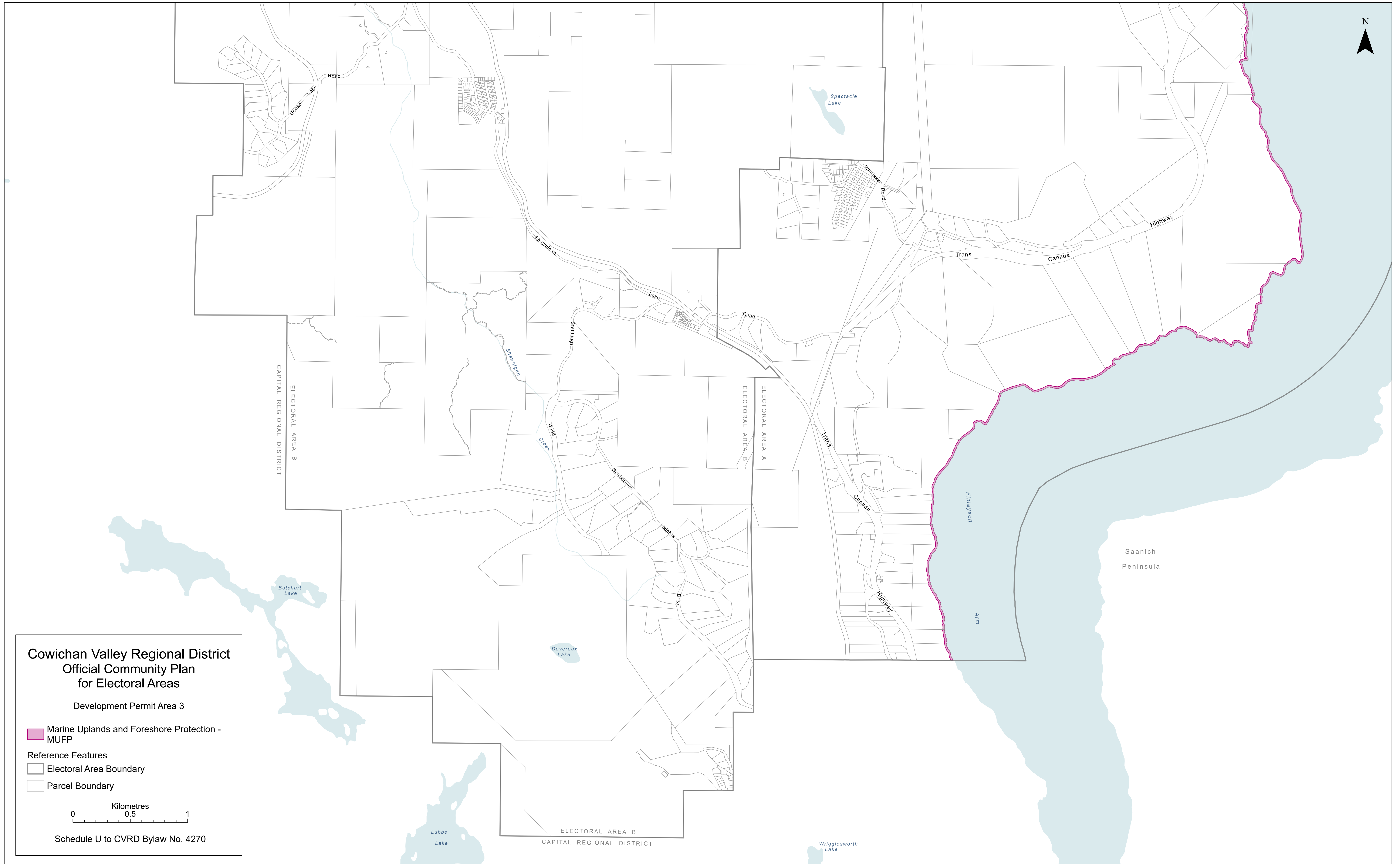






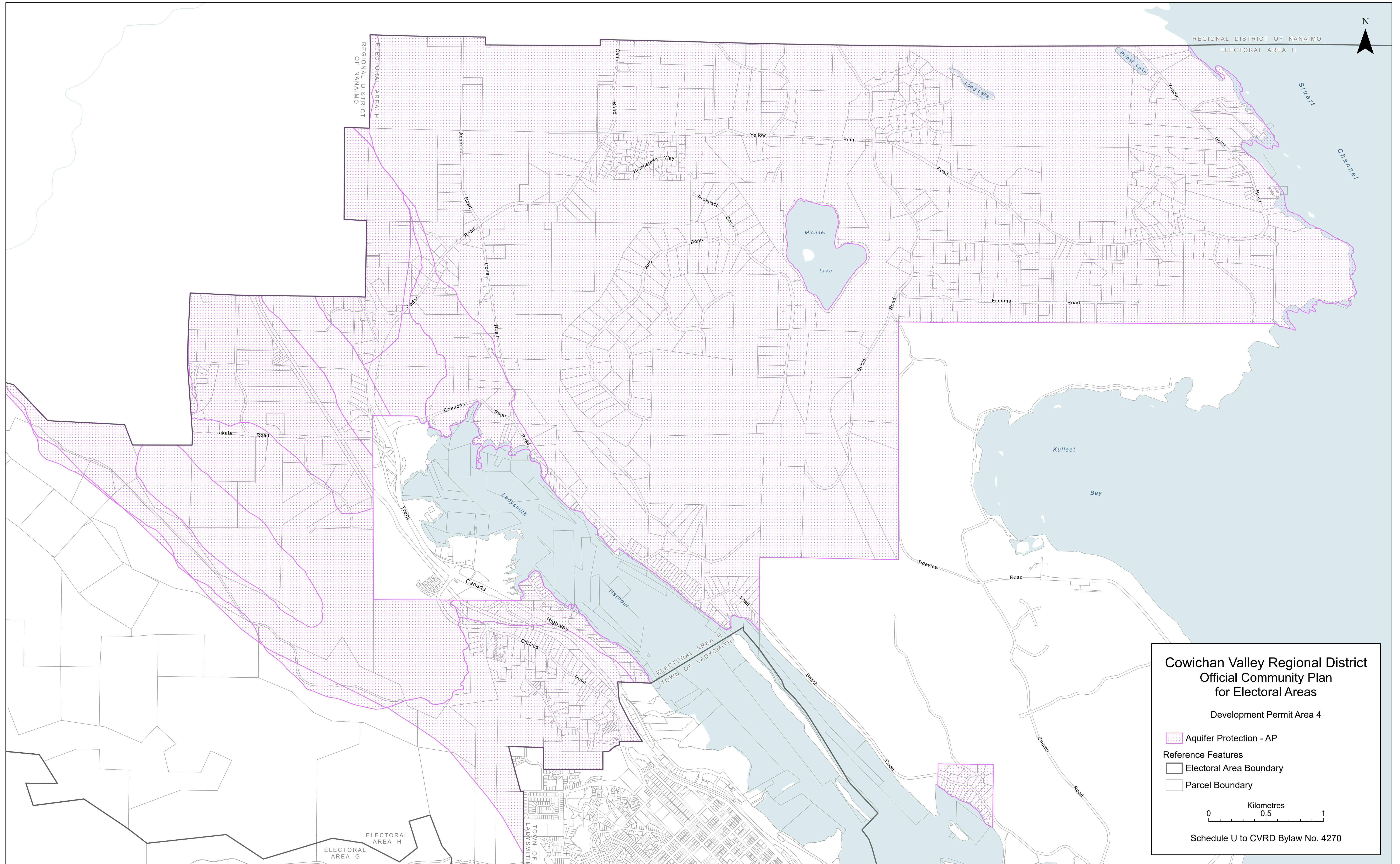












**Cowichan Valley Regional District  
Official Community Plan  
for Electoral Areas**

Development Permit Area 4

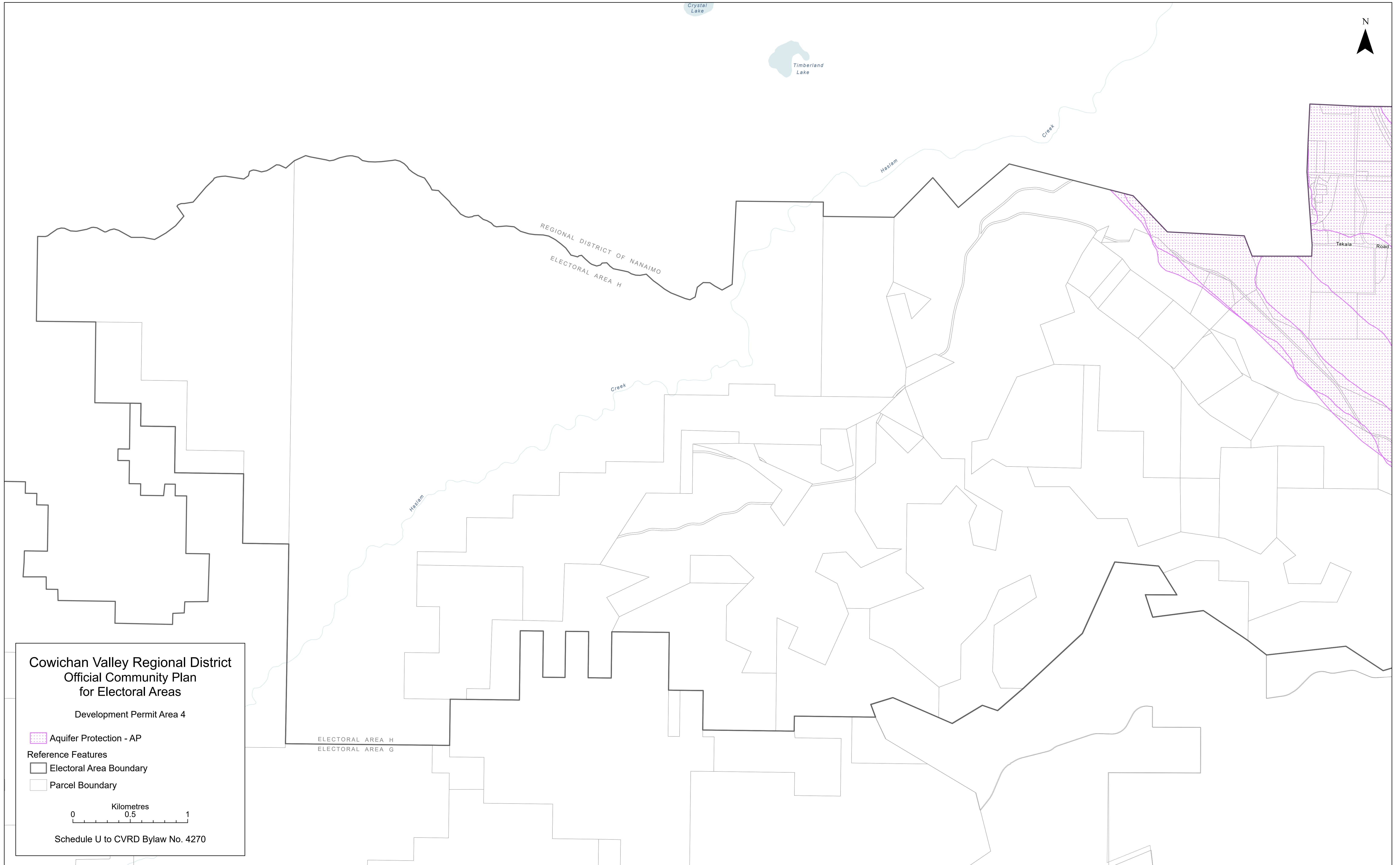
- Aquifer Protection - AP

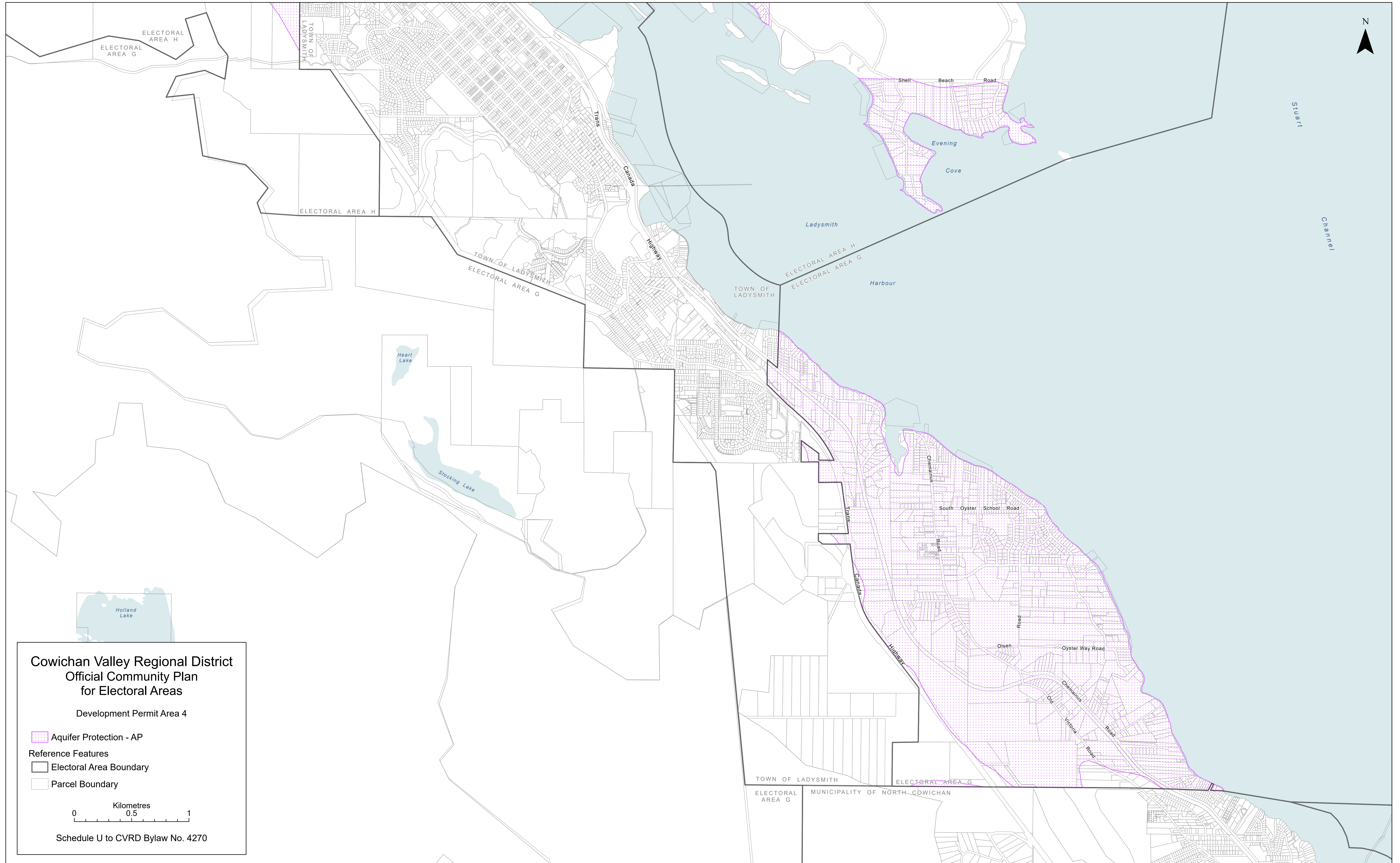
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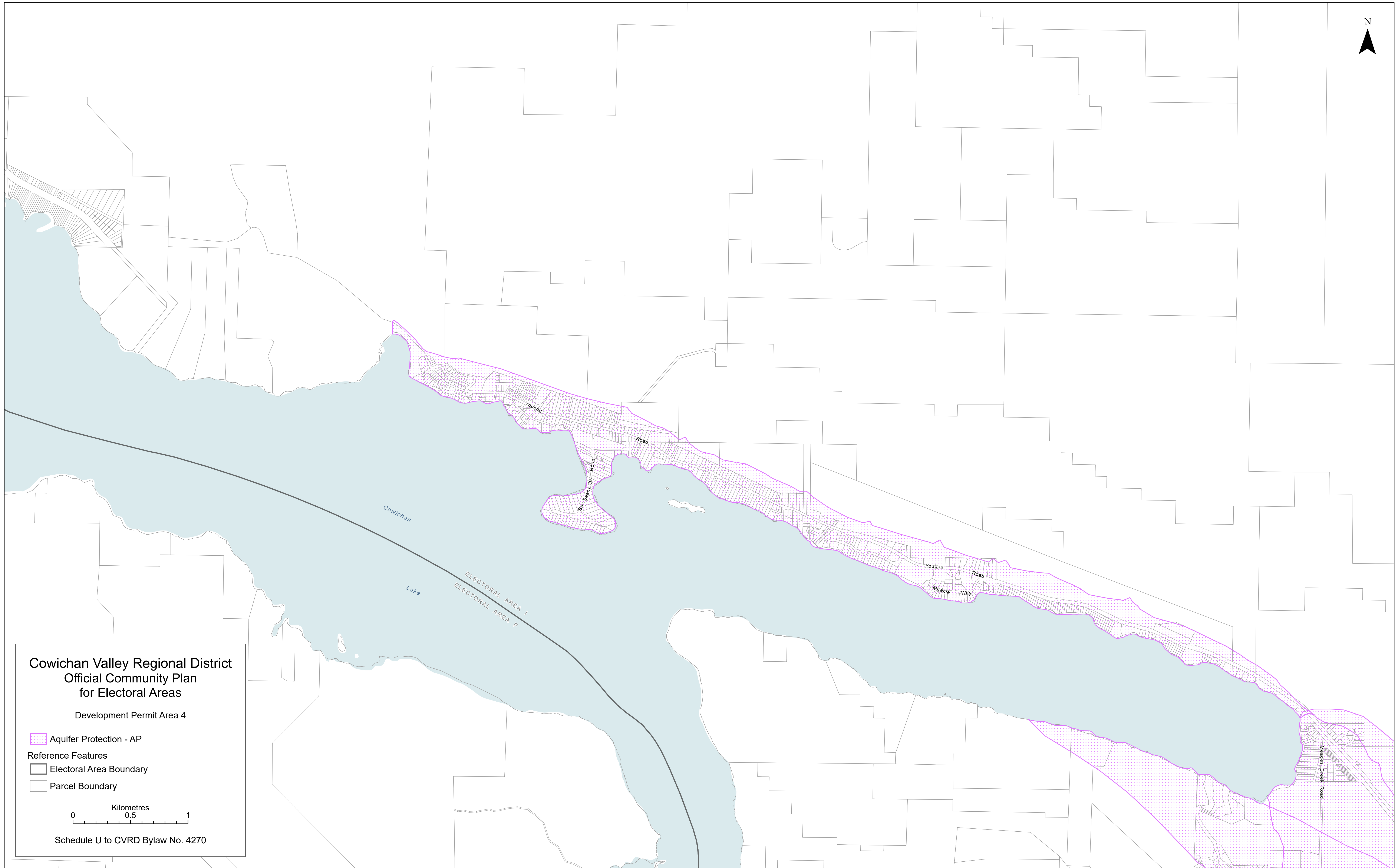
- Electoral Area Boundary
- Parcel Boundary

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Schedule U to CVRD Bylaw No. 4270







**Cowichan Valley Regional District  
Official Community Plan  
for Electoral Areas**

Development Permit Area 4

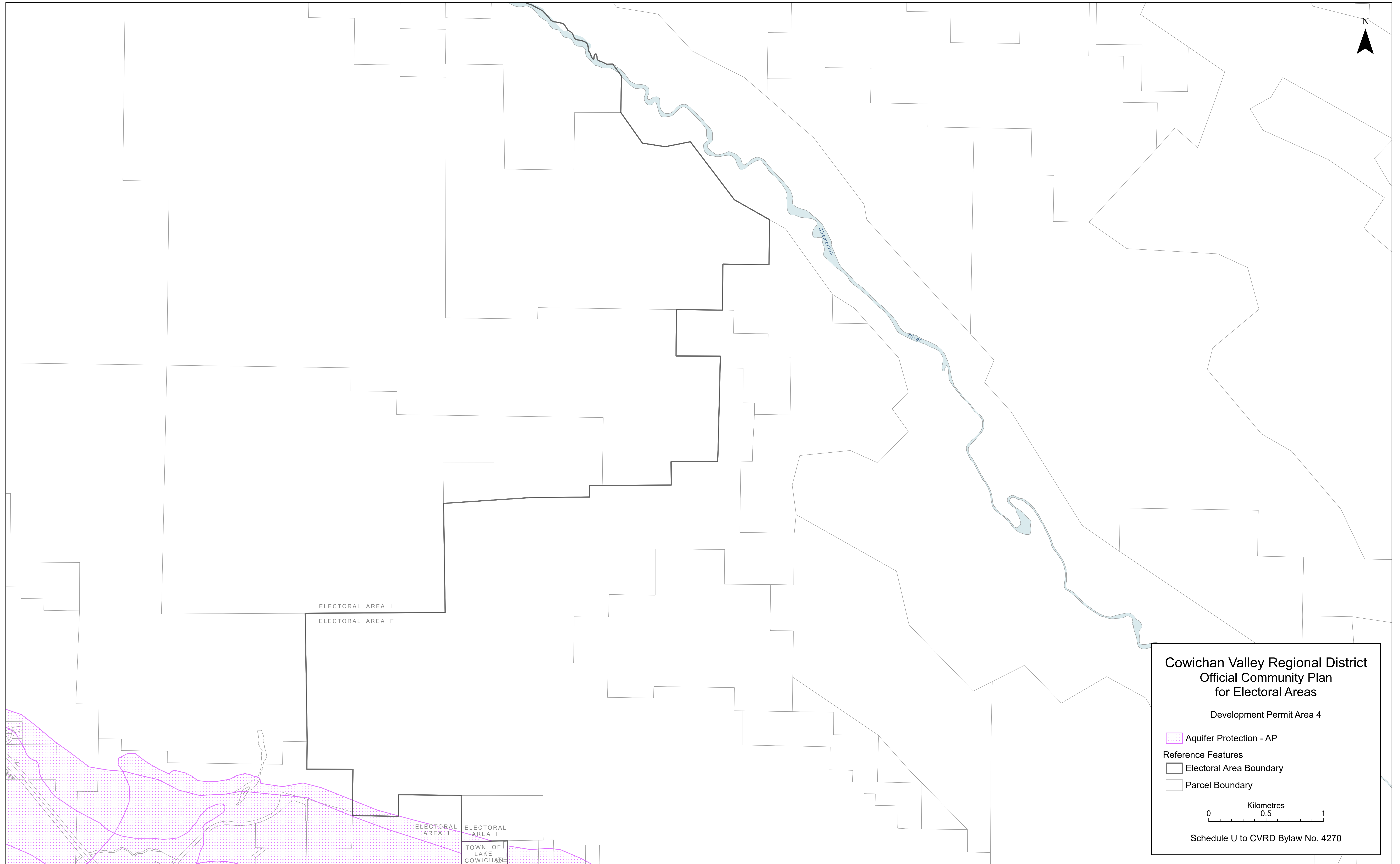
- Aquifer Protection - AP

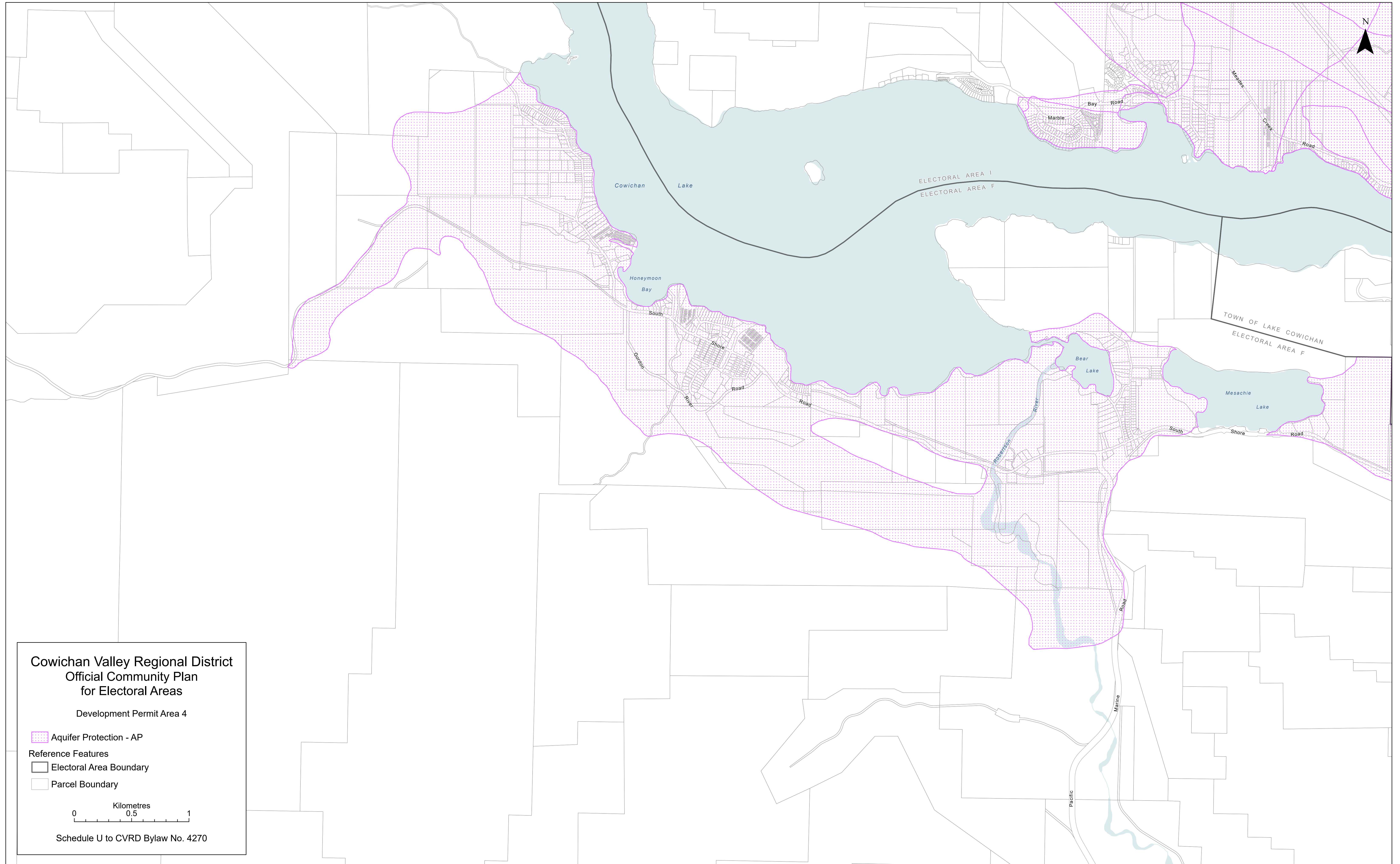
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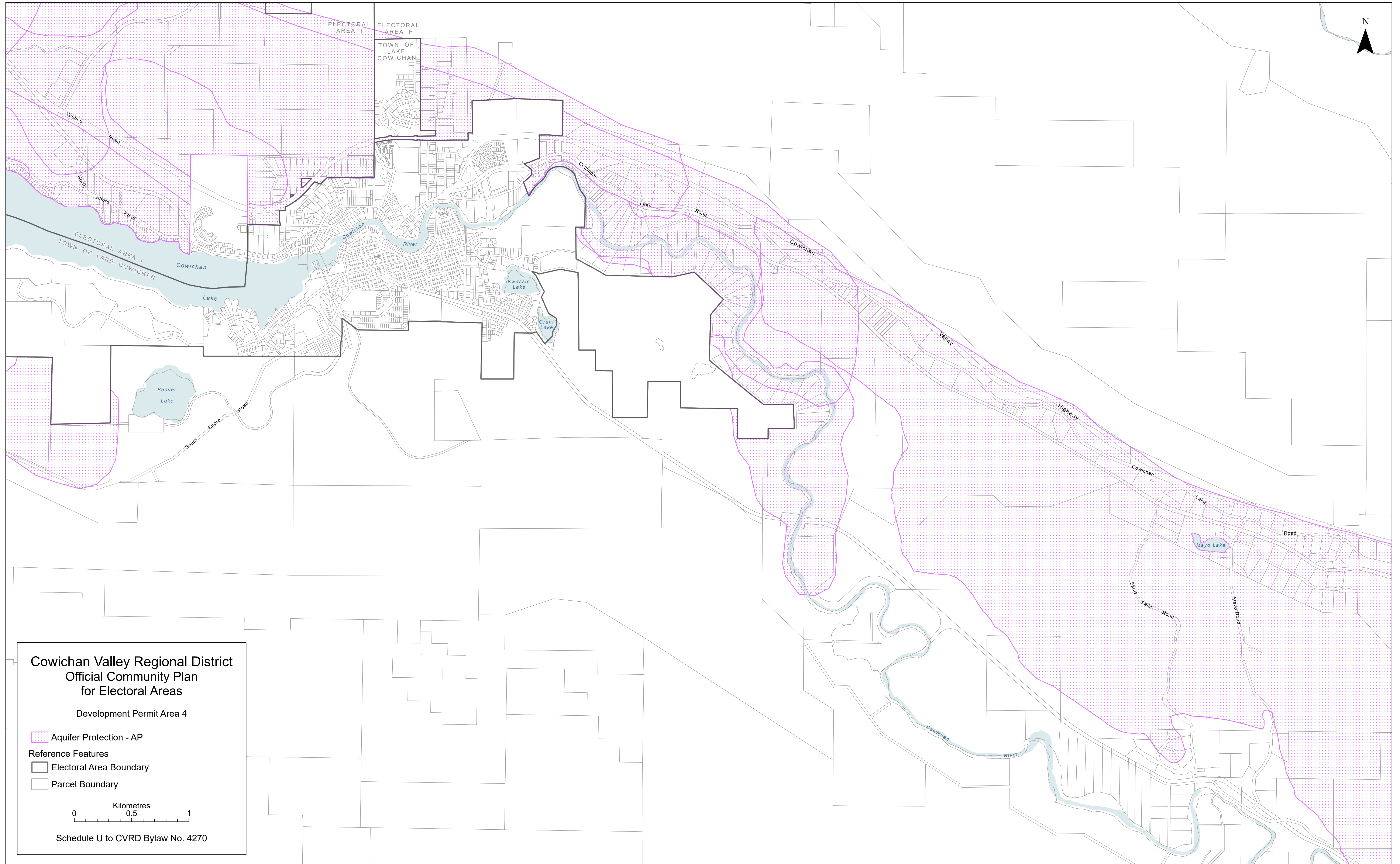
- Electoral Area Boundary
- Parcel Boundary

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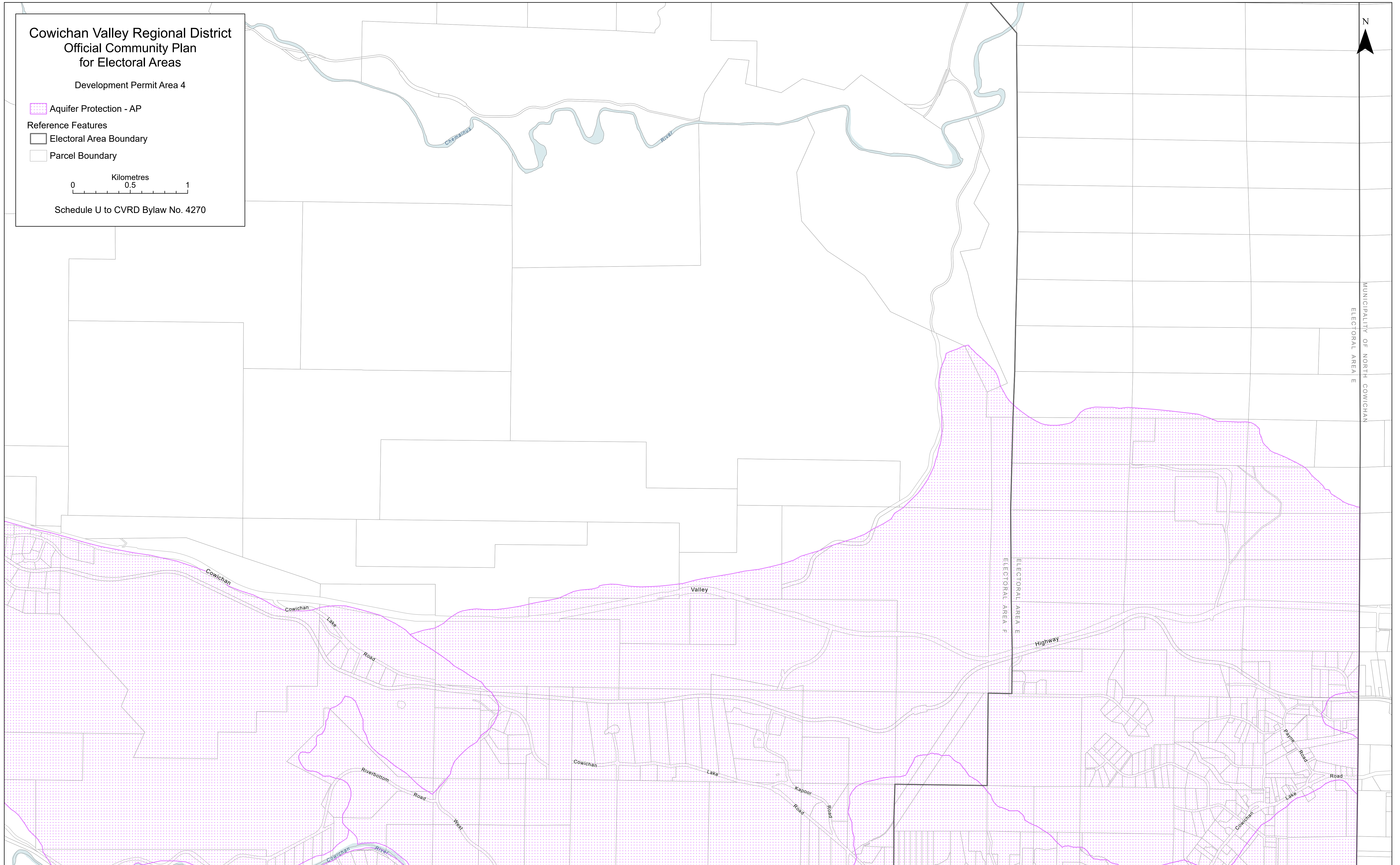
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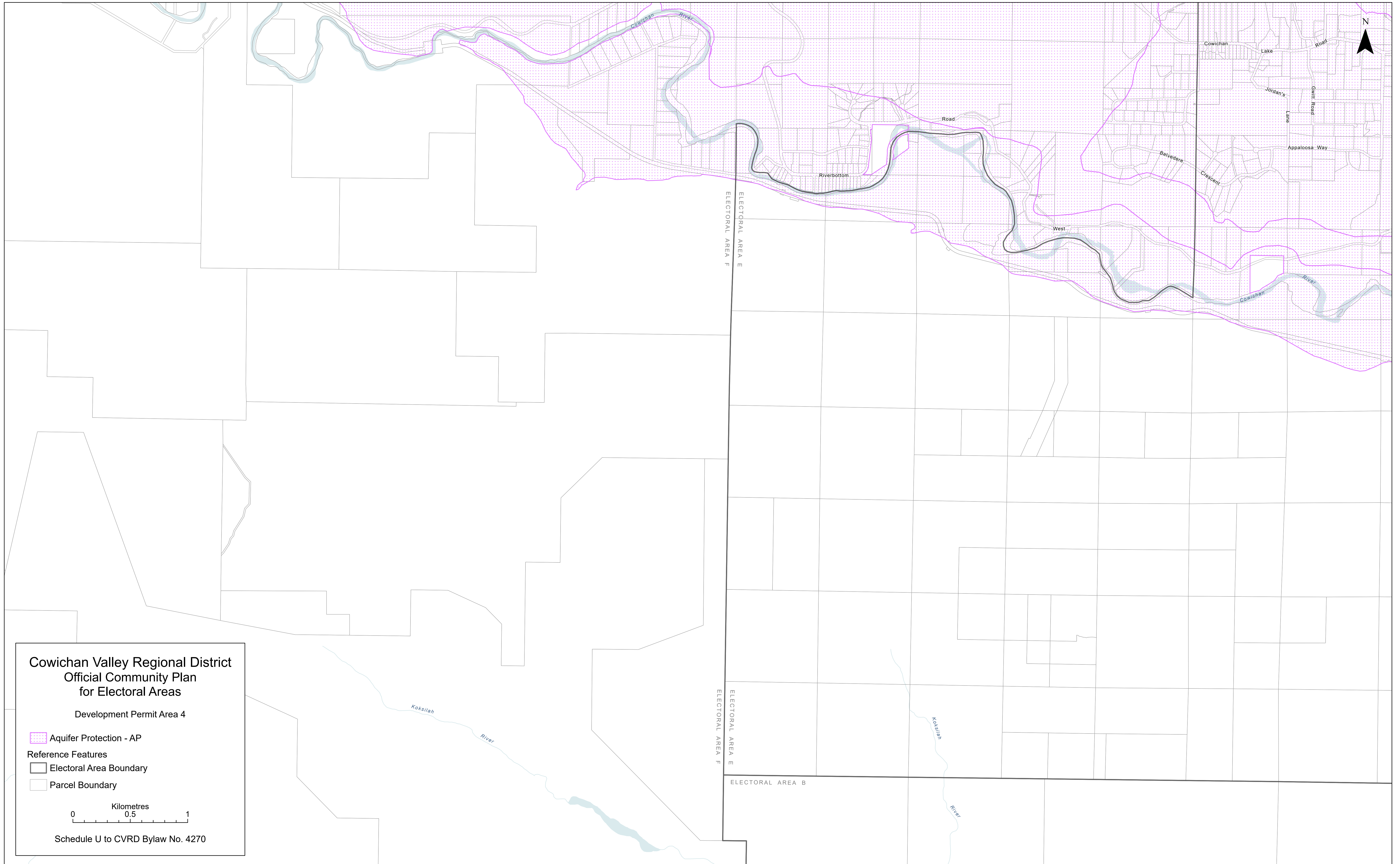


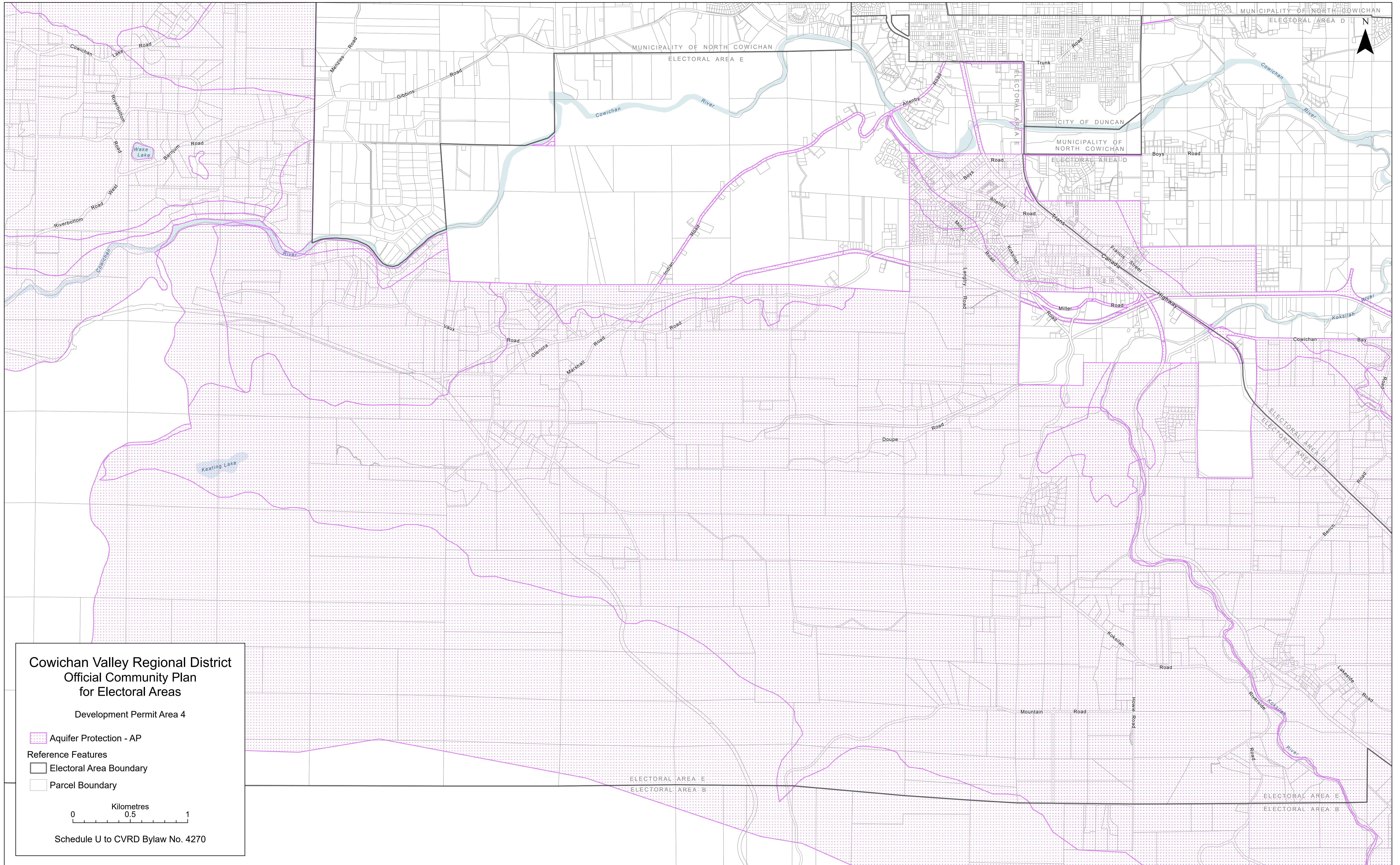


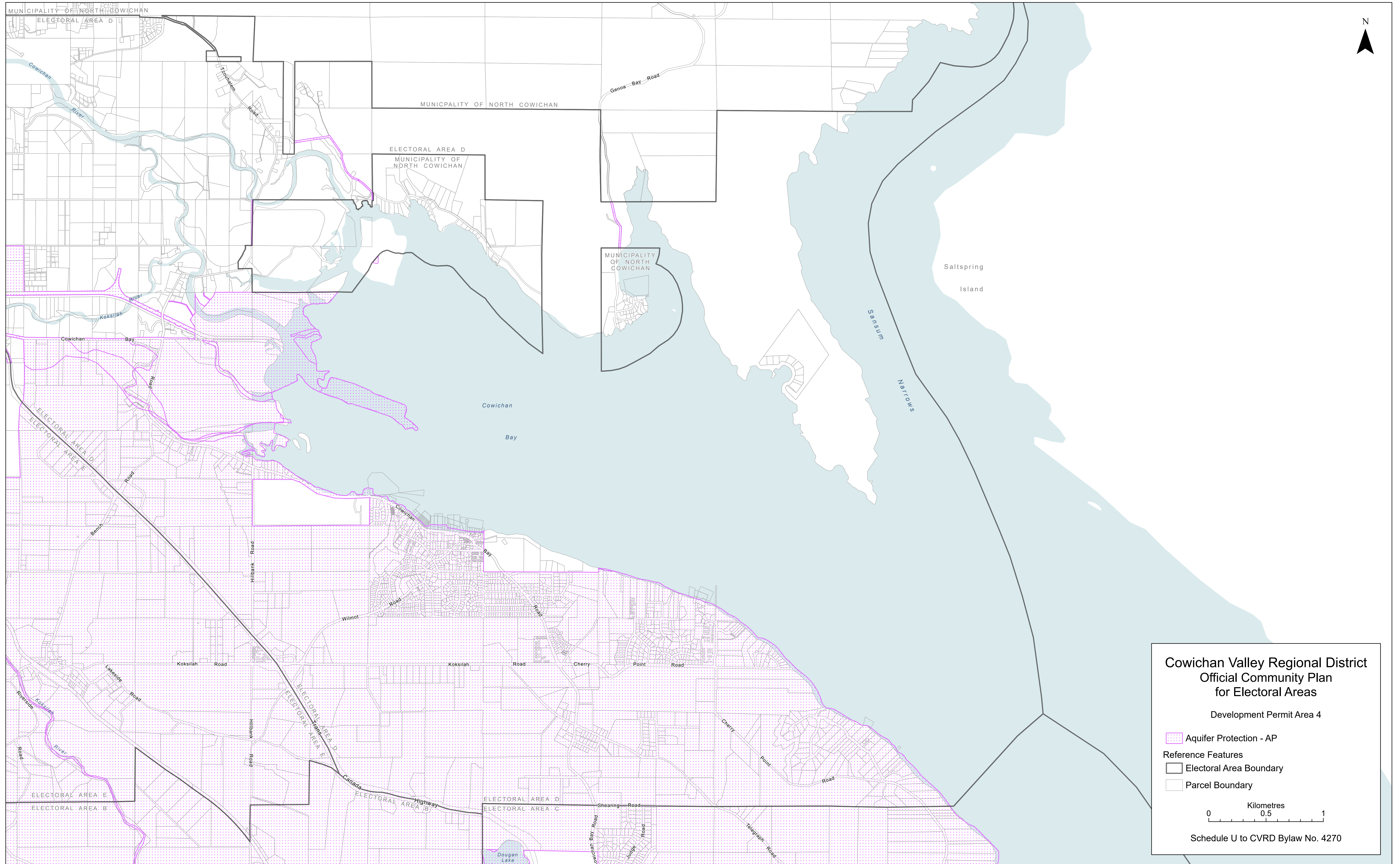


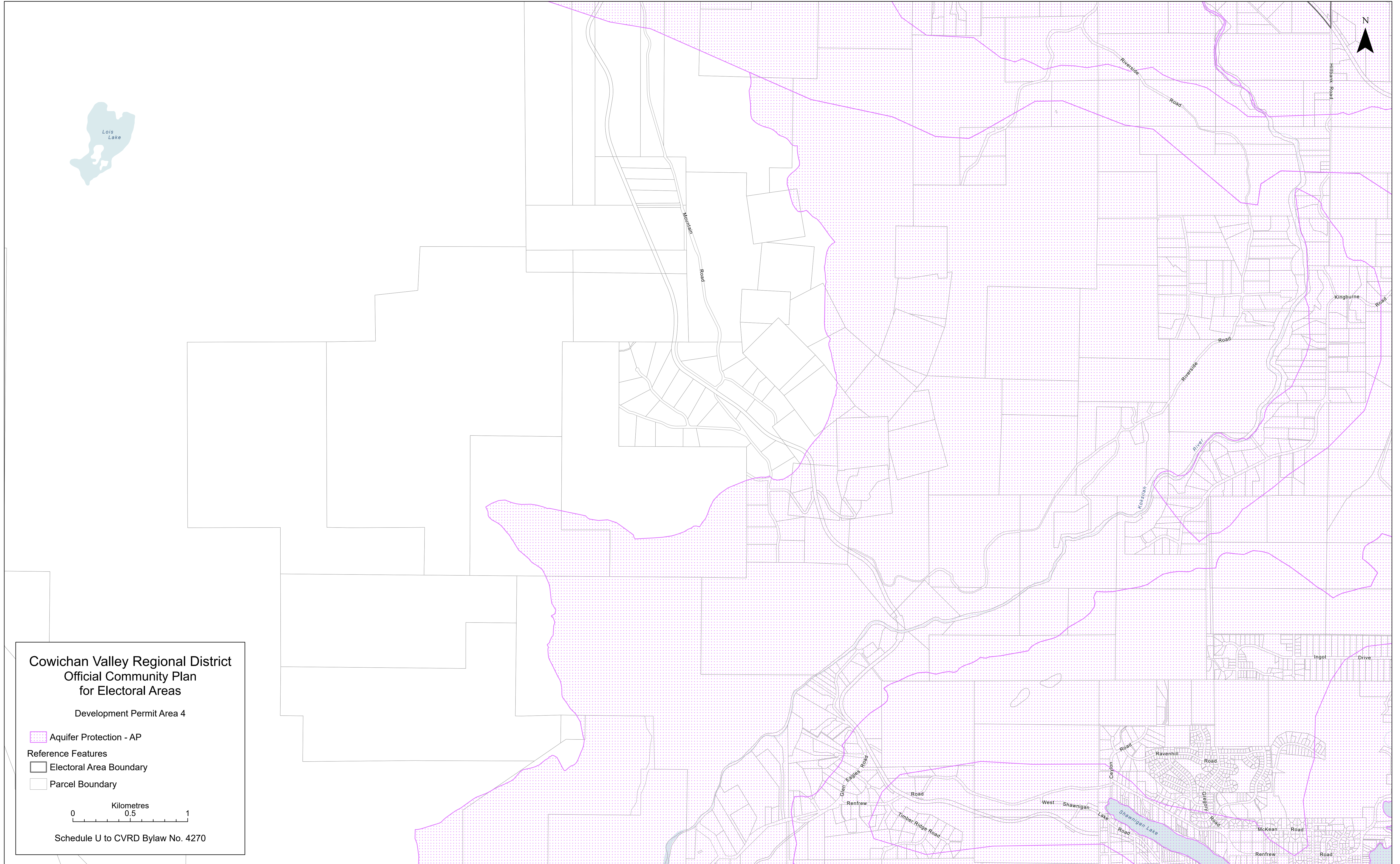


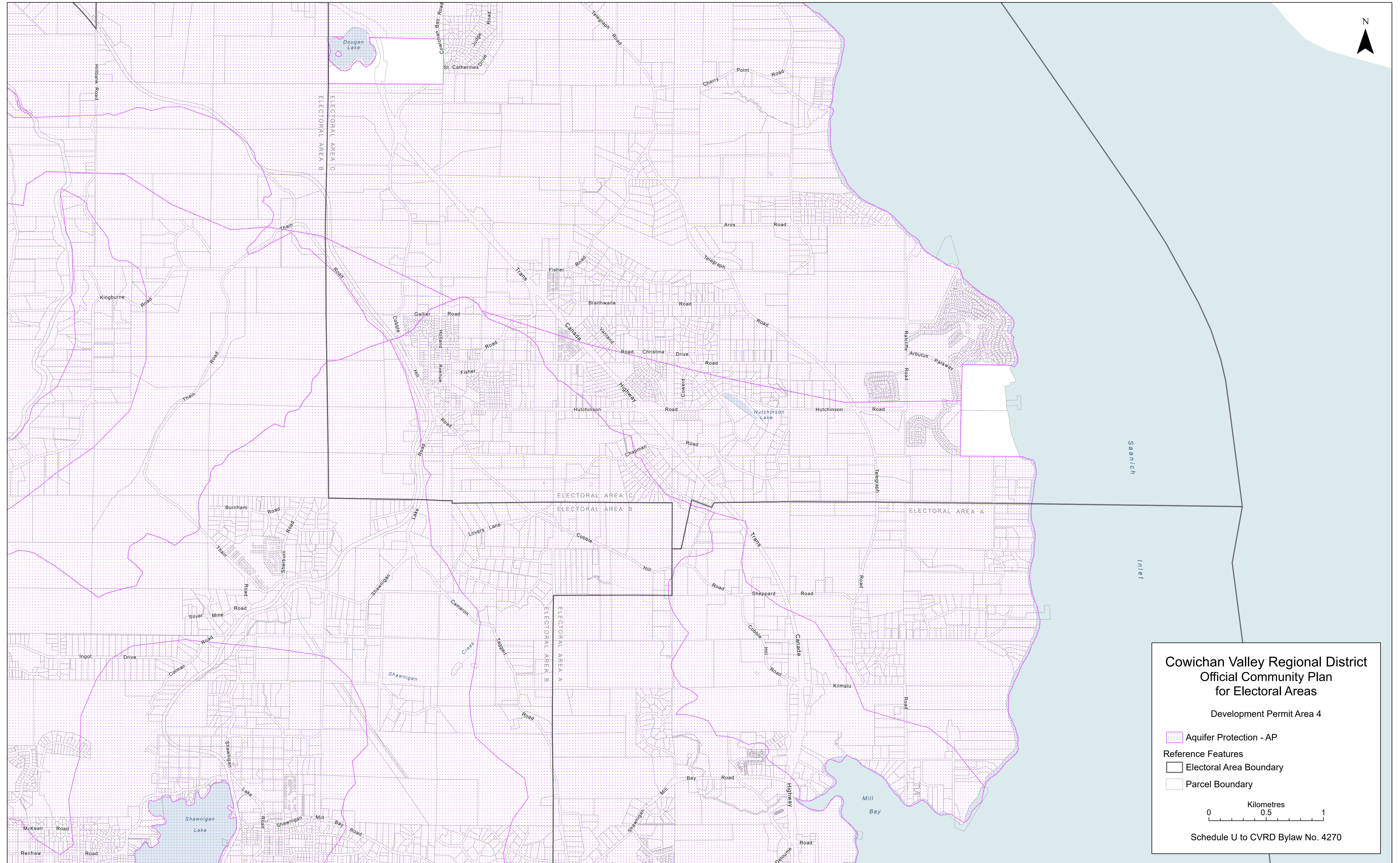


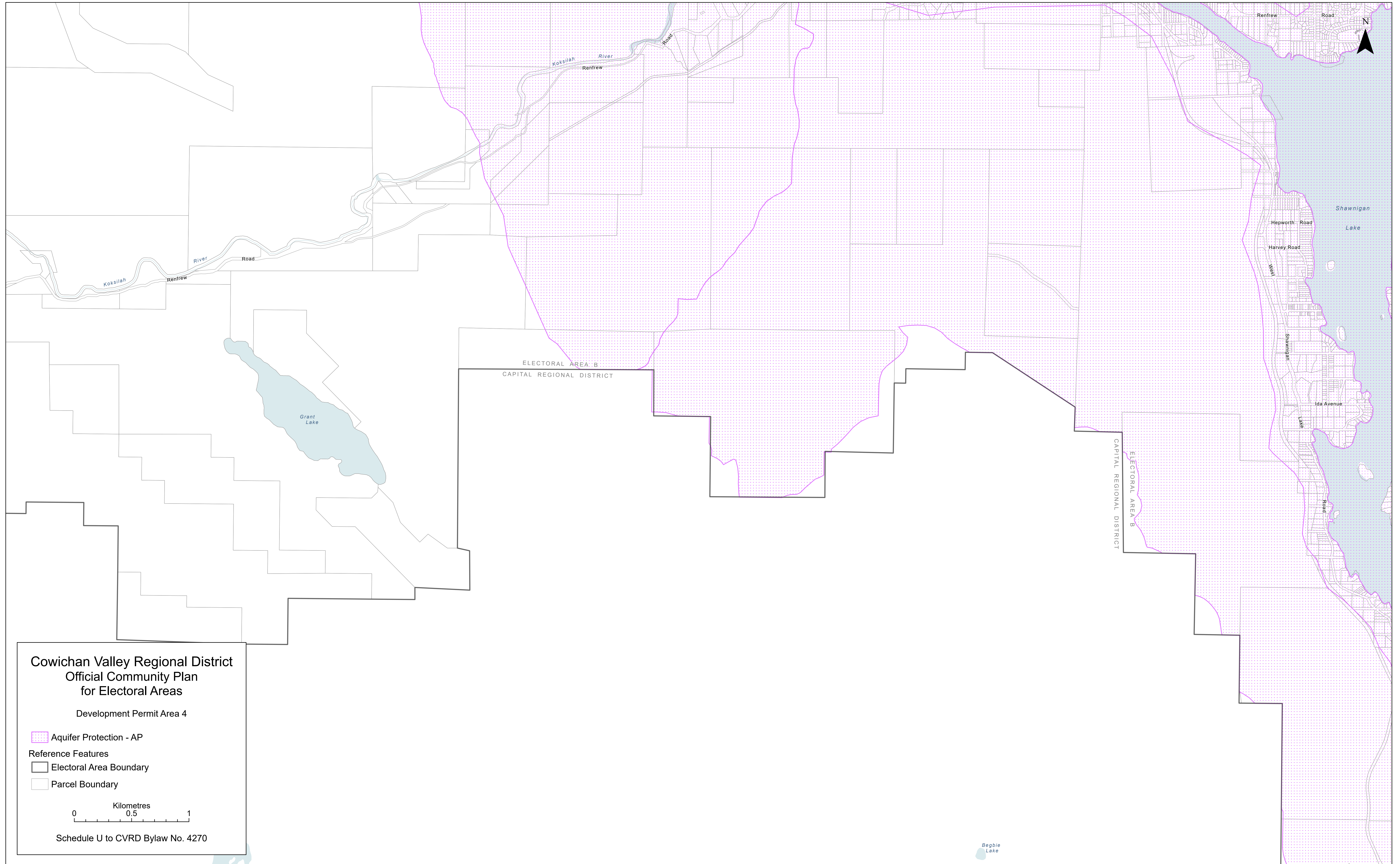


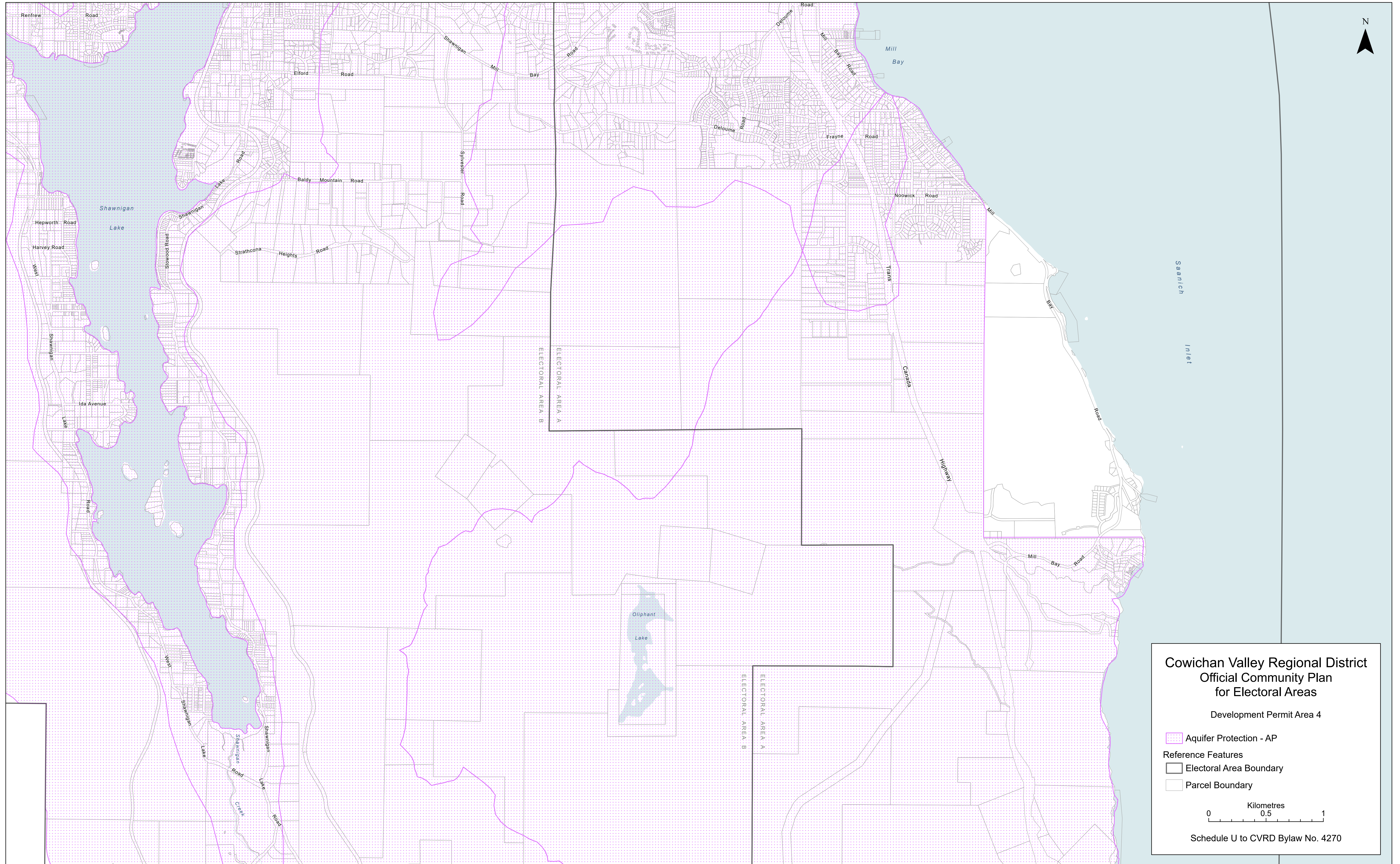




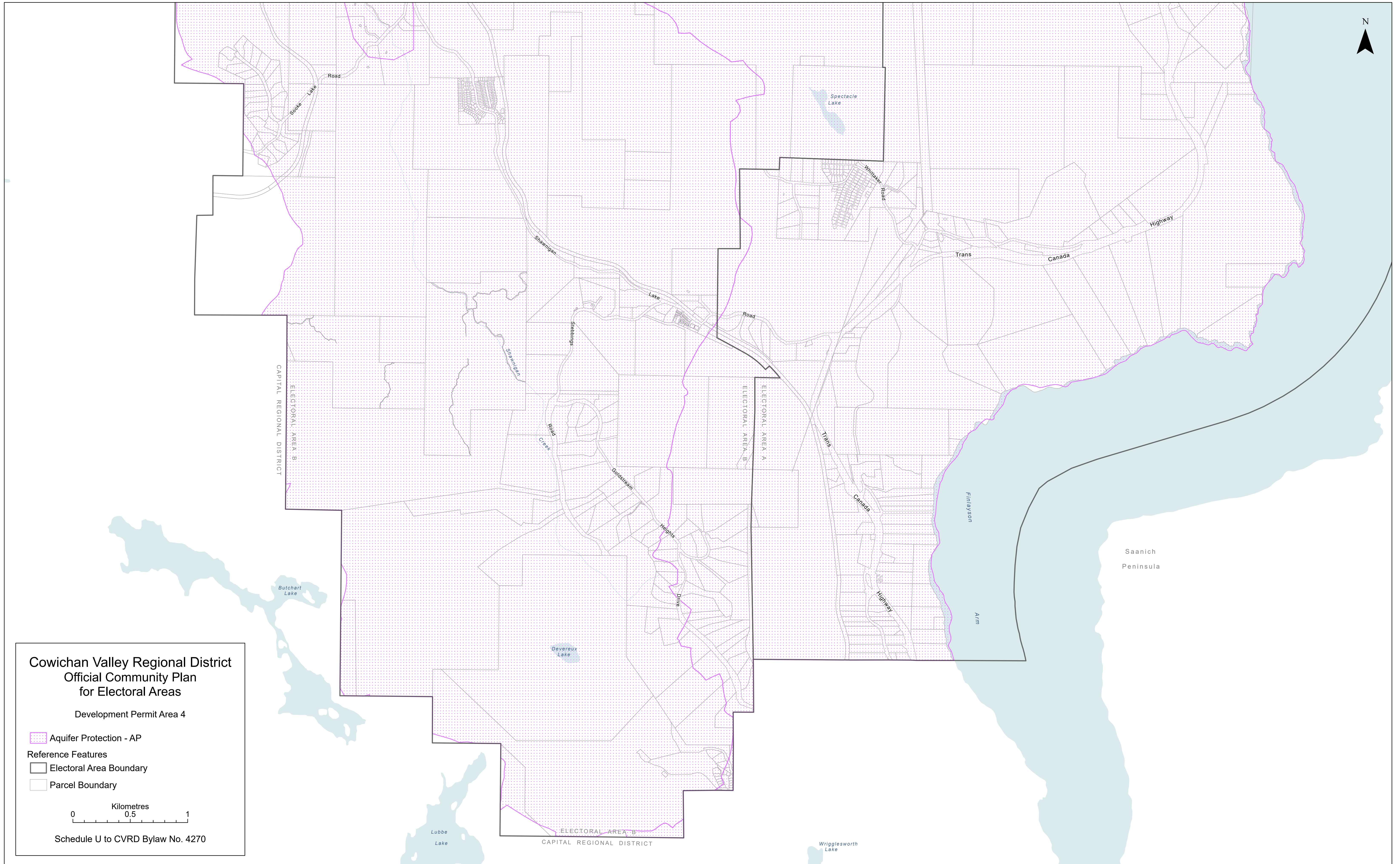


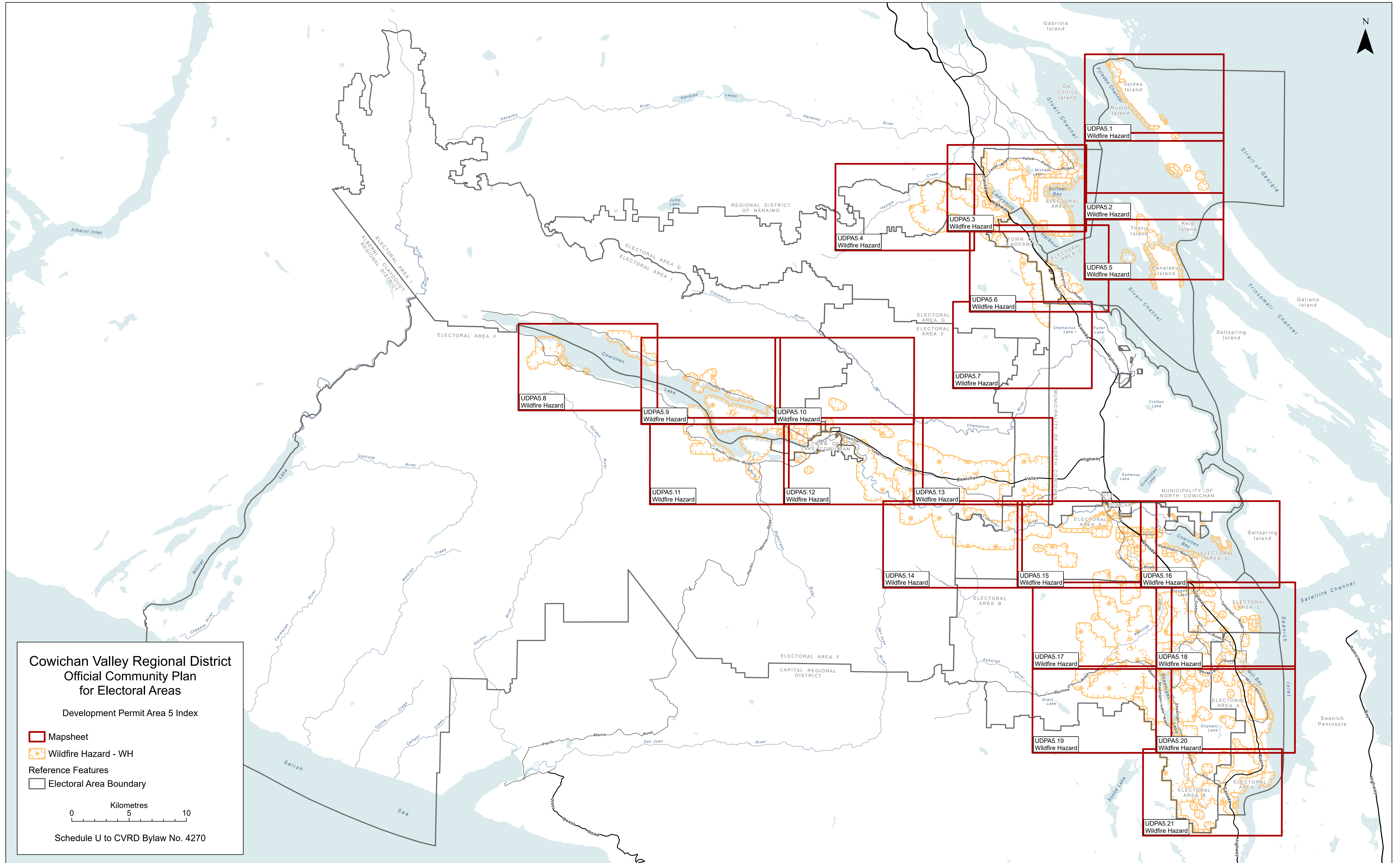


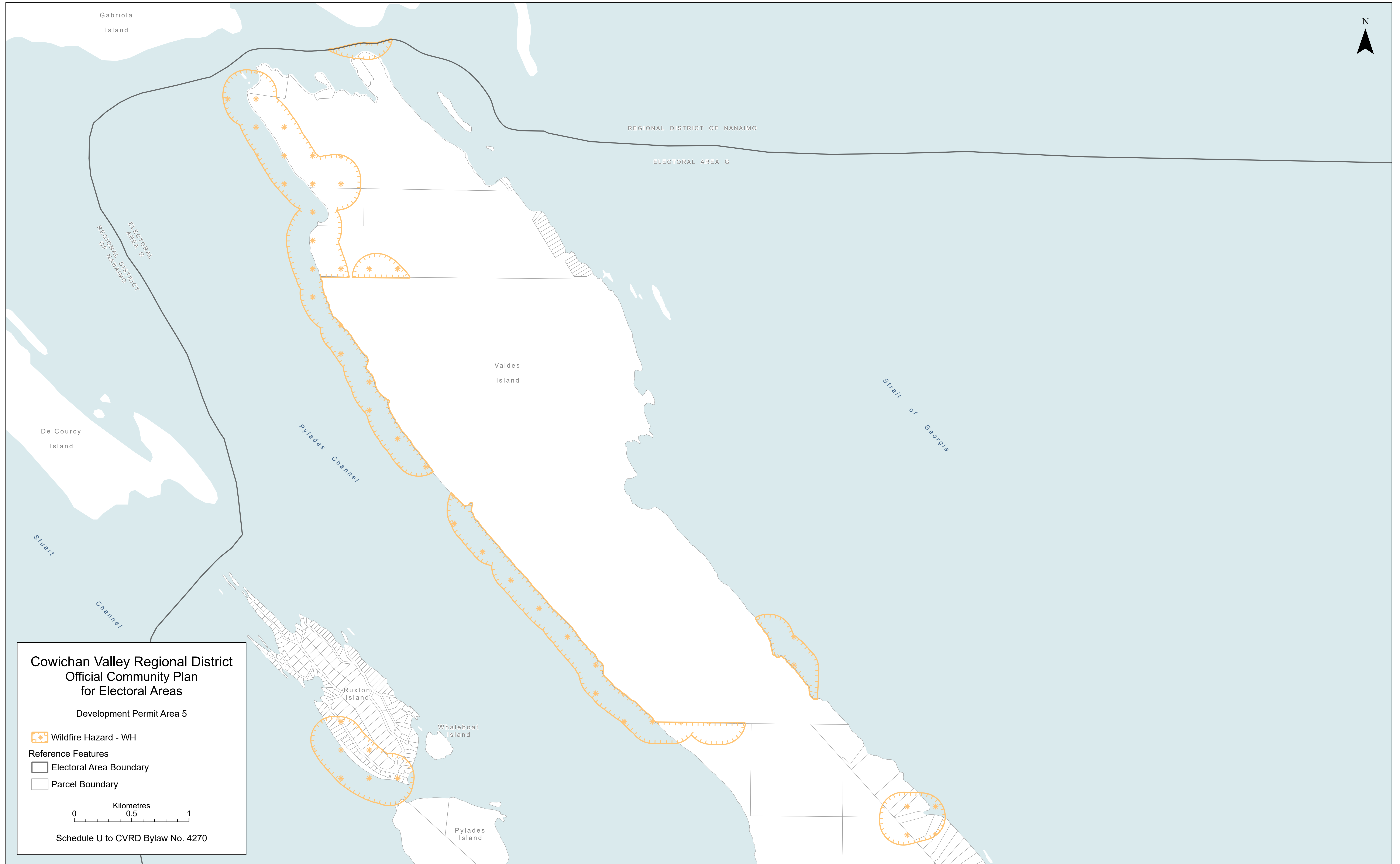


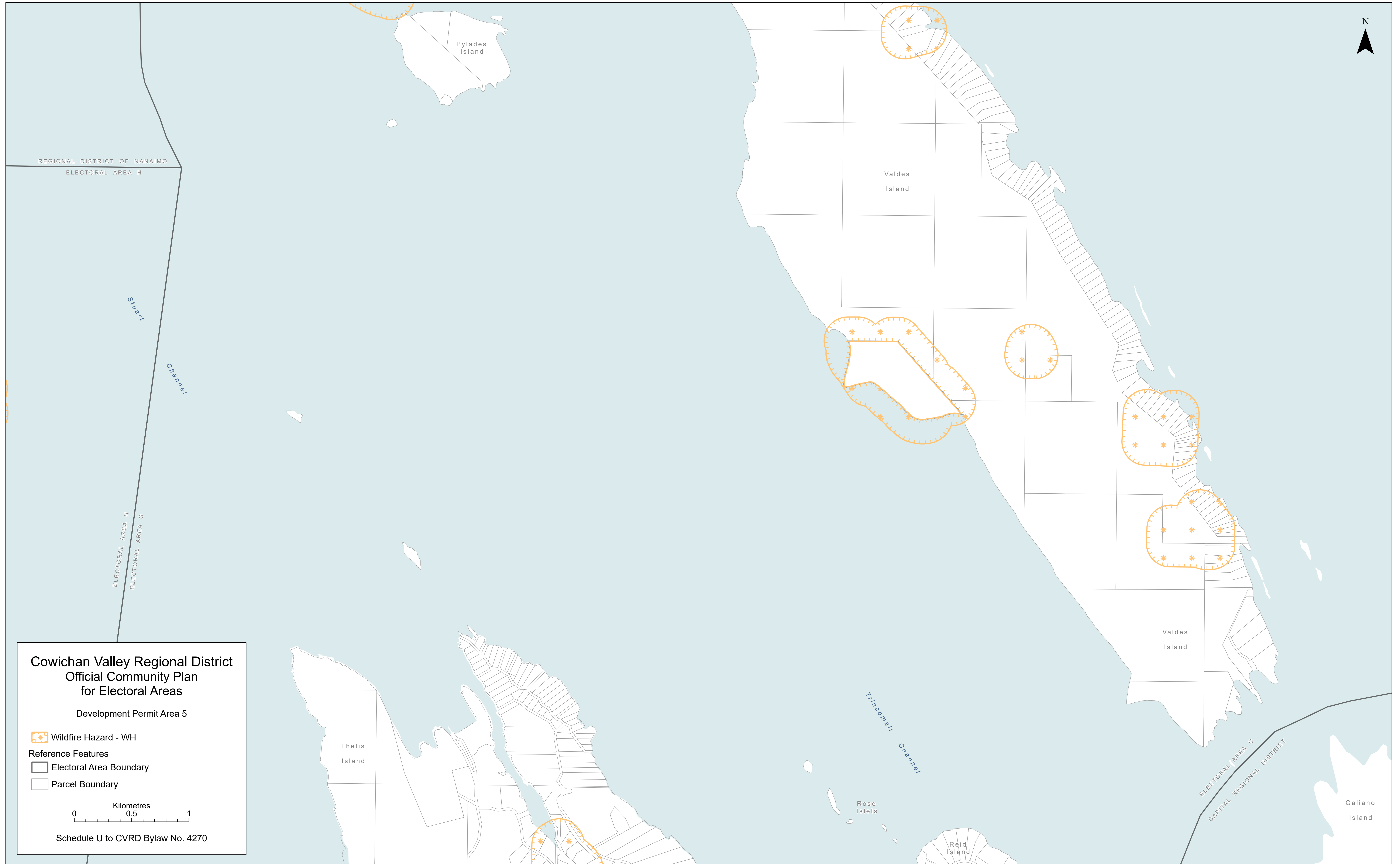


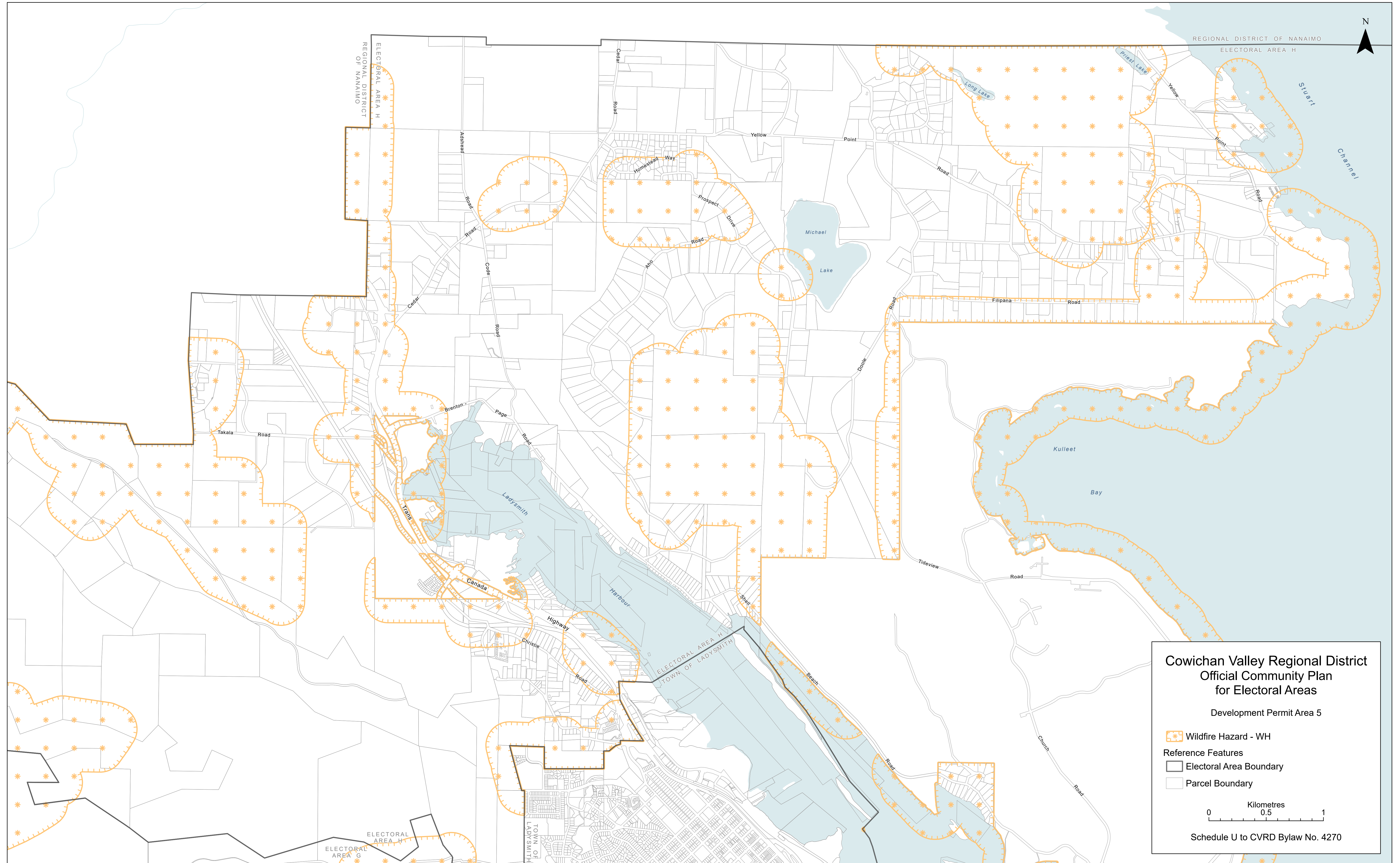


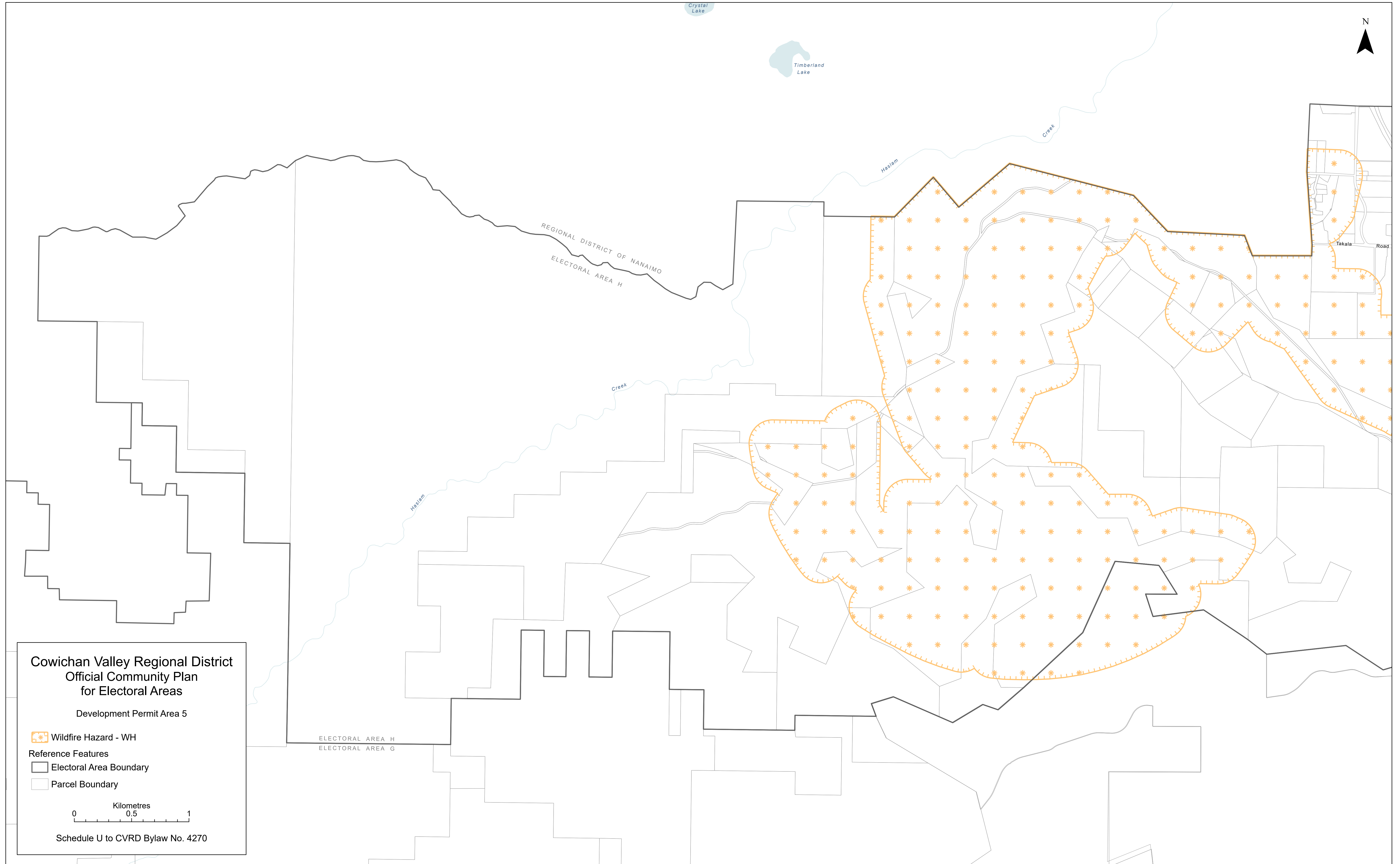


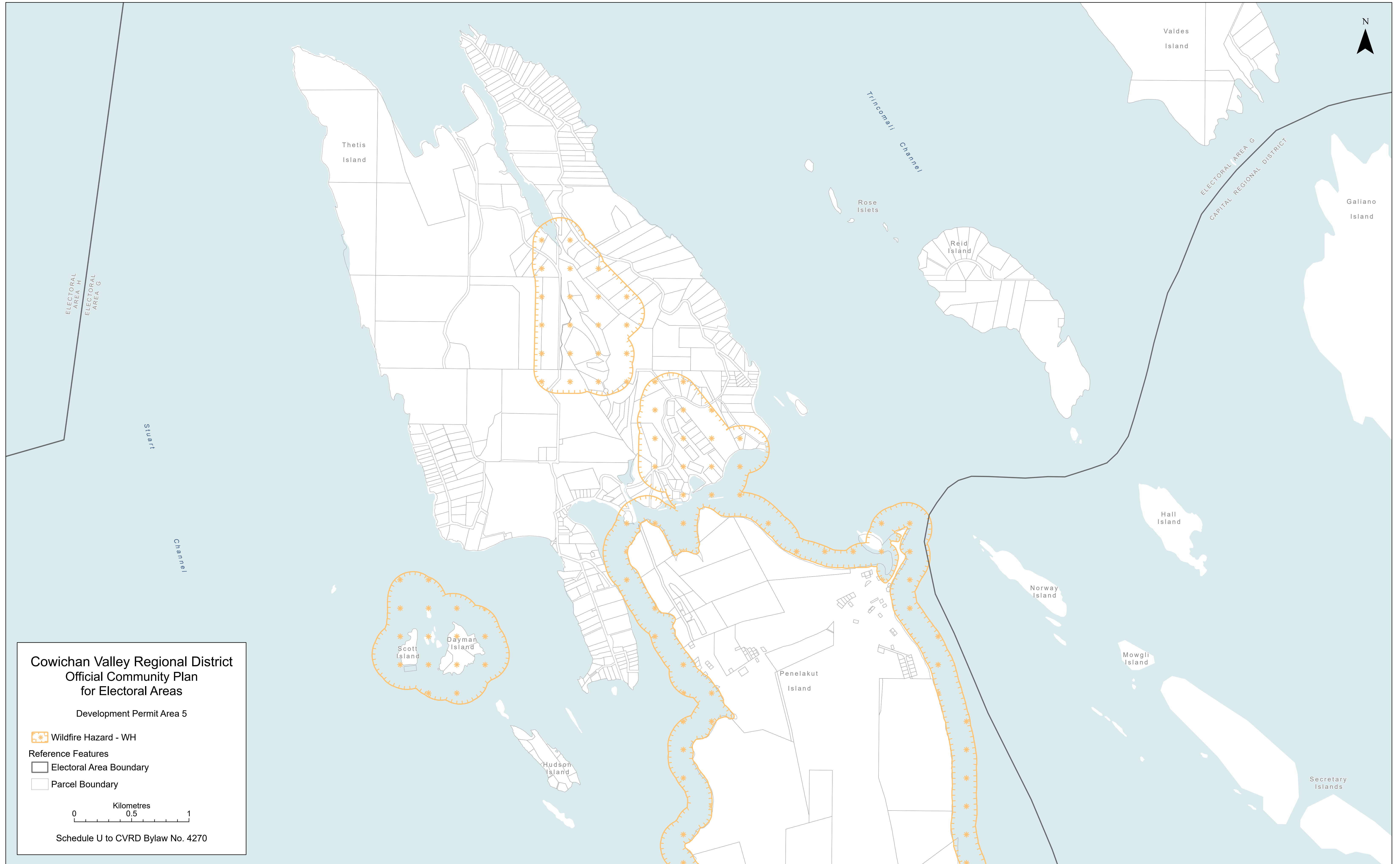


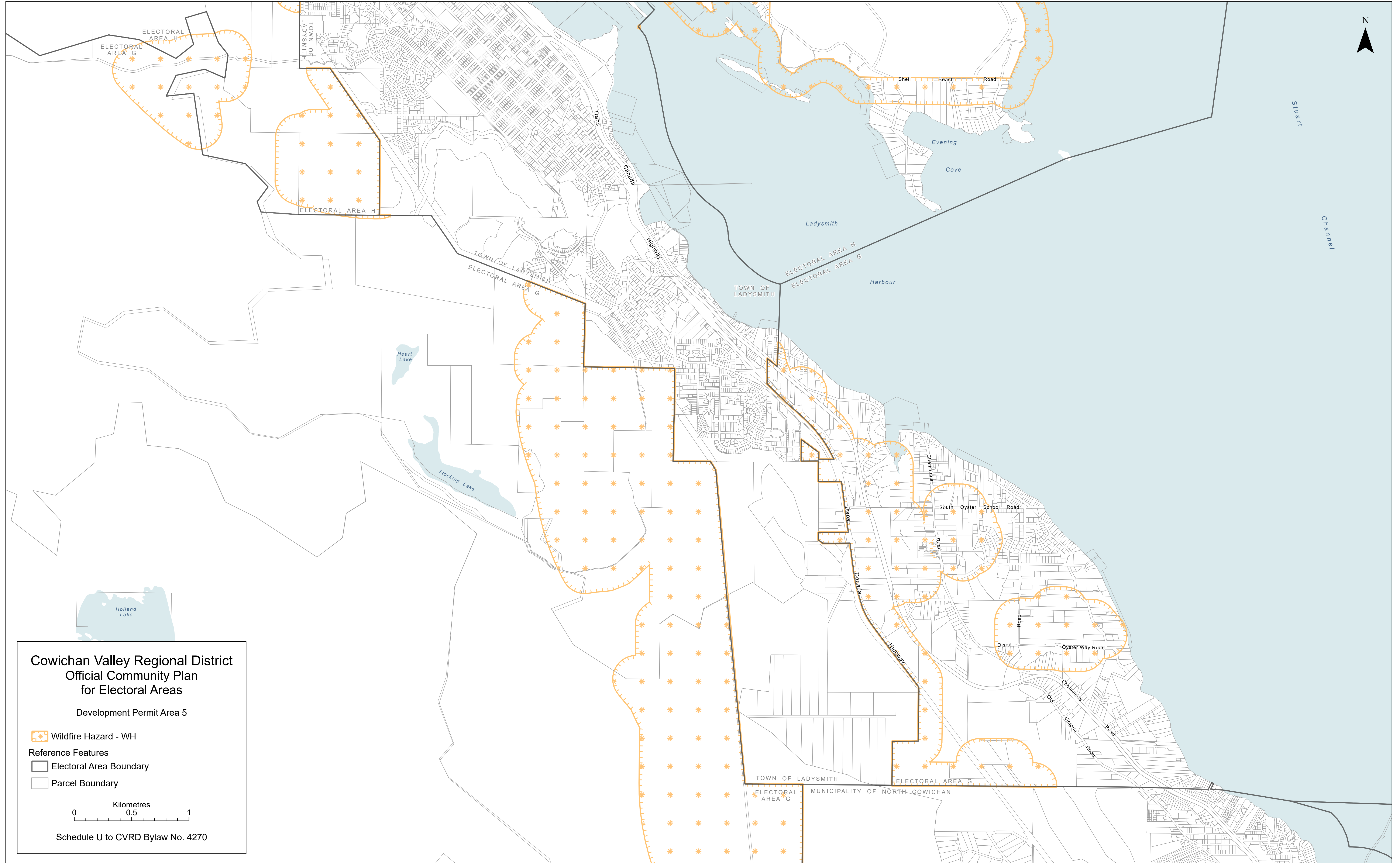




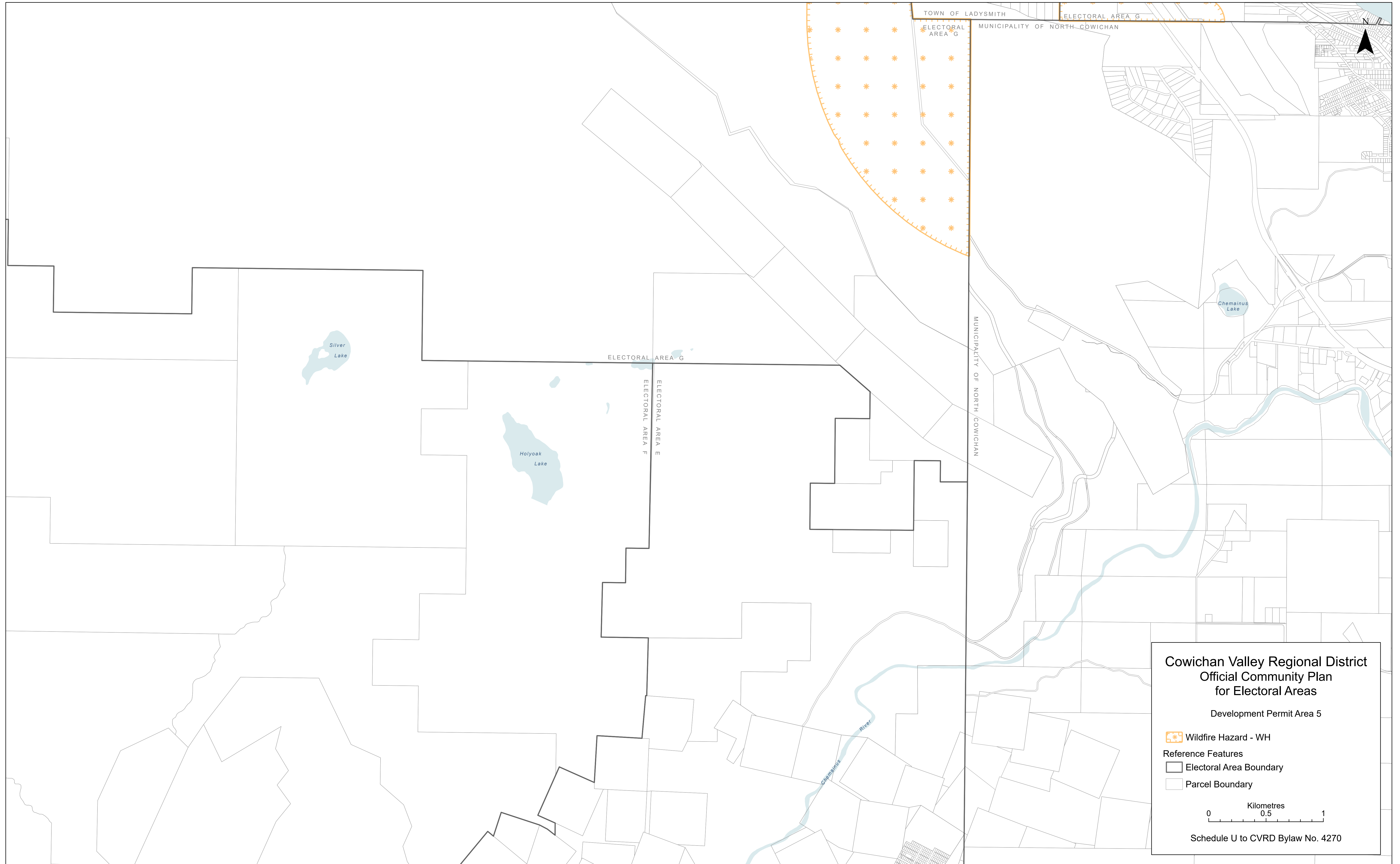


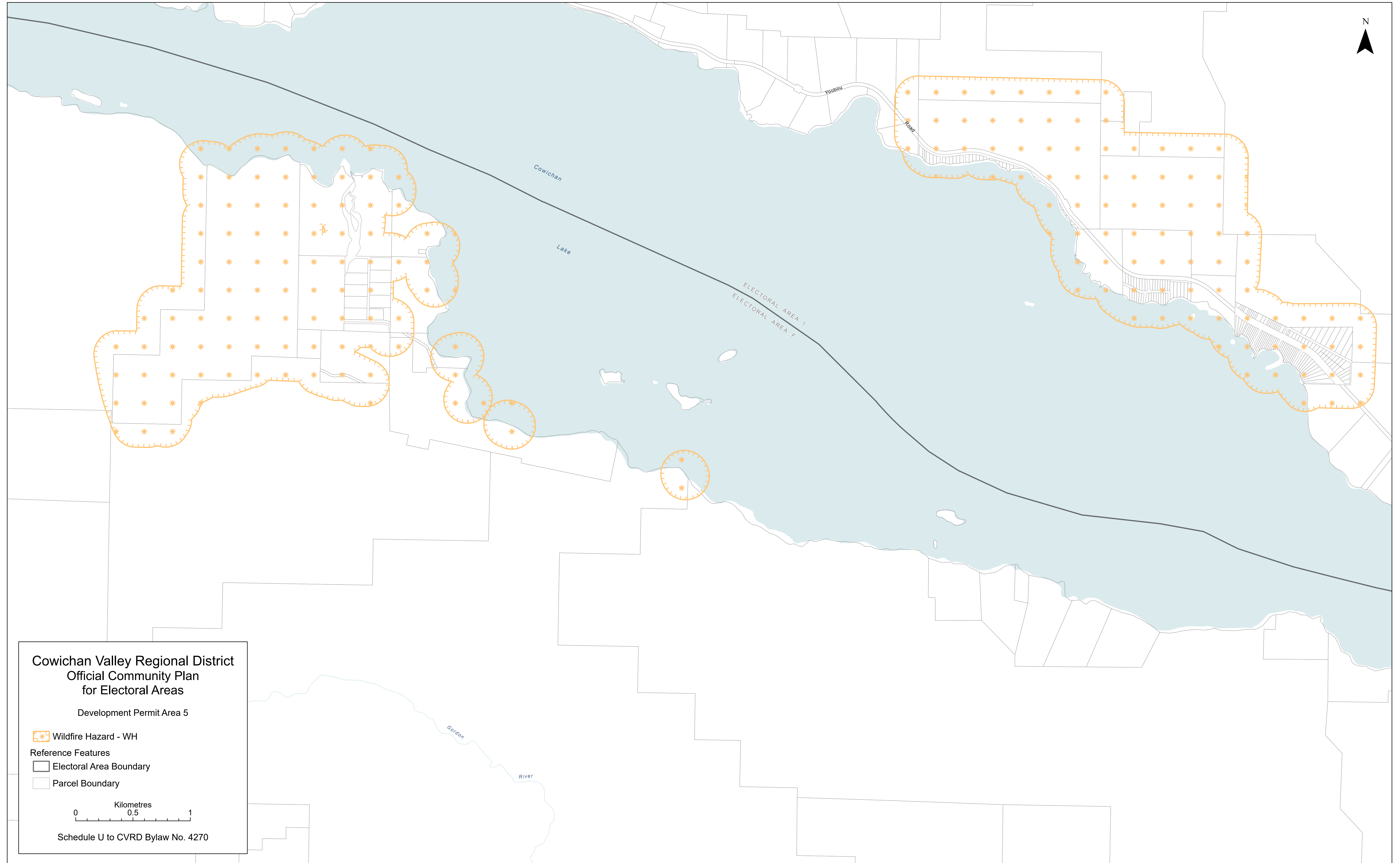


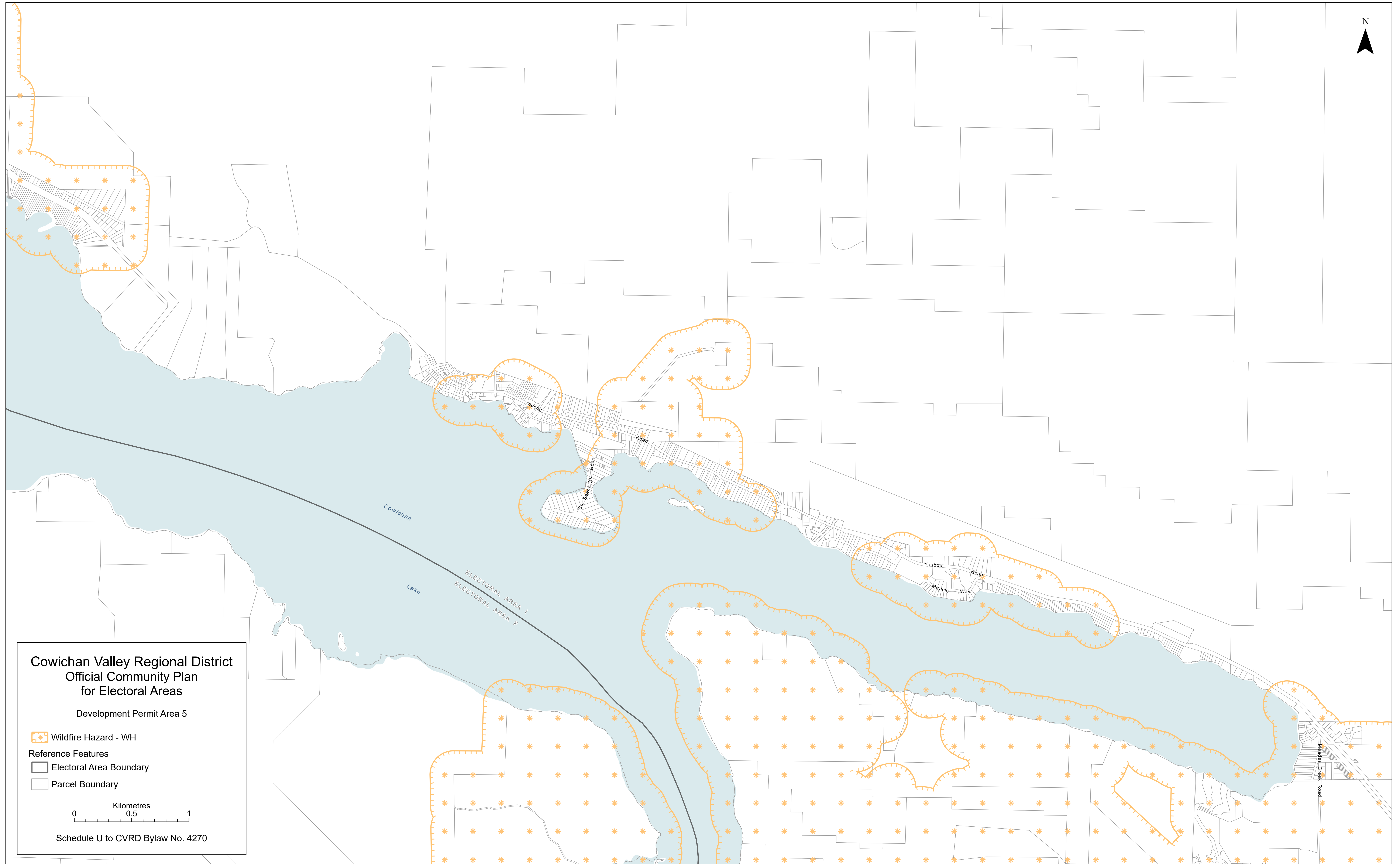


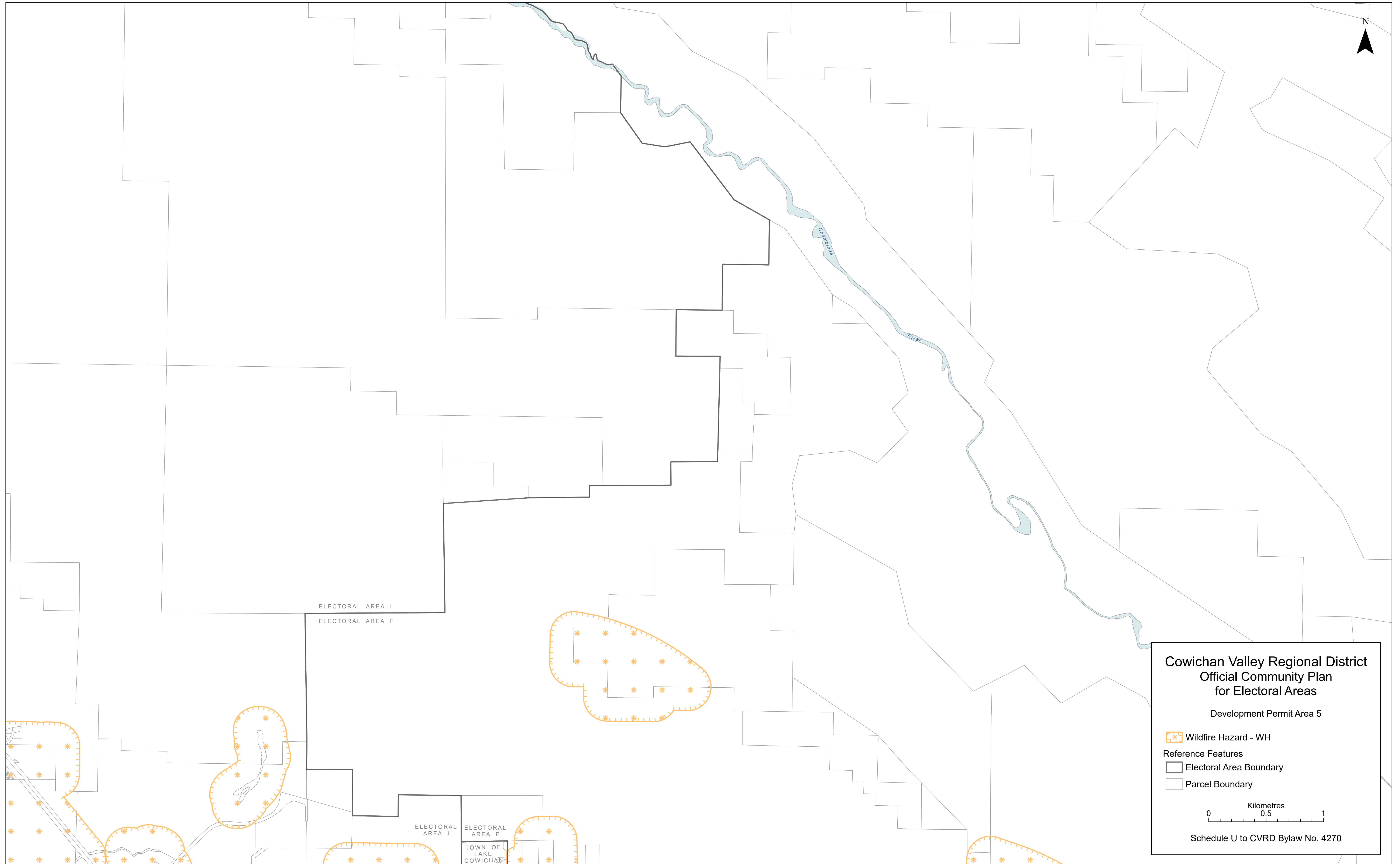


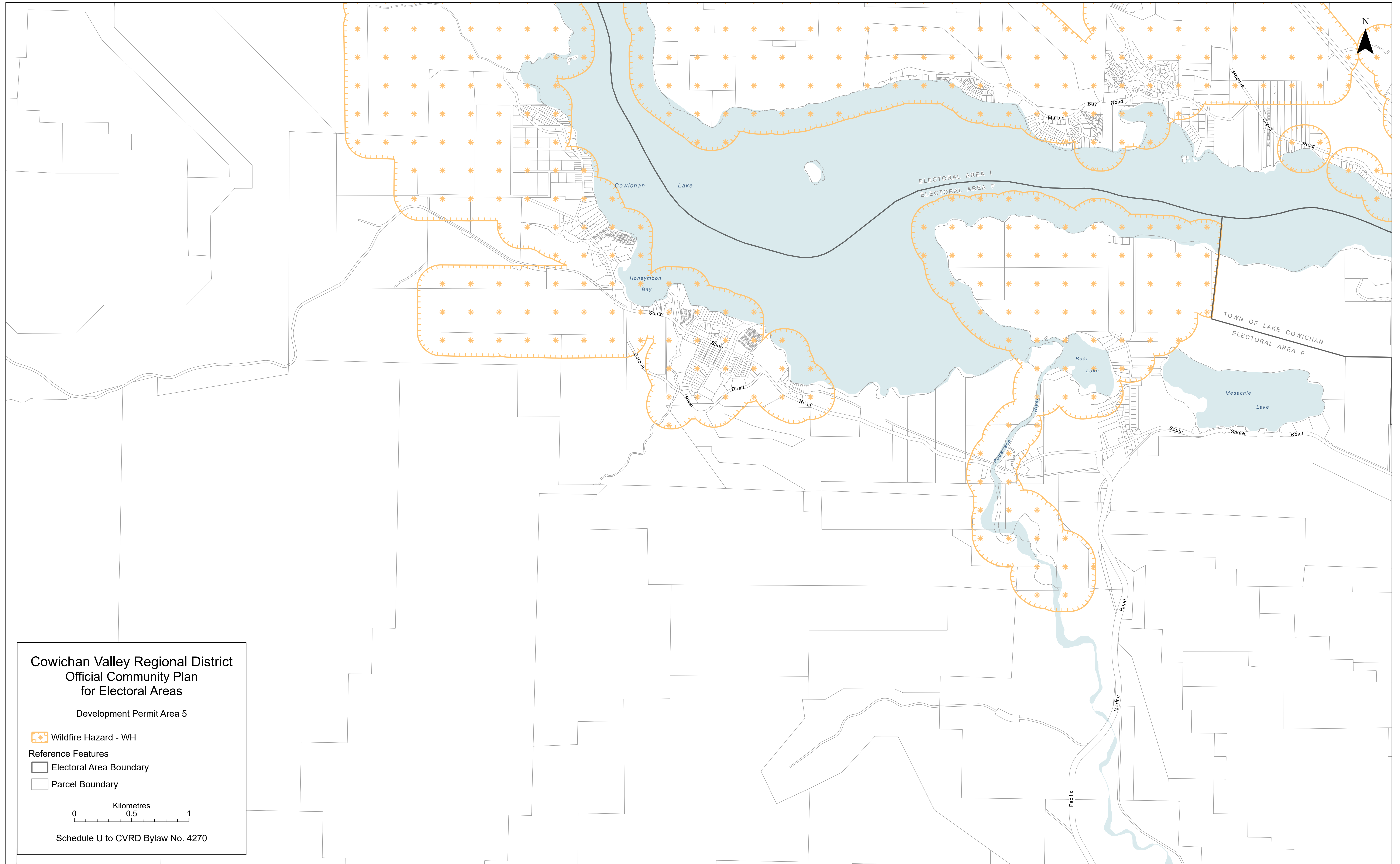


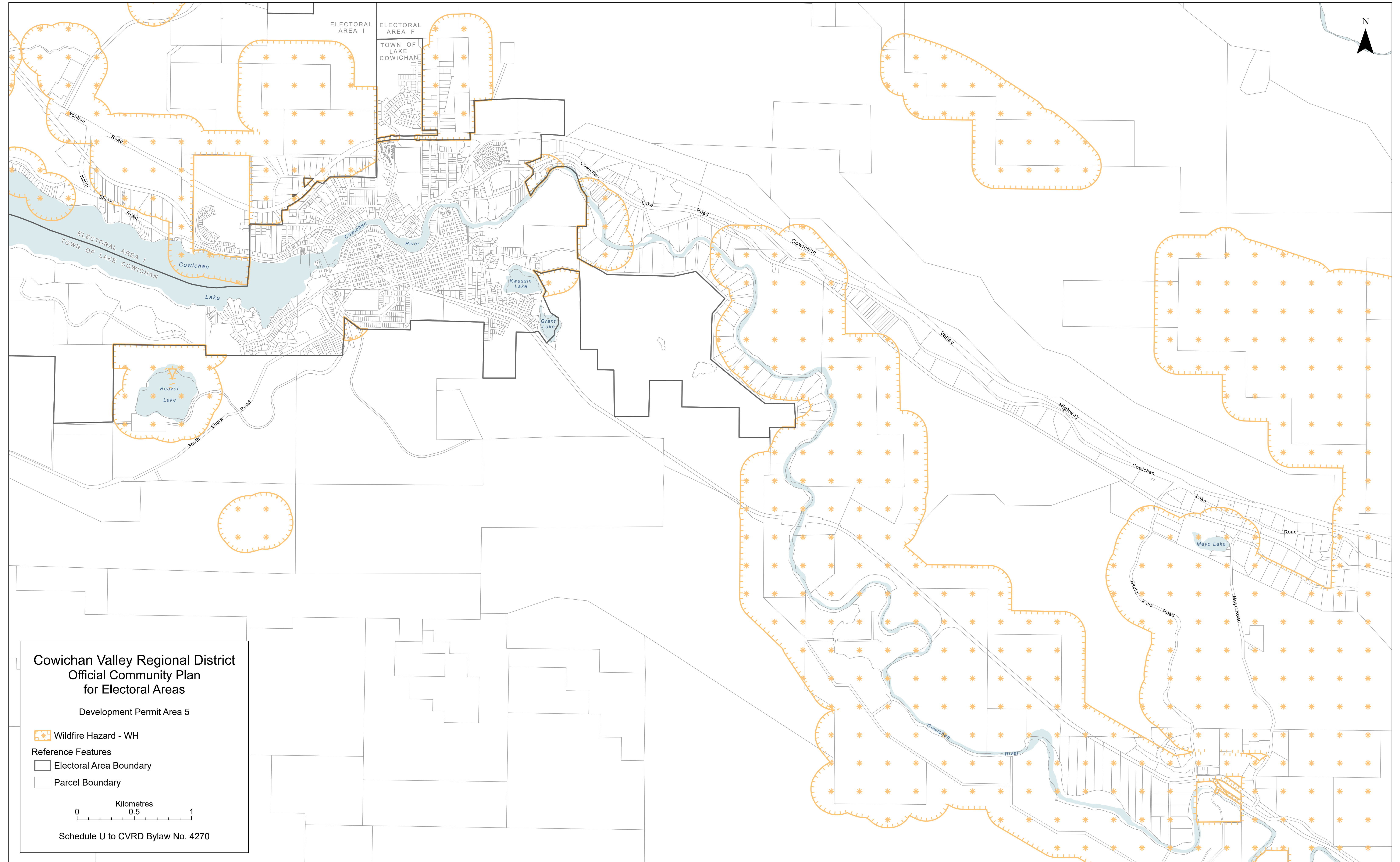


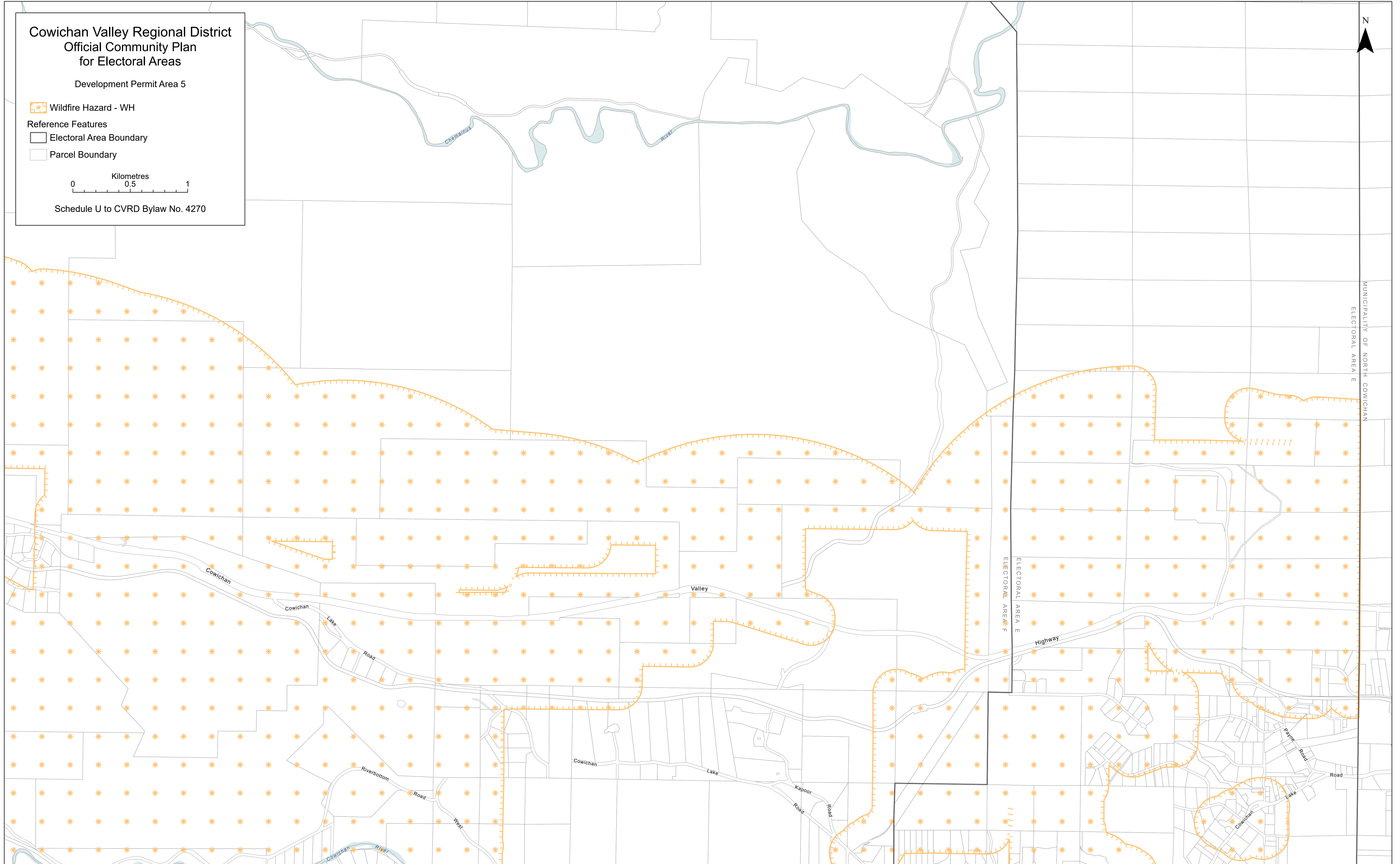


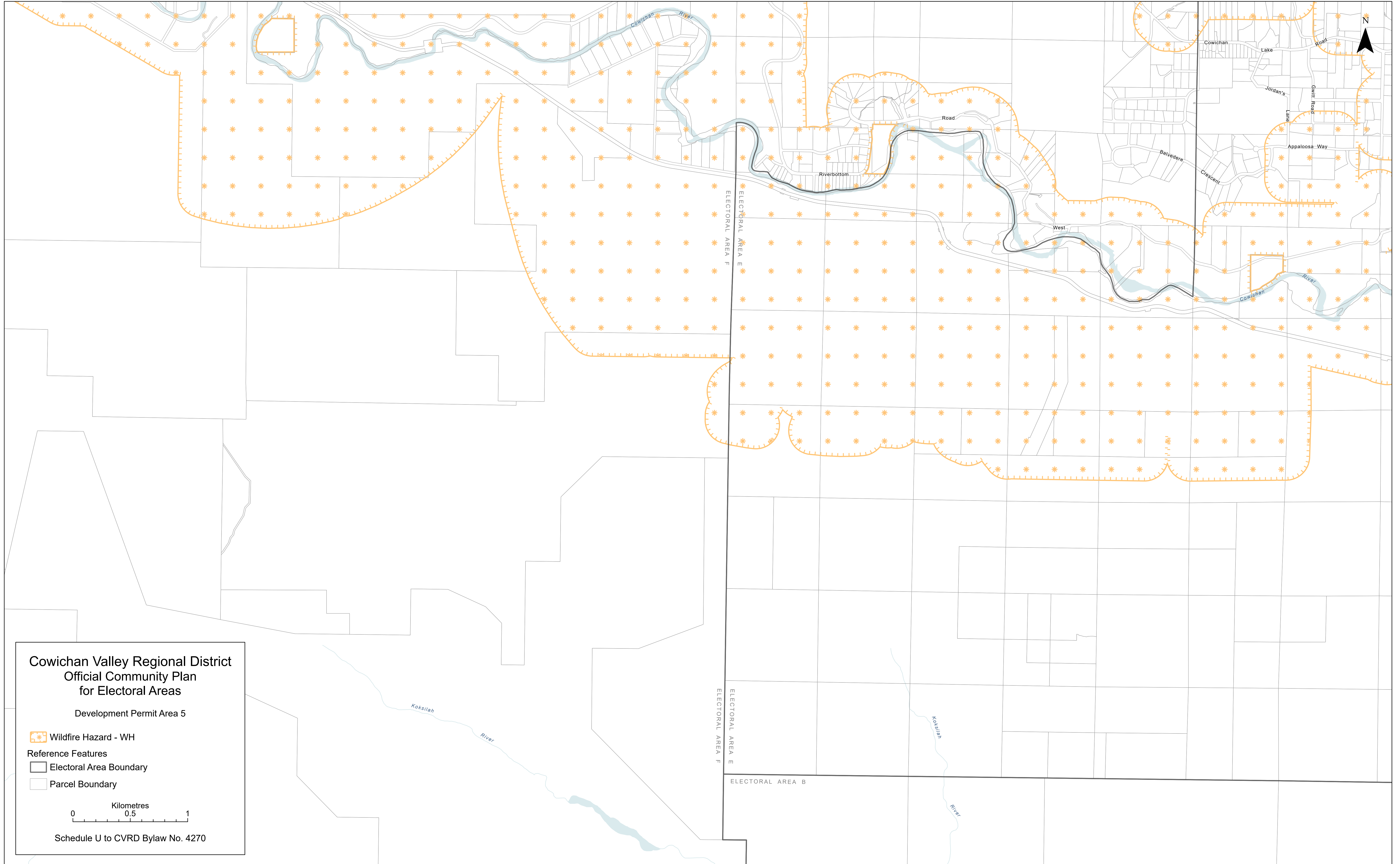




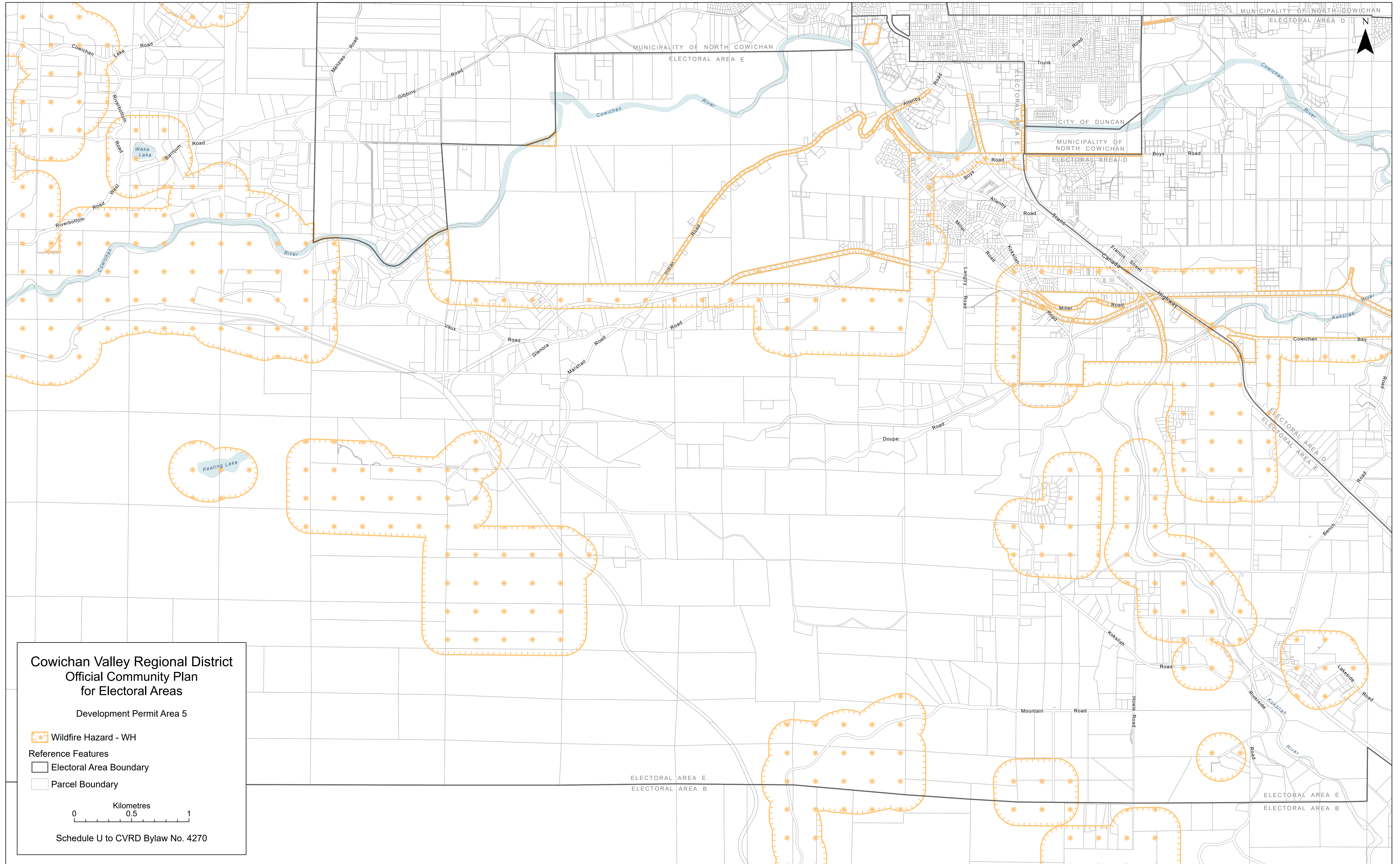












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Official Community Plan  
for Electoral Areas**

Development Permit Area 5

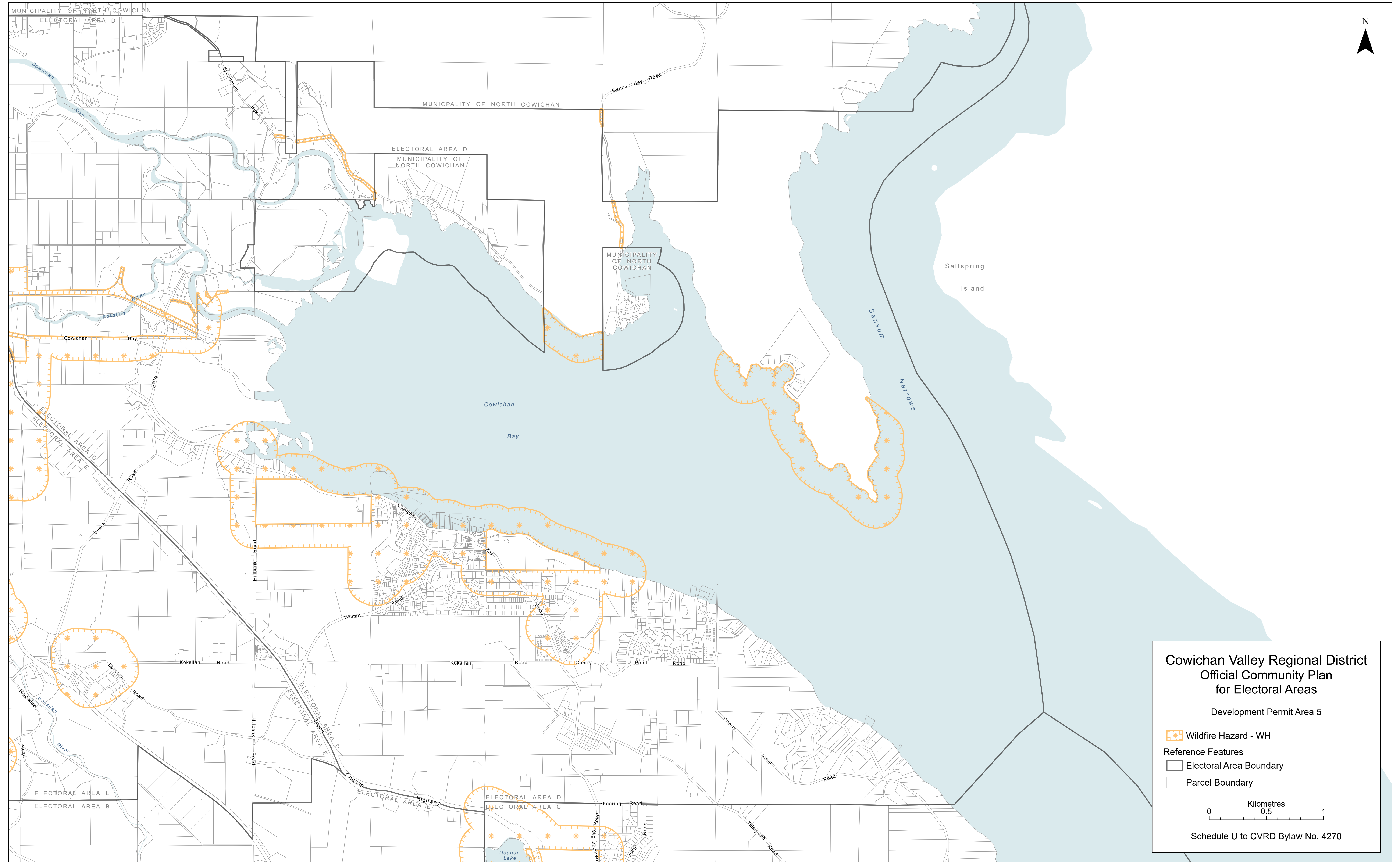
- Wildfire Hazard - WH

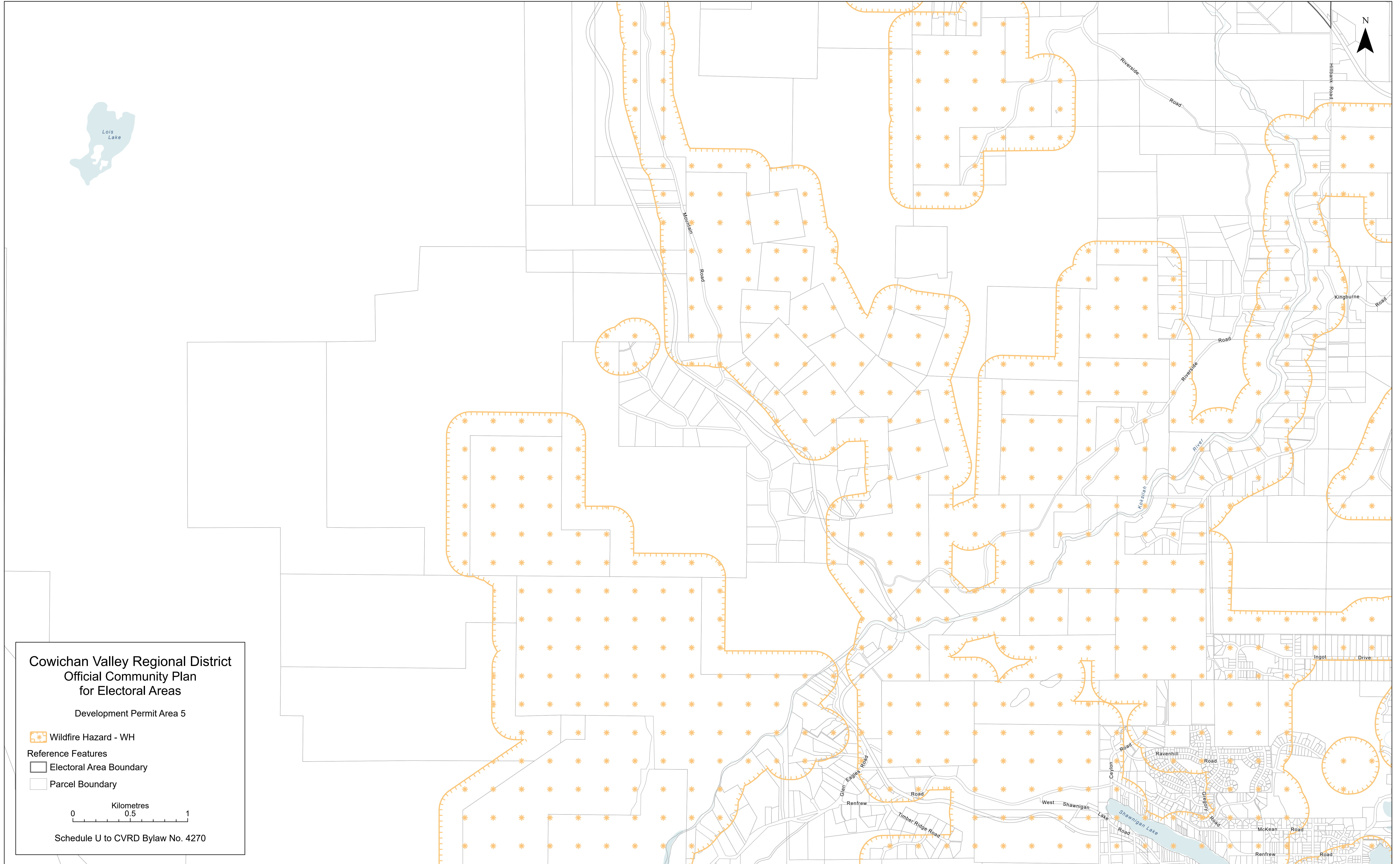
Reference Features

- Electoral Area Boundary
- Parcel Boundary

0      0.5      1  
Kilometres

Schedule U to CVRD Bylaw No. 4270





**Cowichan Valley Regional District  
Official Community Plan  
for Electoral Areas**

Development Permit Area 5

Wildfire Hazard - WH

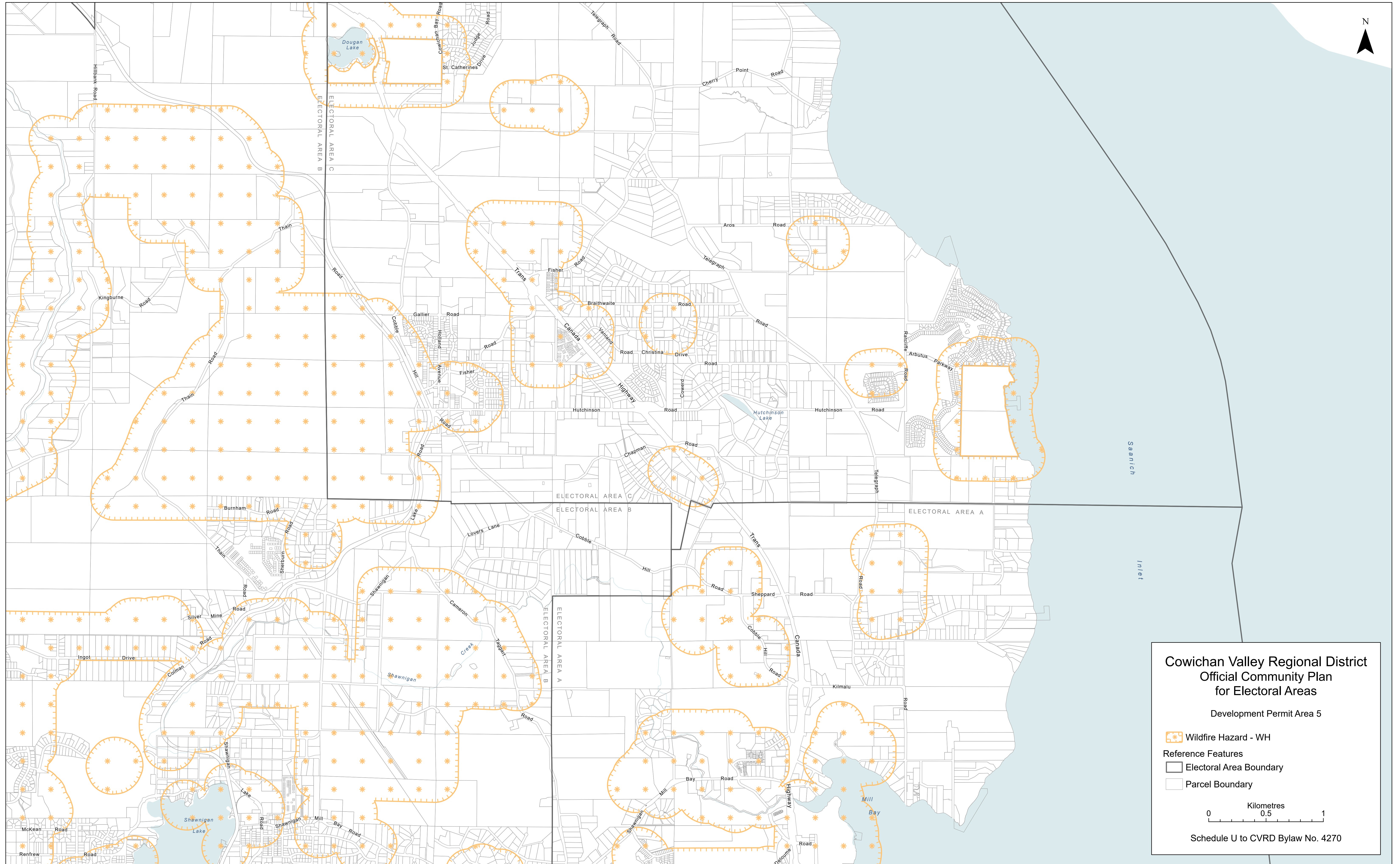
Reference Features

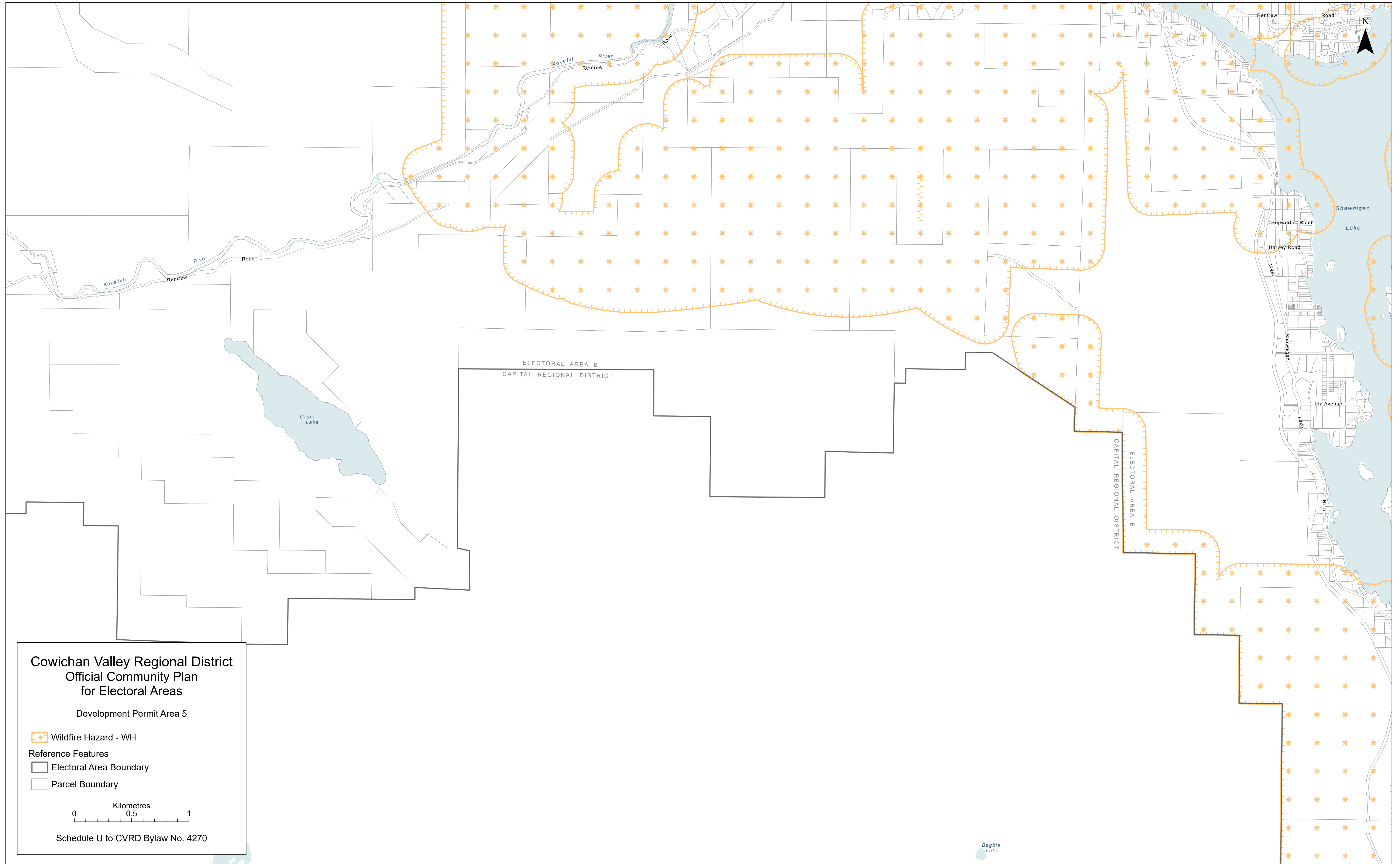
Electoral Area Boundary

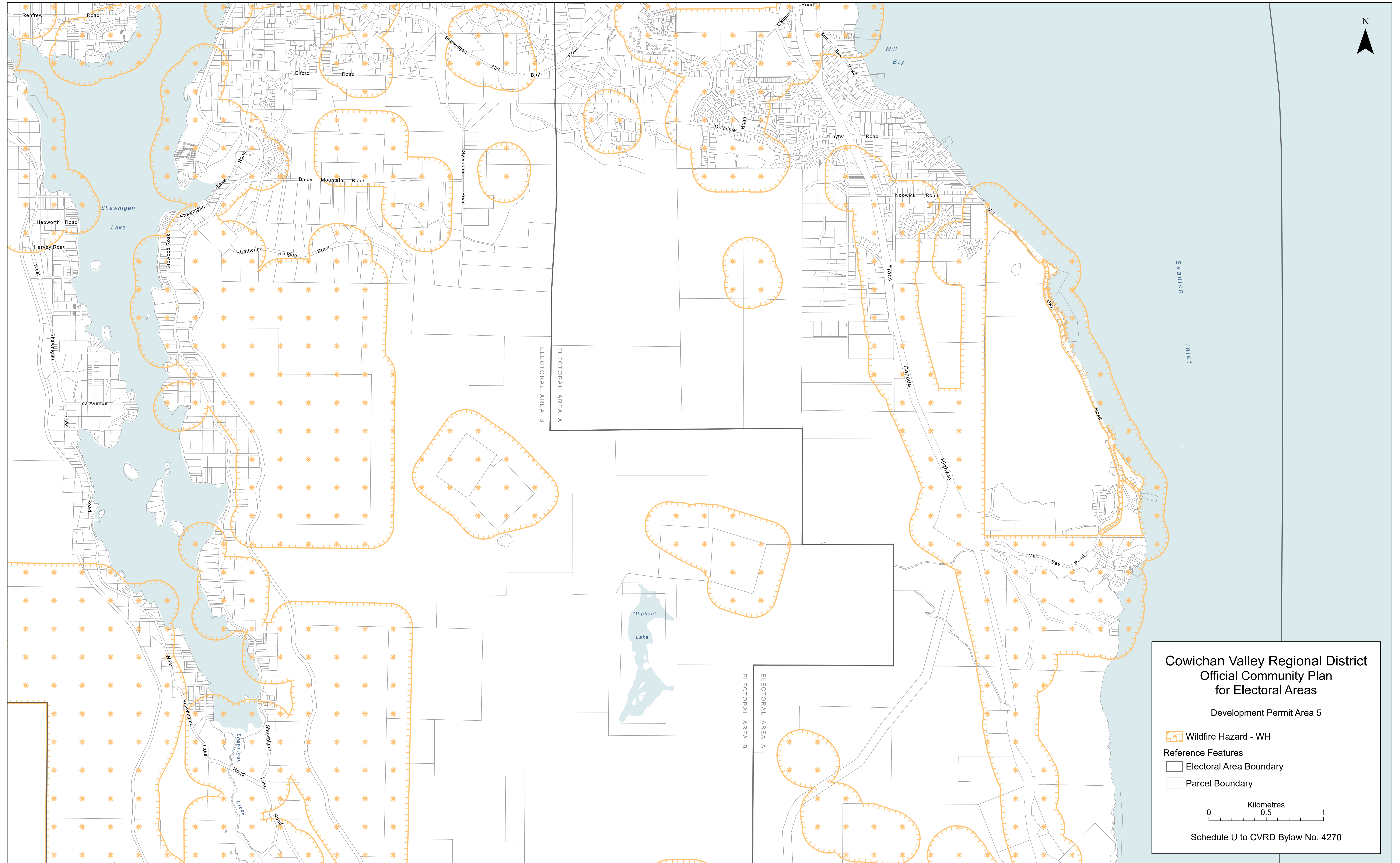
Parcel Boundary

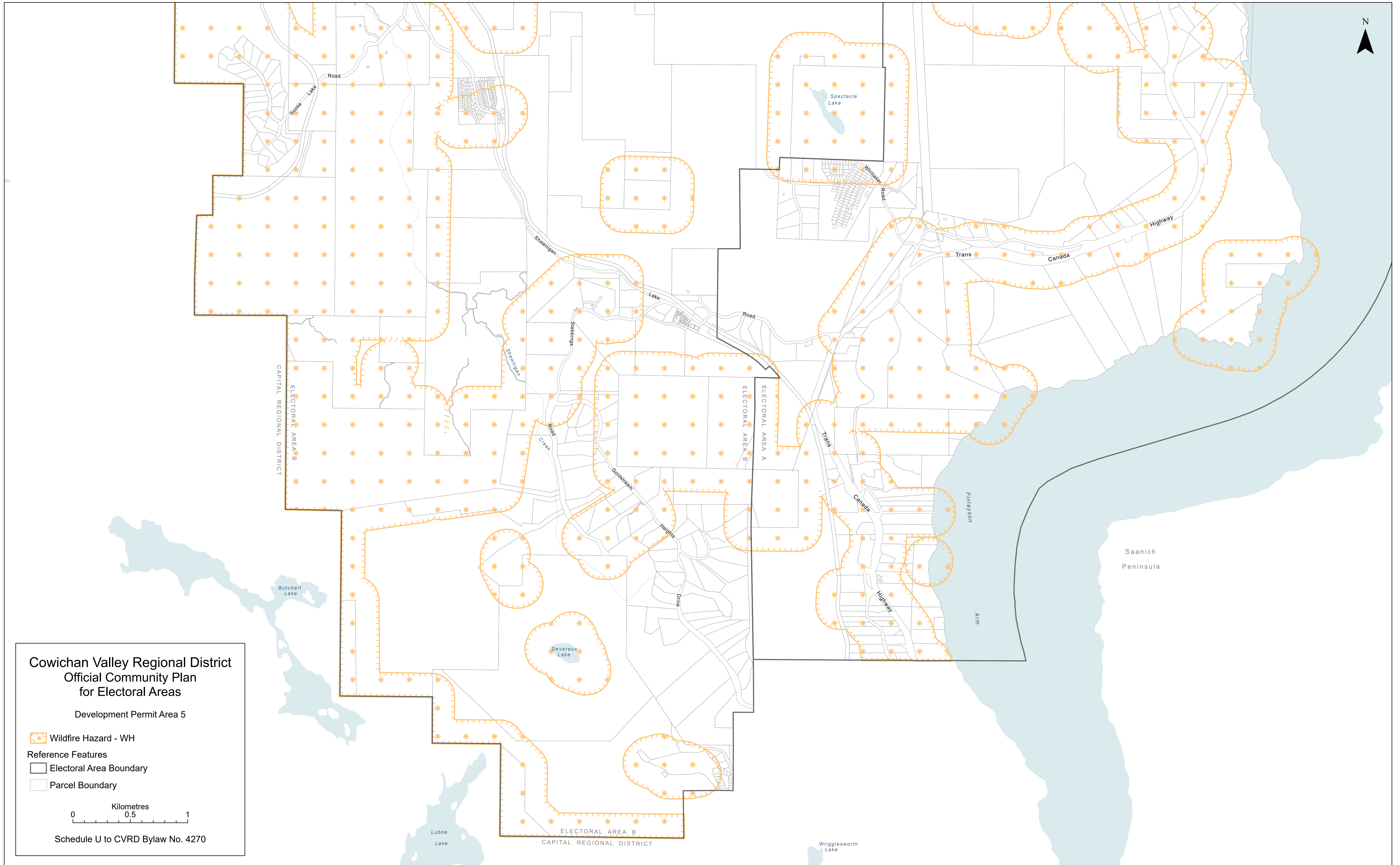
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Kilometres

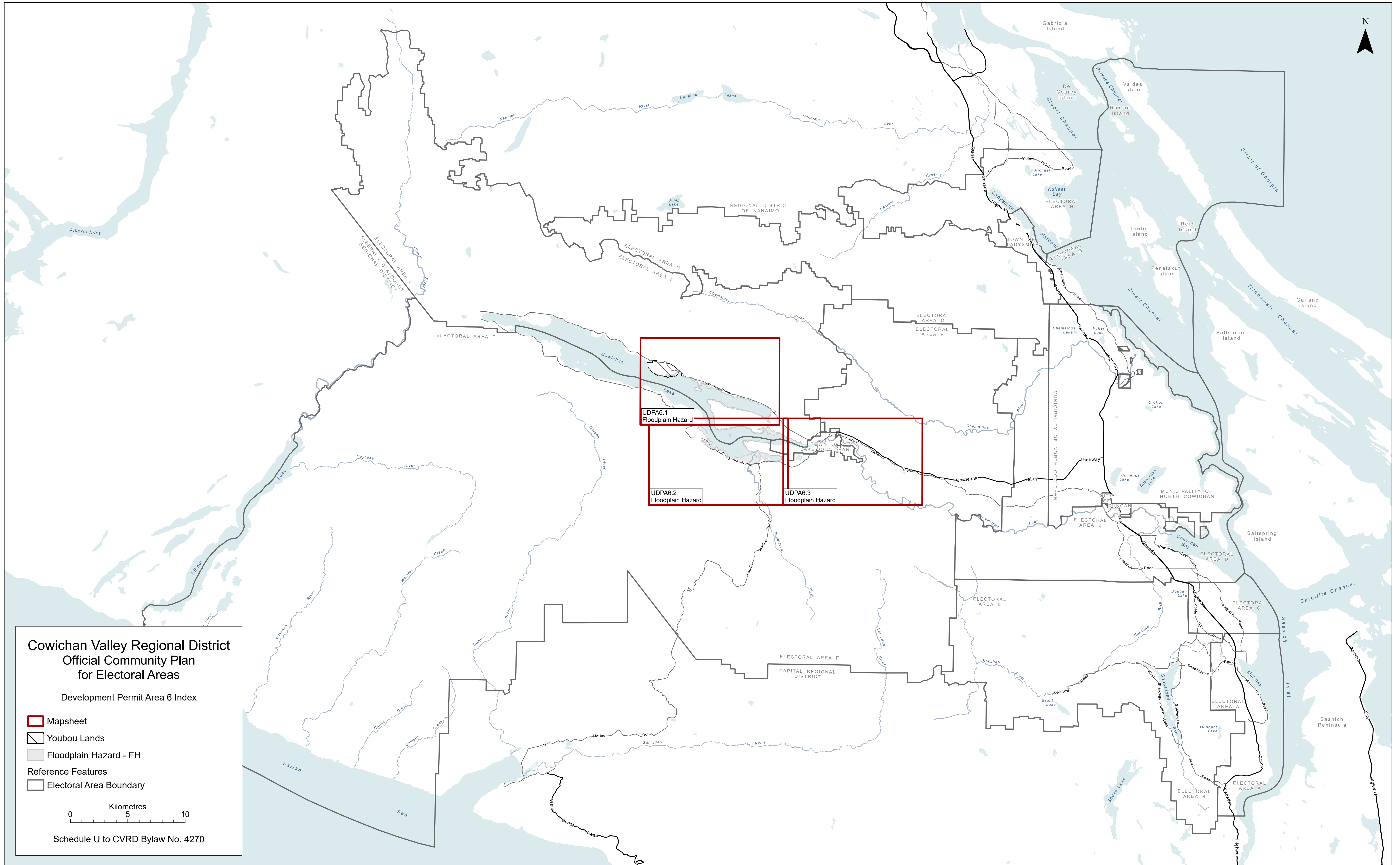
Schedule U to CVRD Bylaw No. 4270



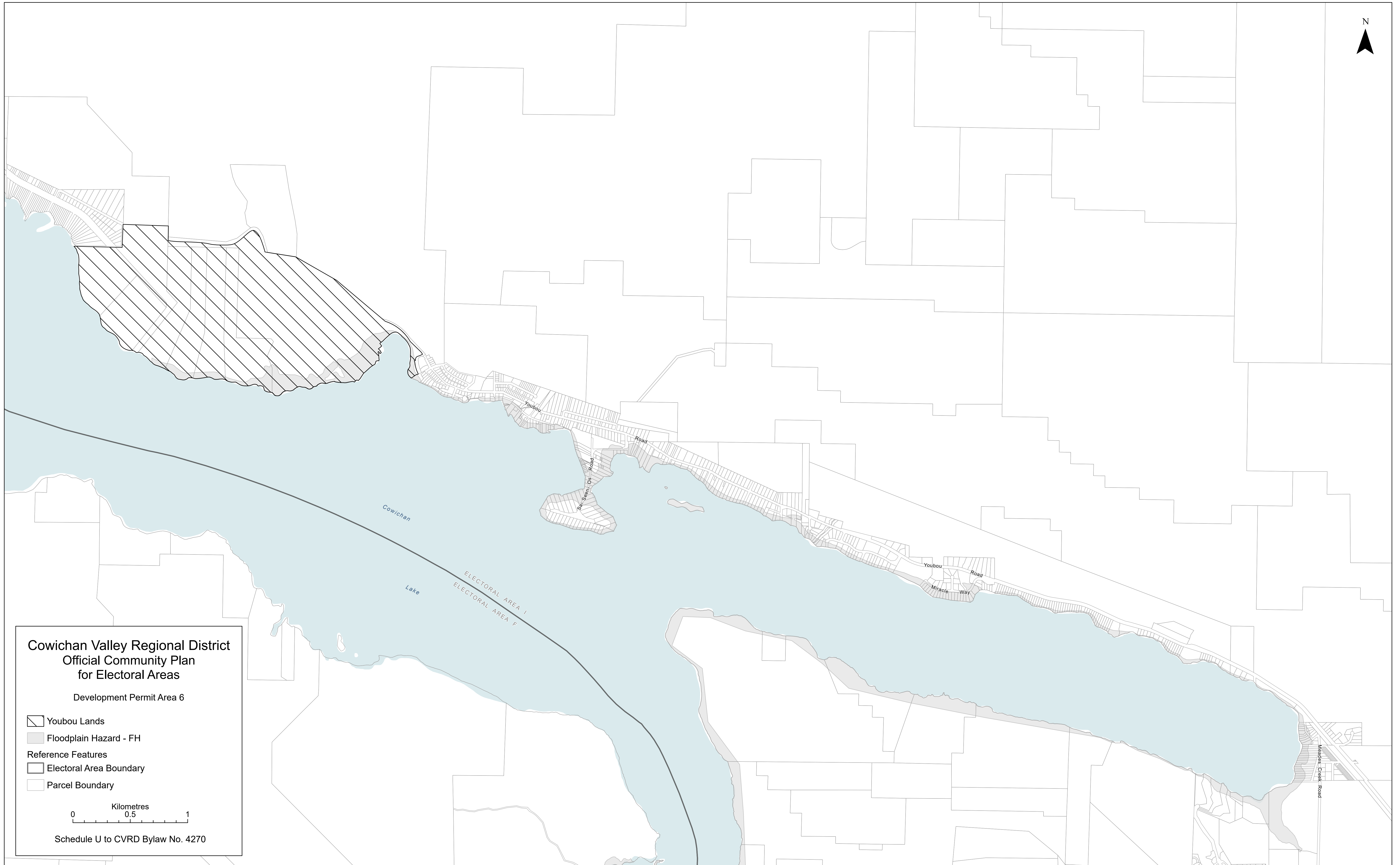


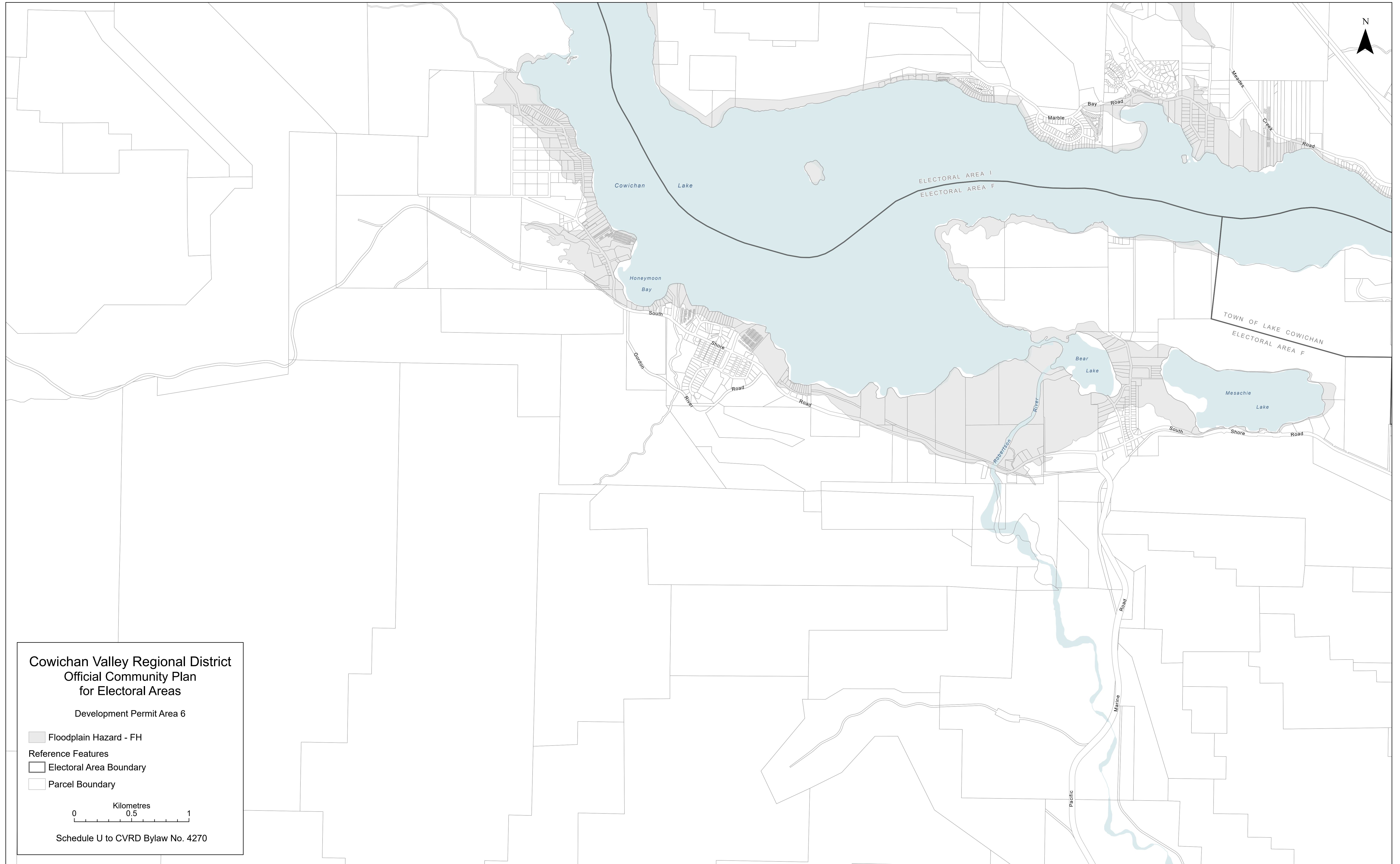


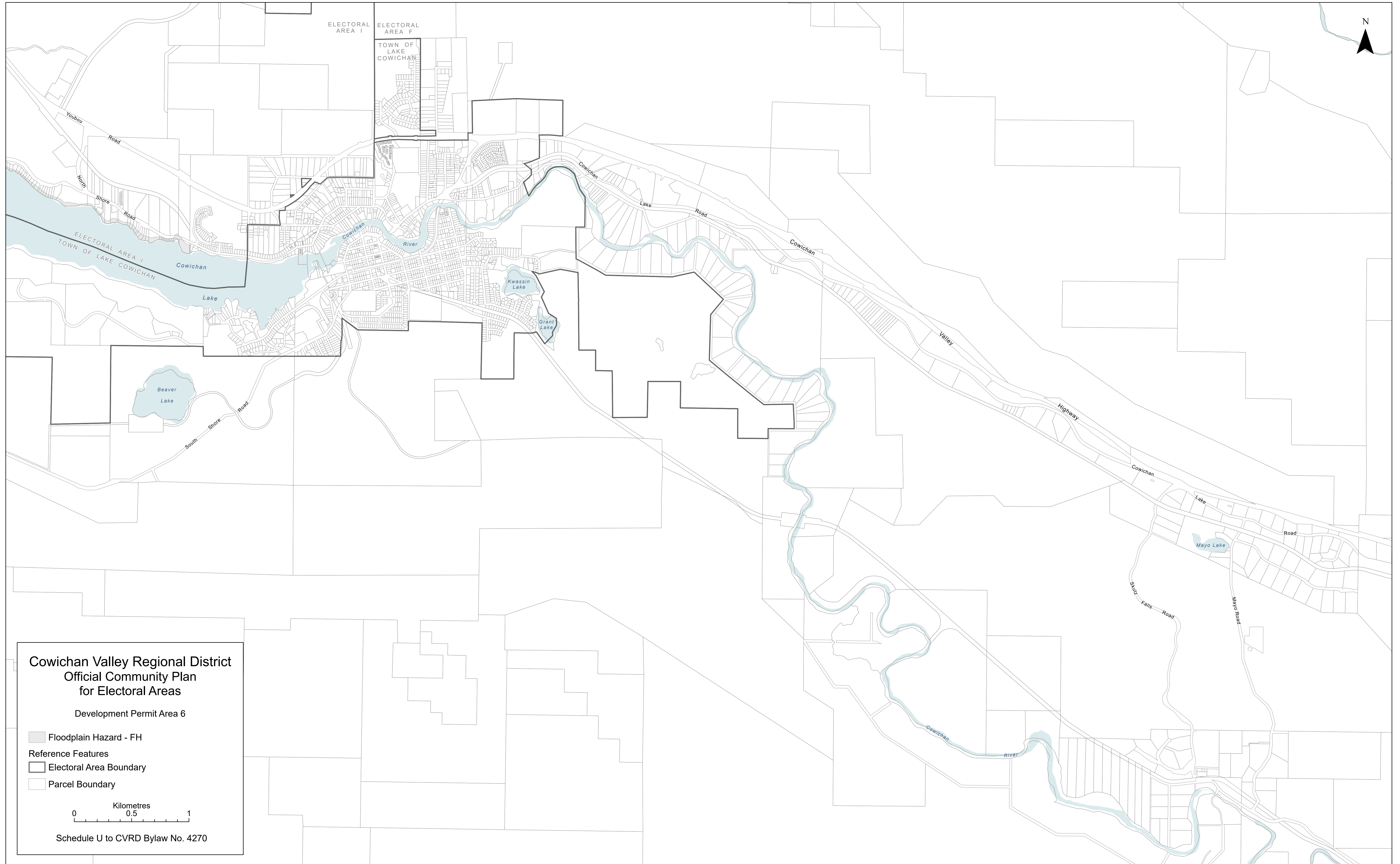


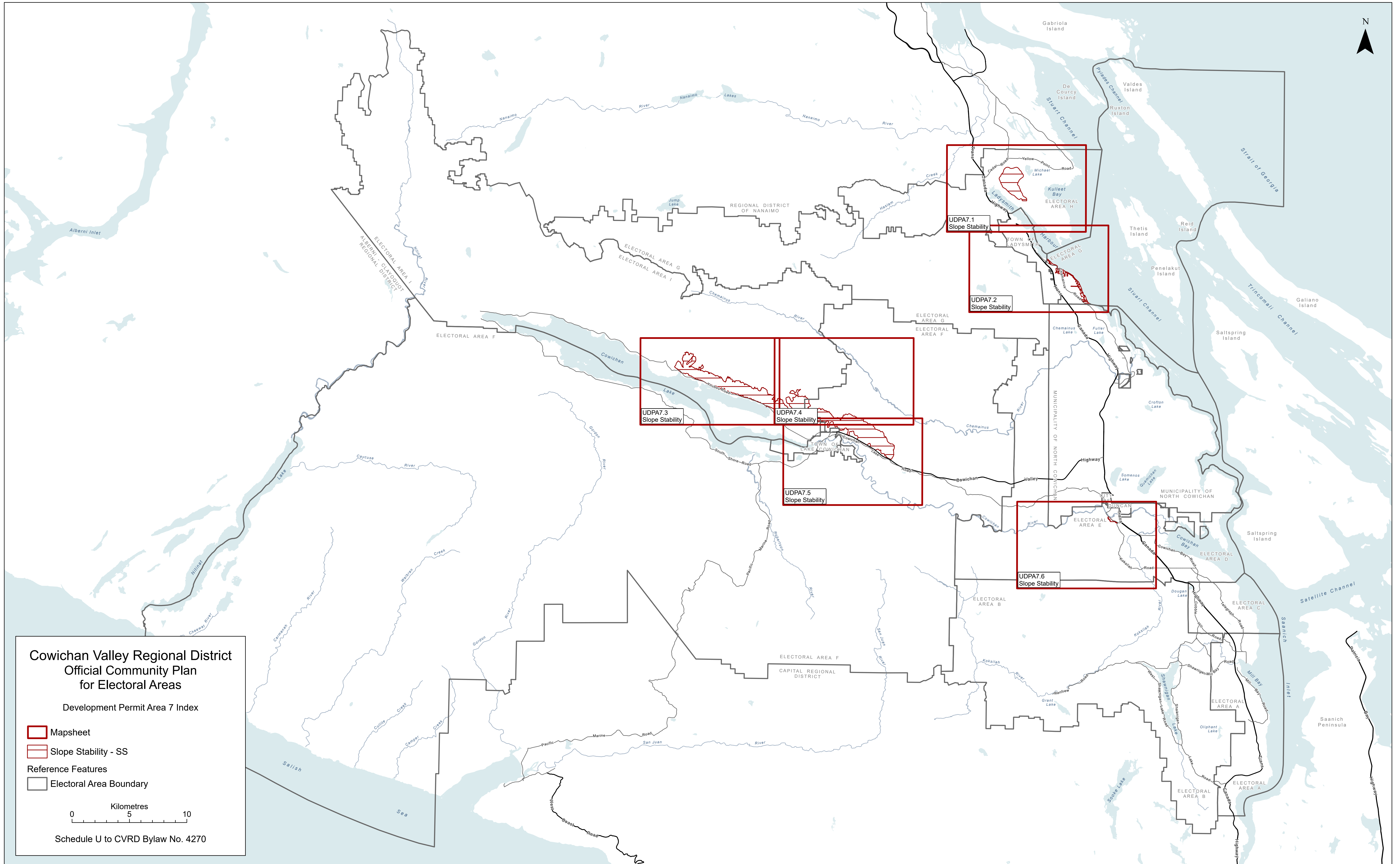


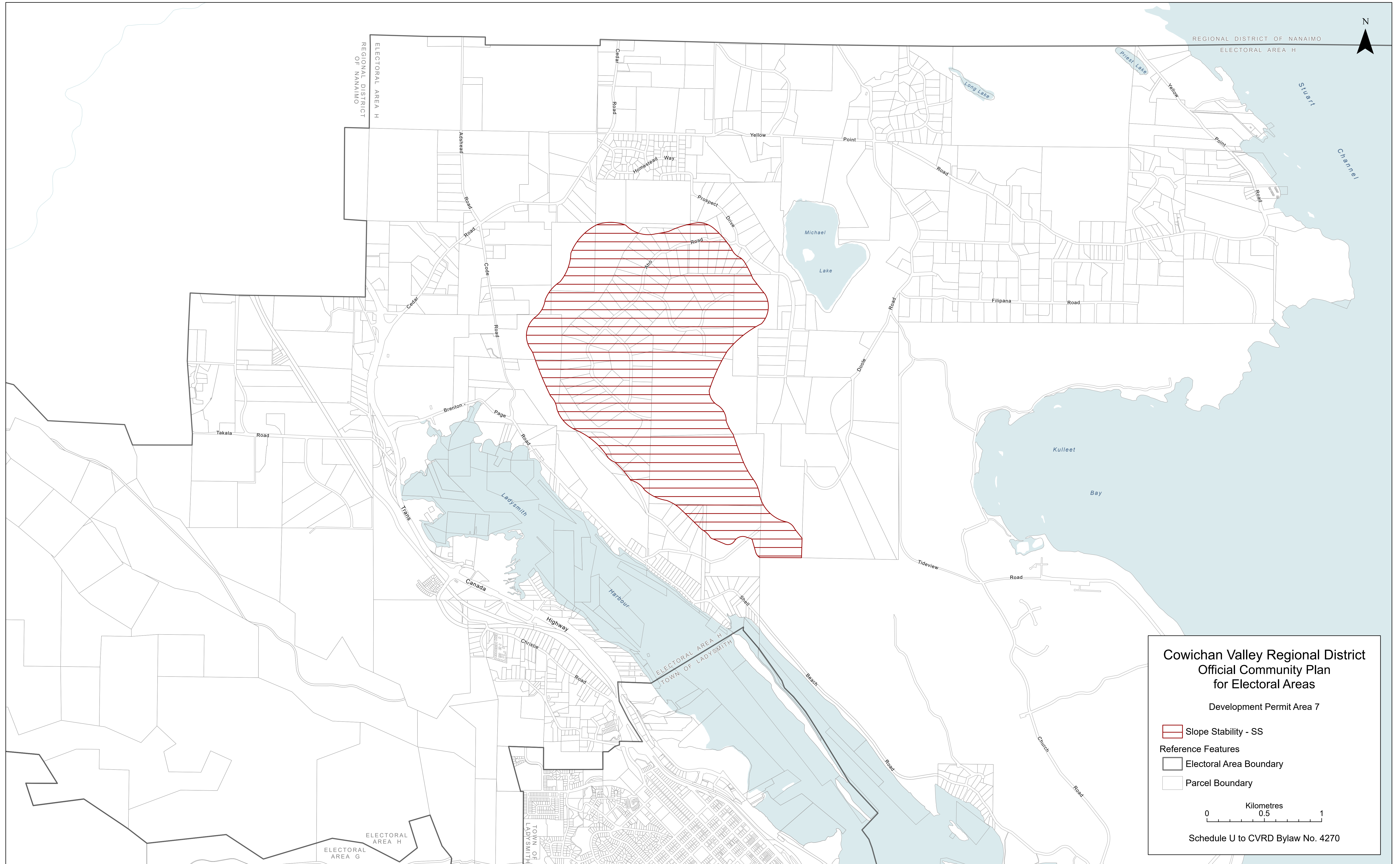


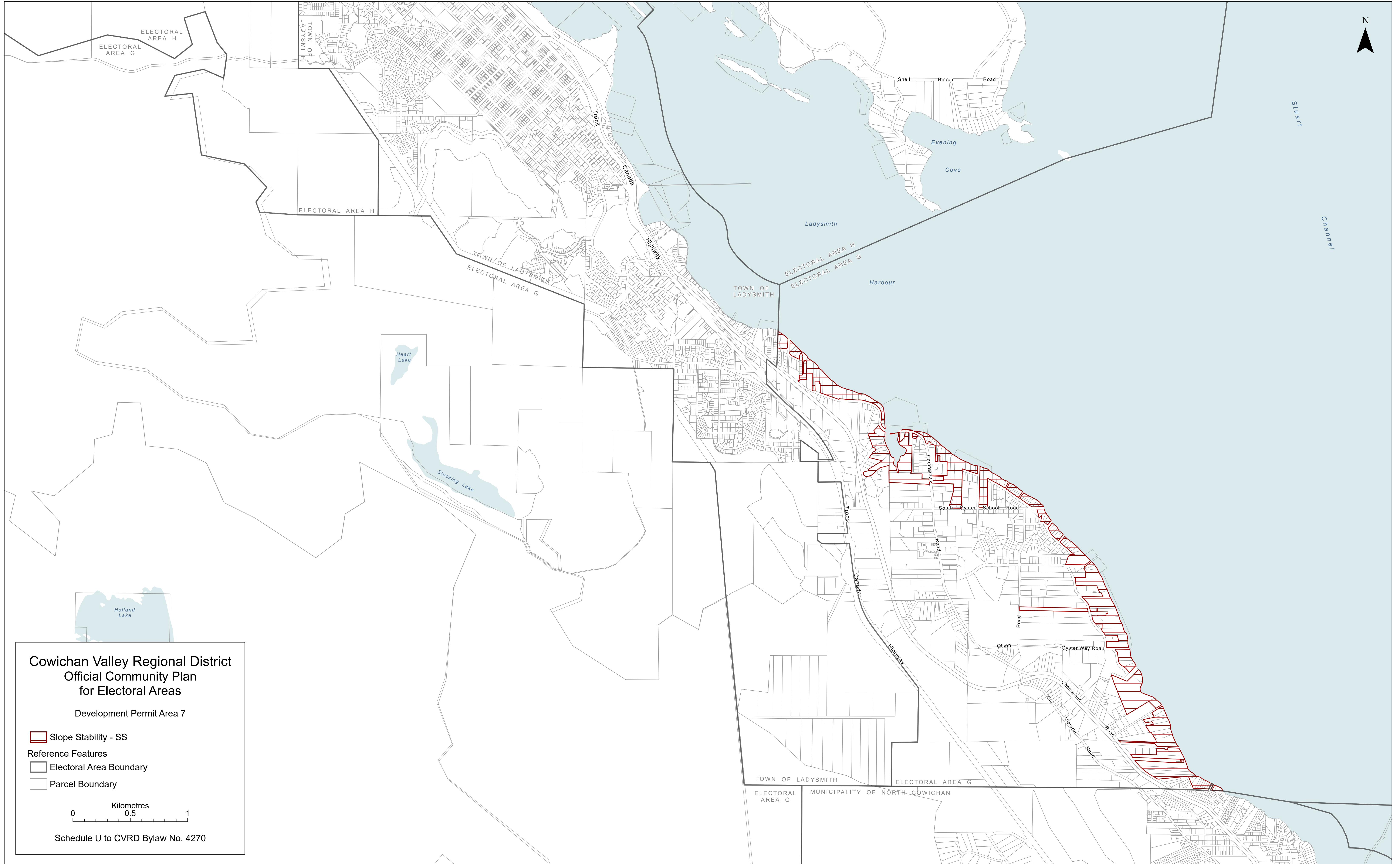


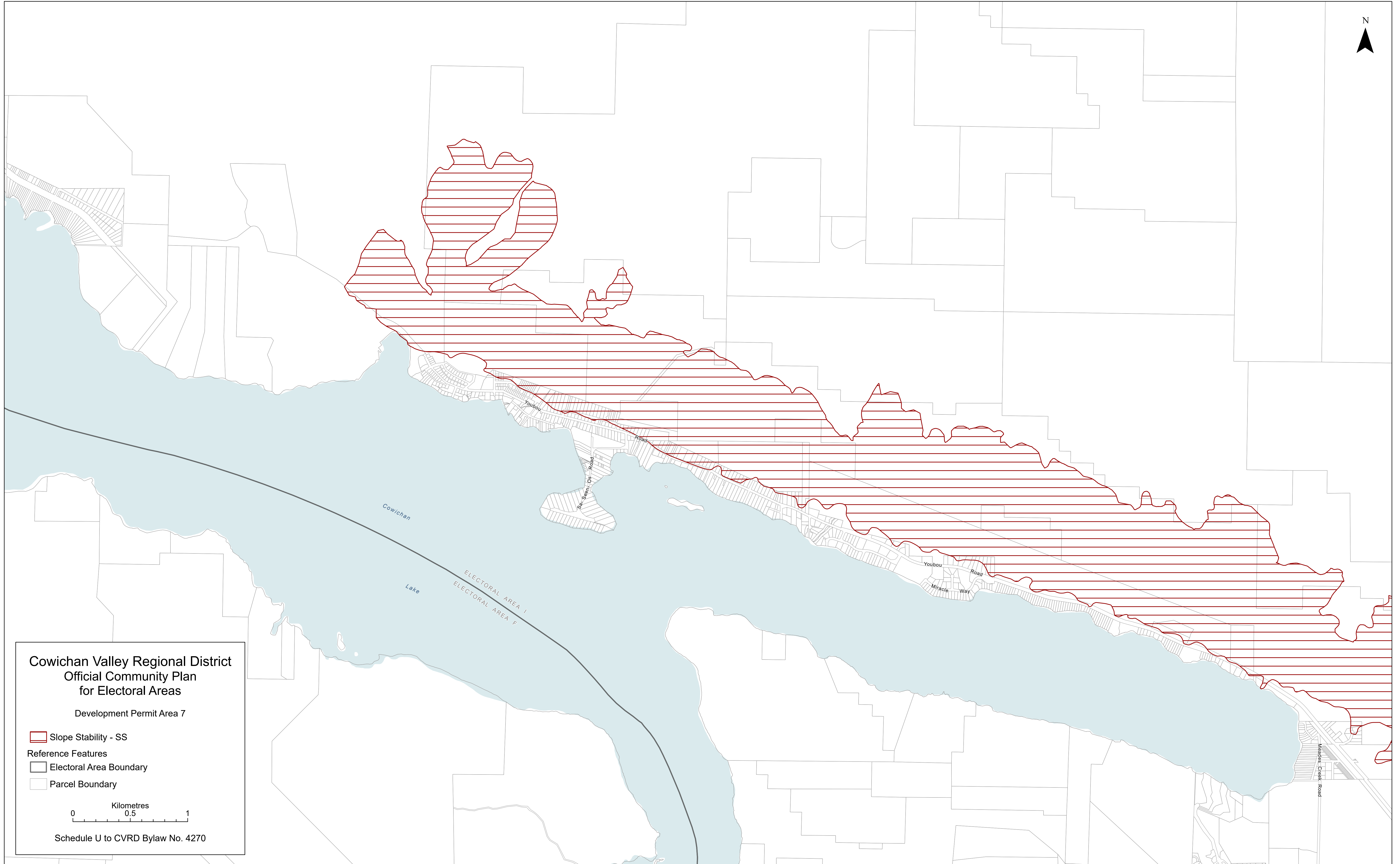


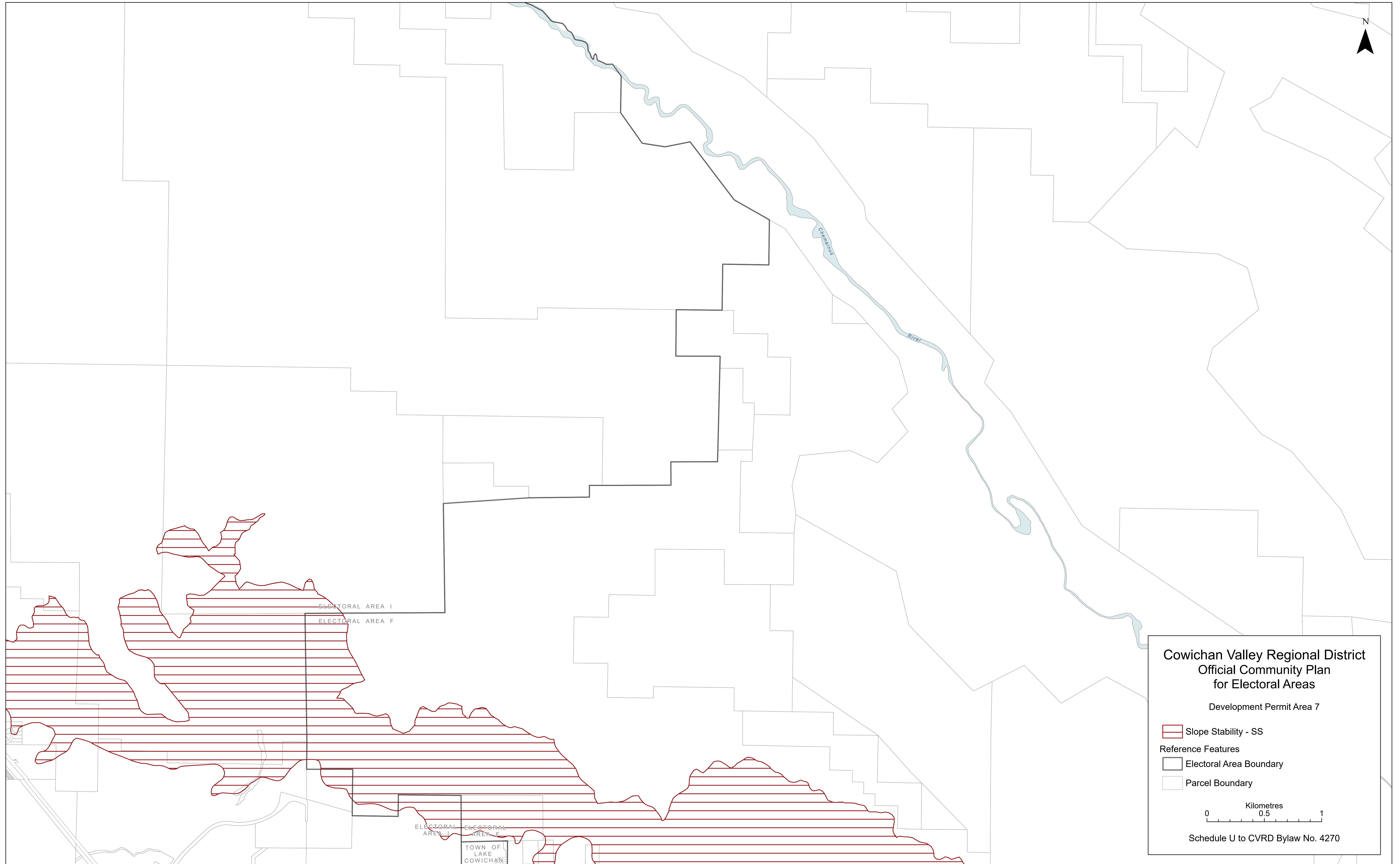




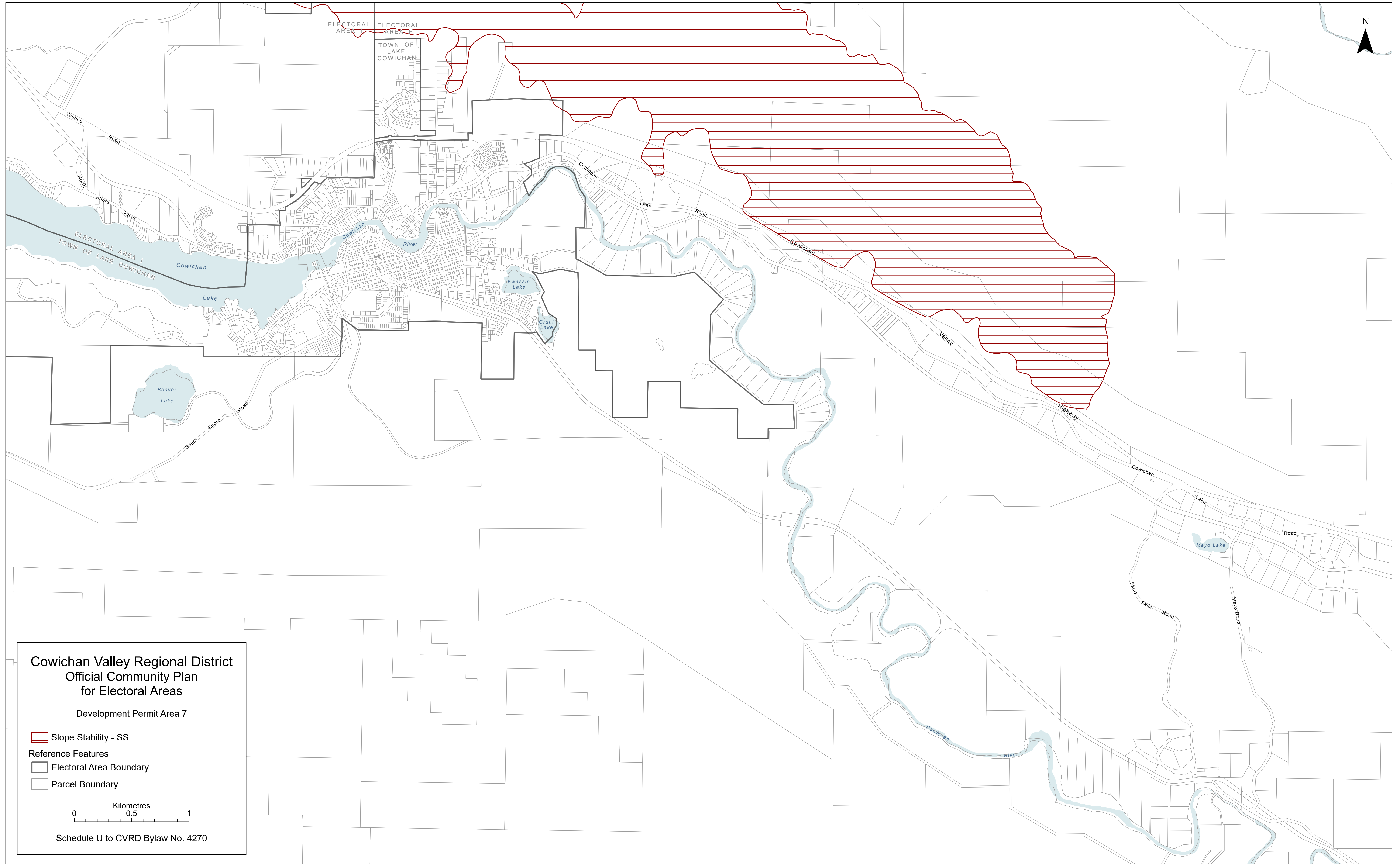


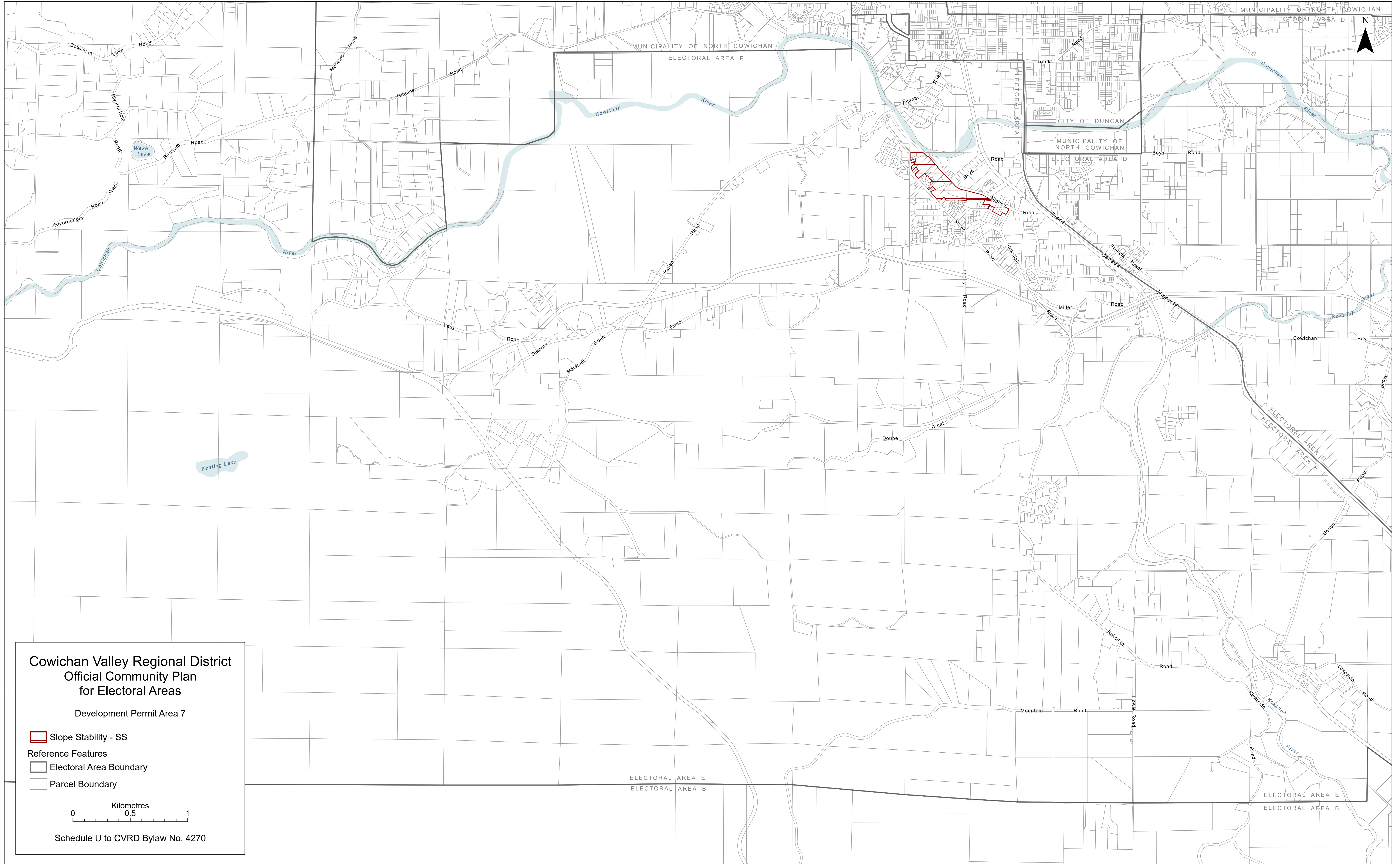


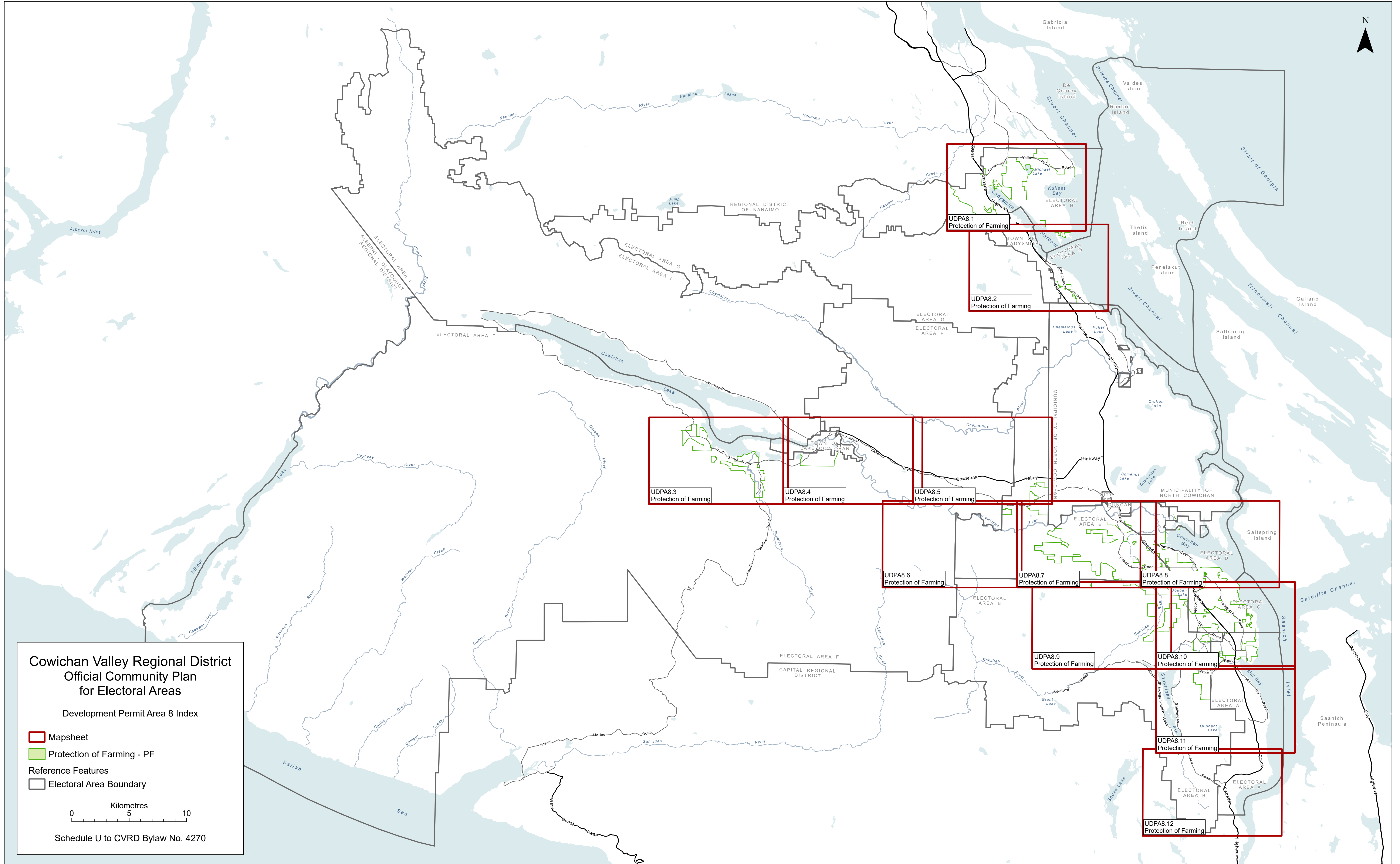


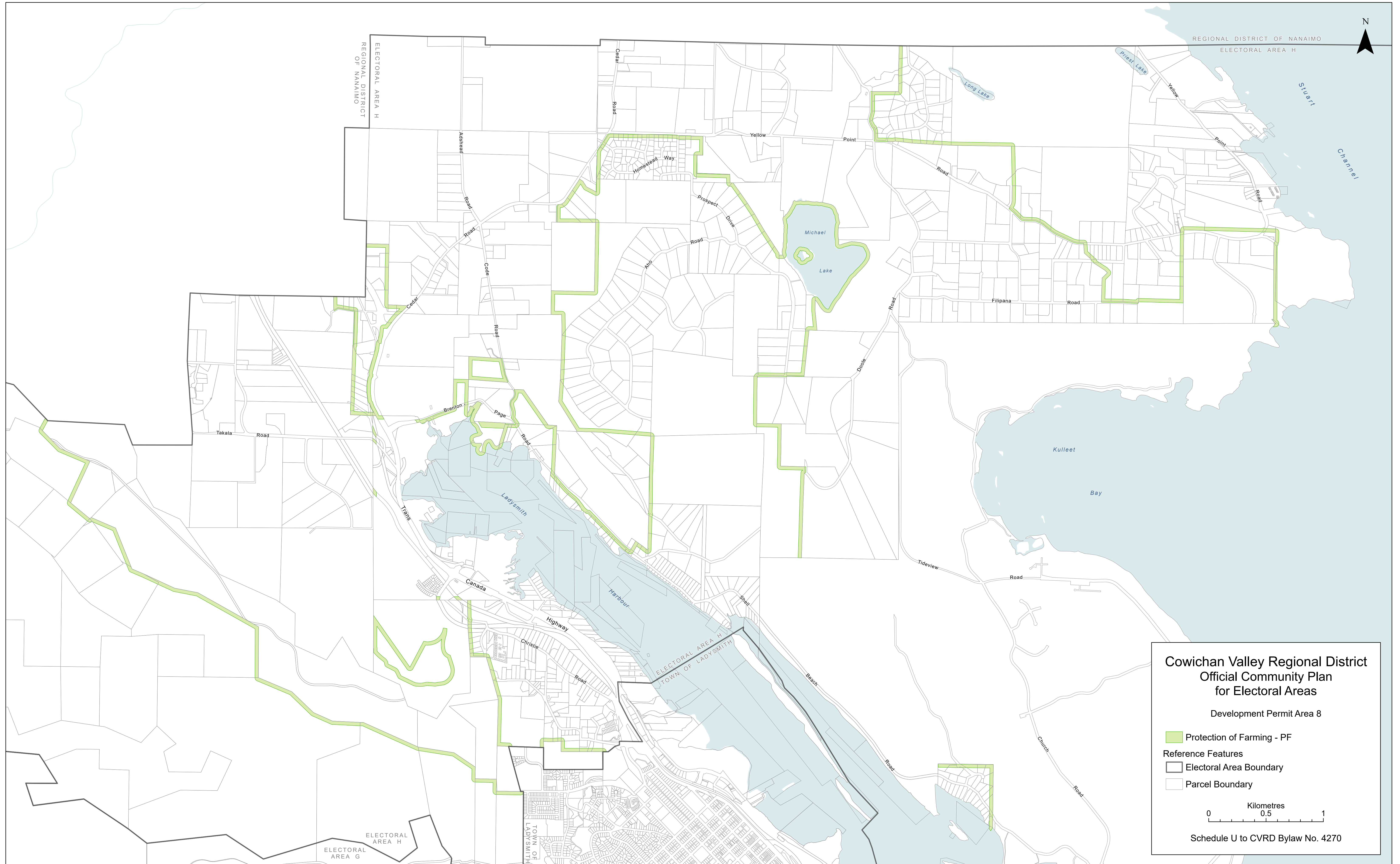












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Development Permit Area 8

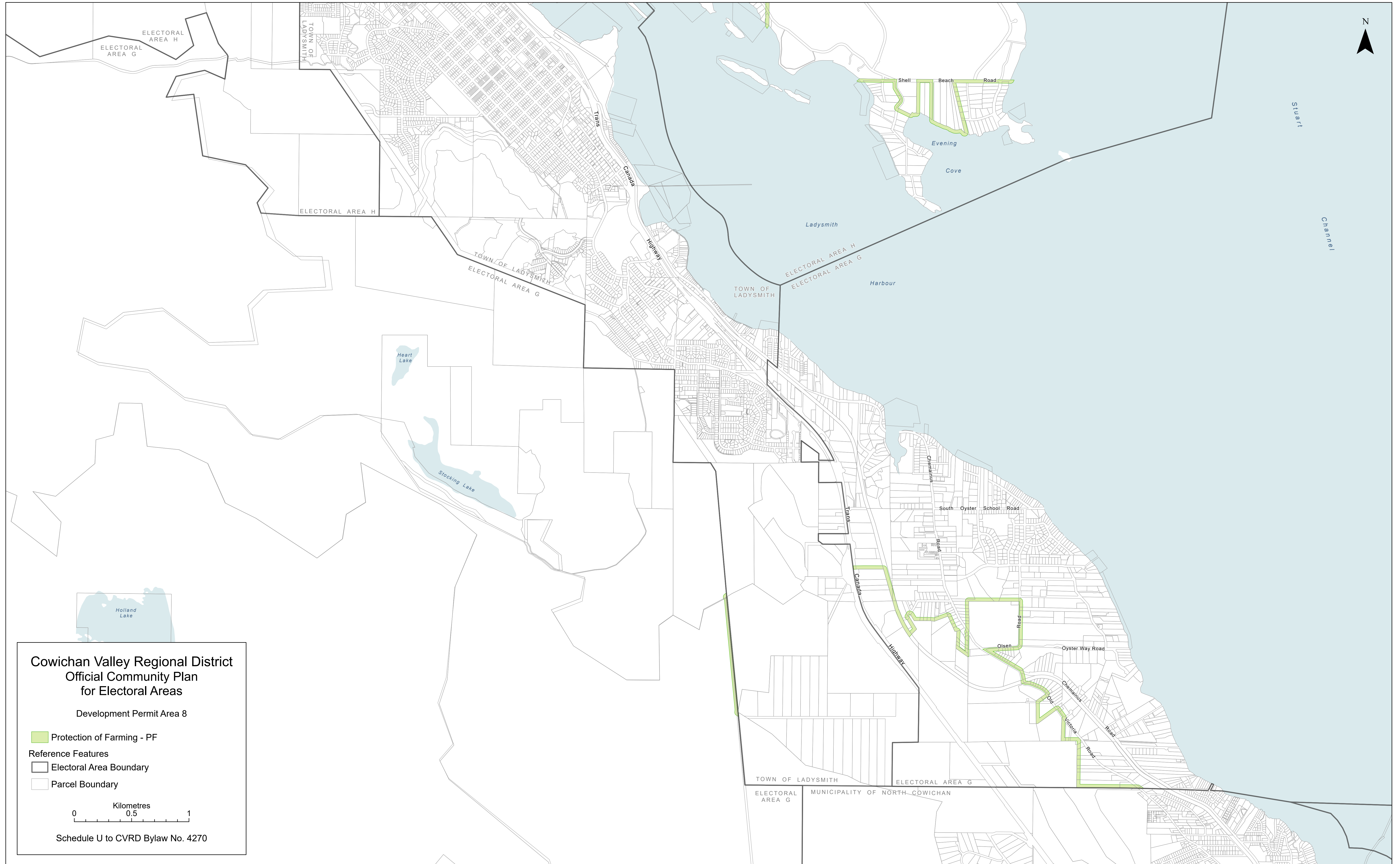
- Protection of Farming - PF

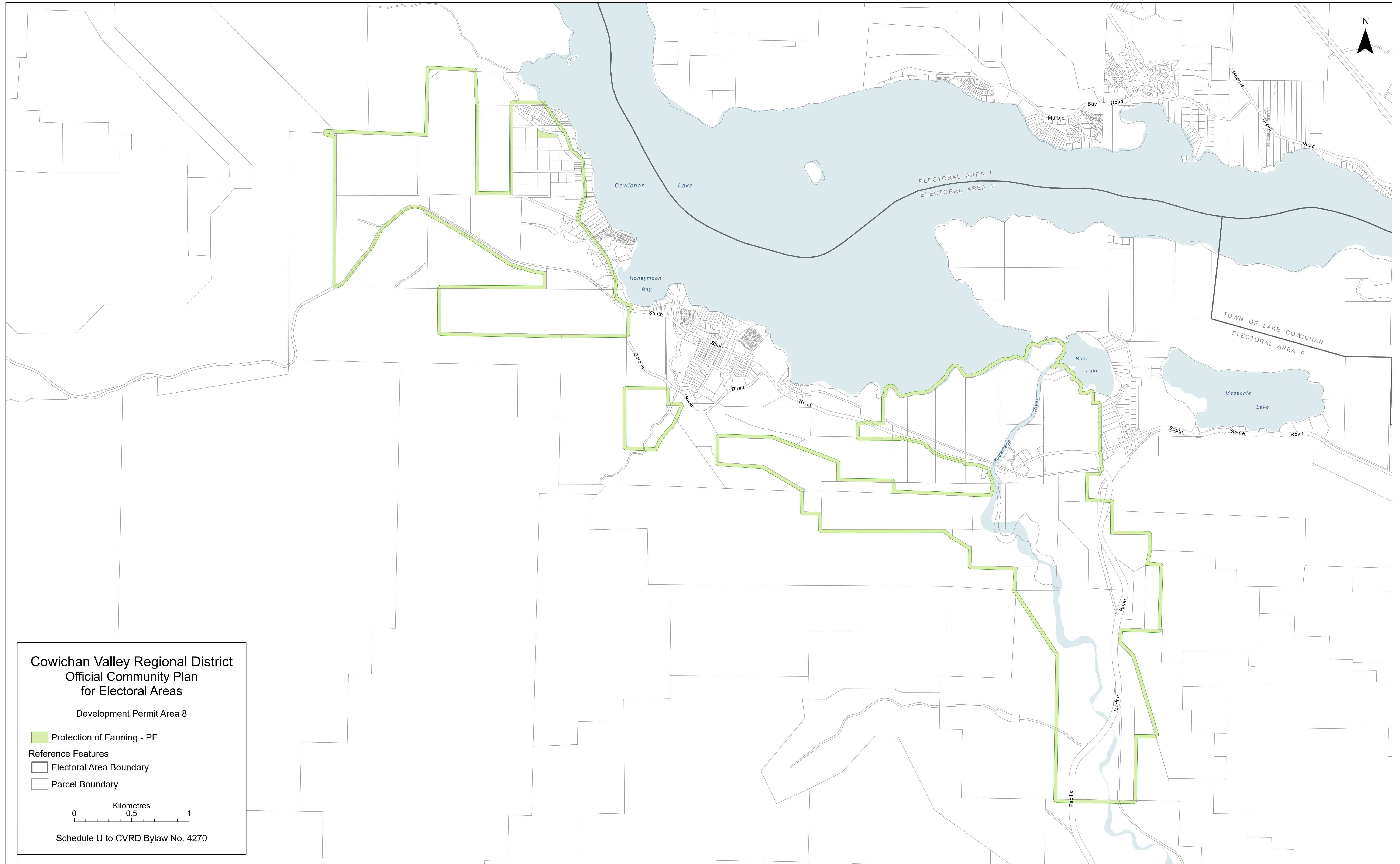
Reference Features

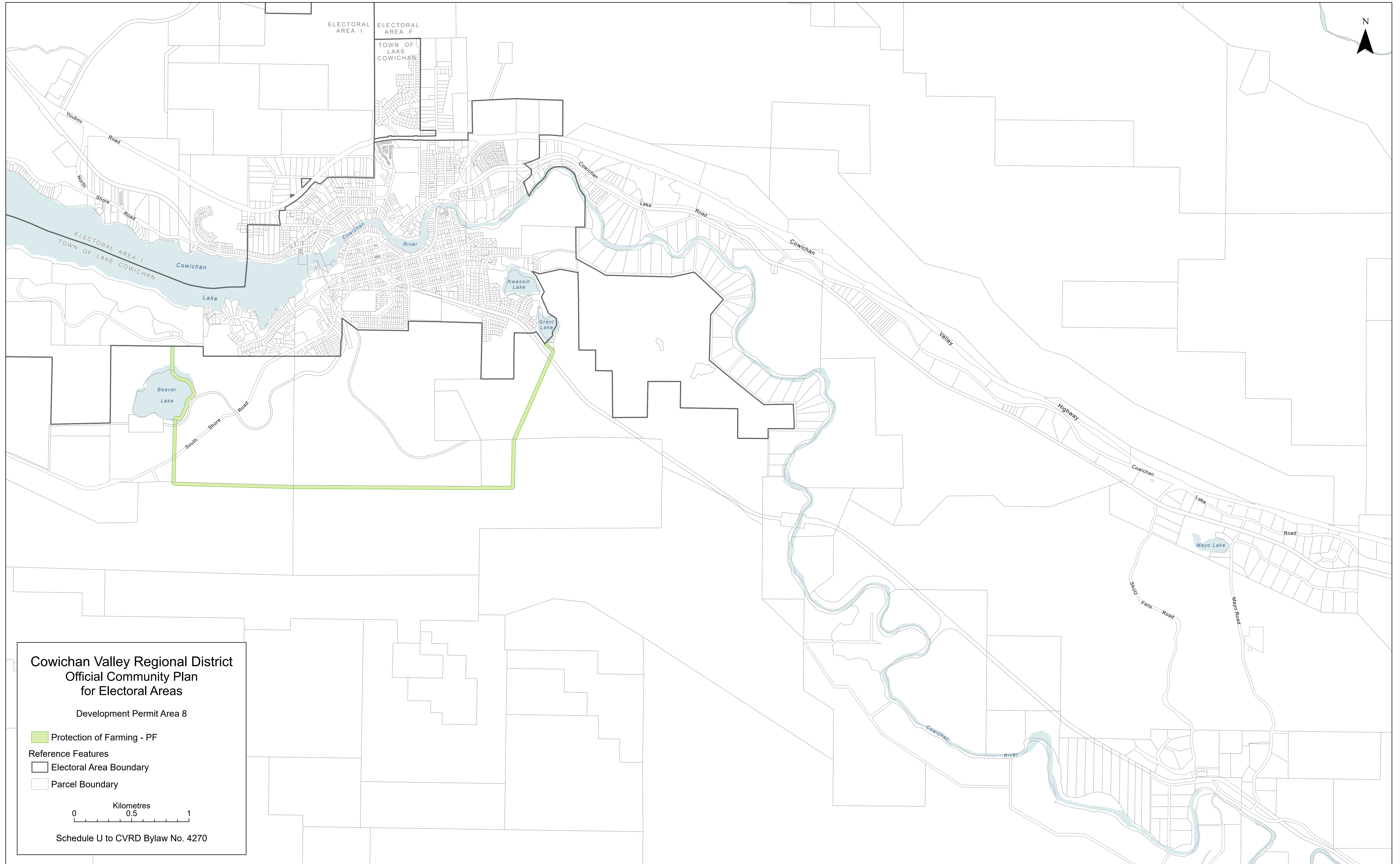
- Electoral Area Boundary
- Parcel Boundary

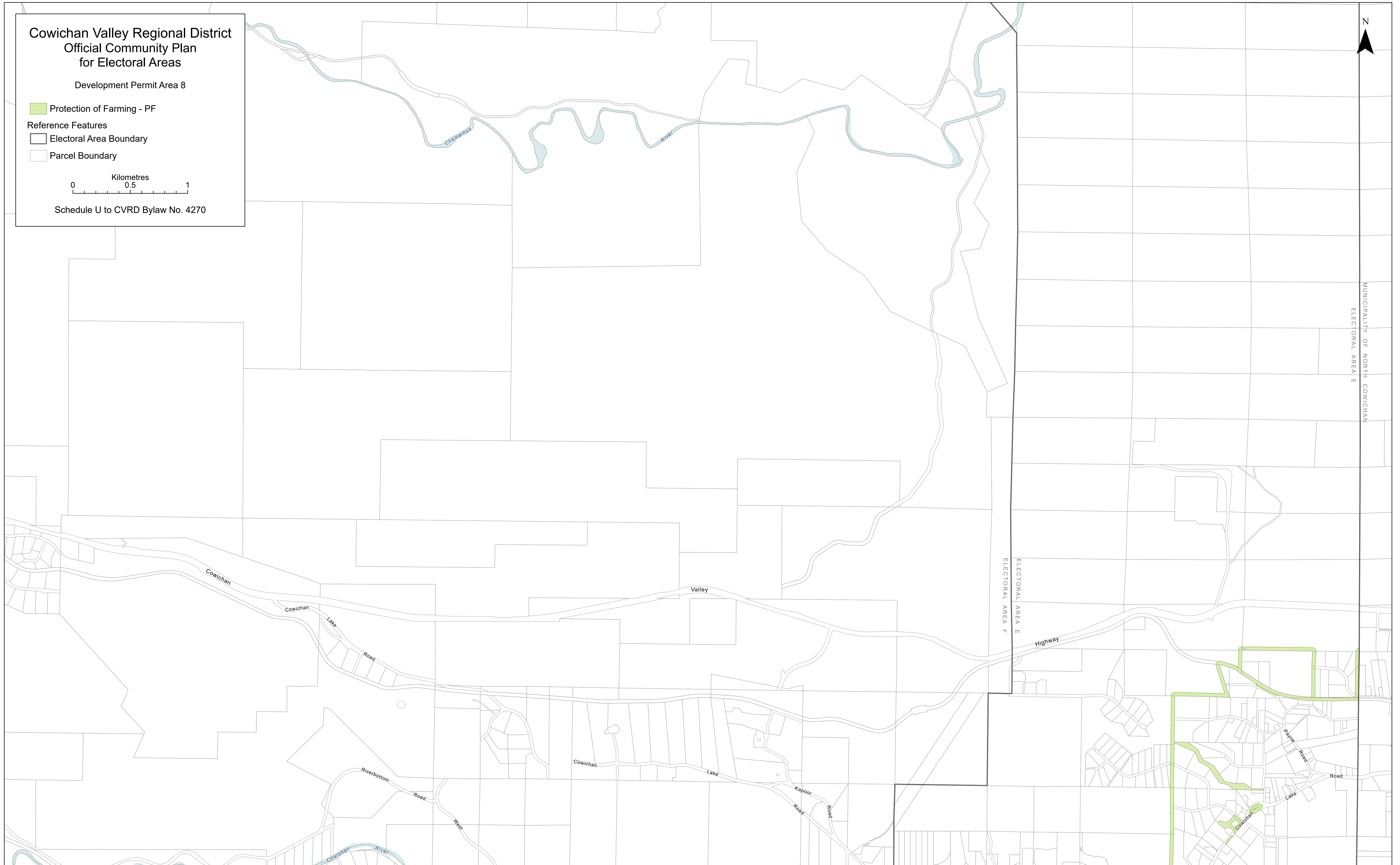
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Kilometres

Schedule U to CVRD Bylaw No. 4270

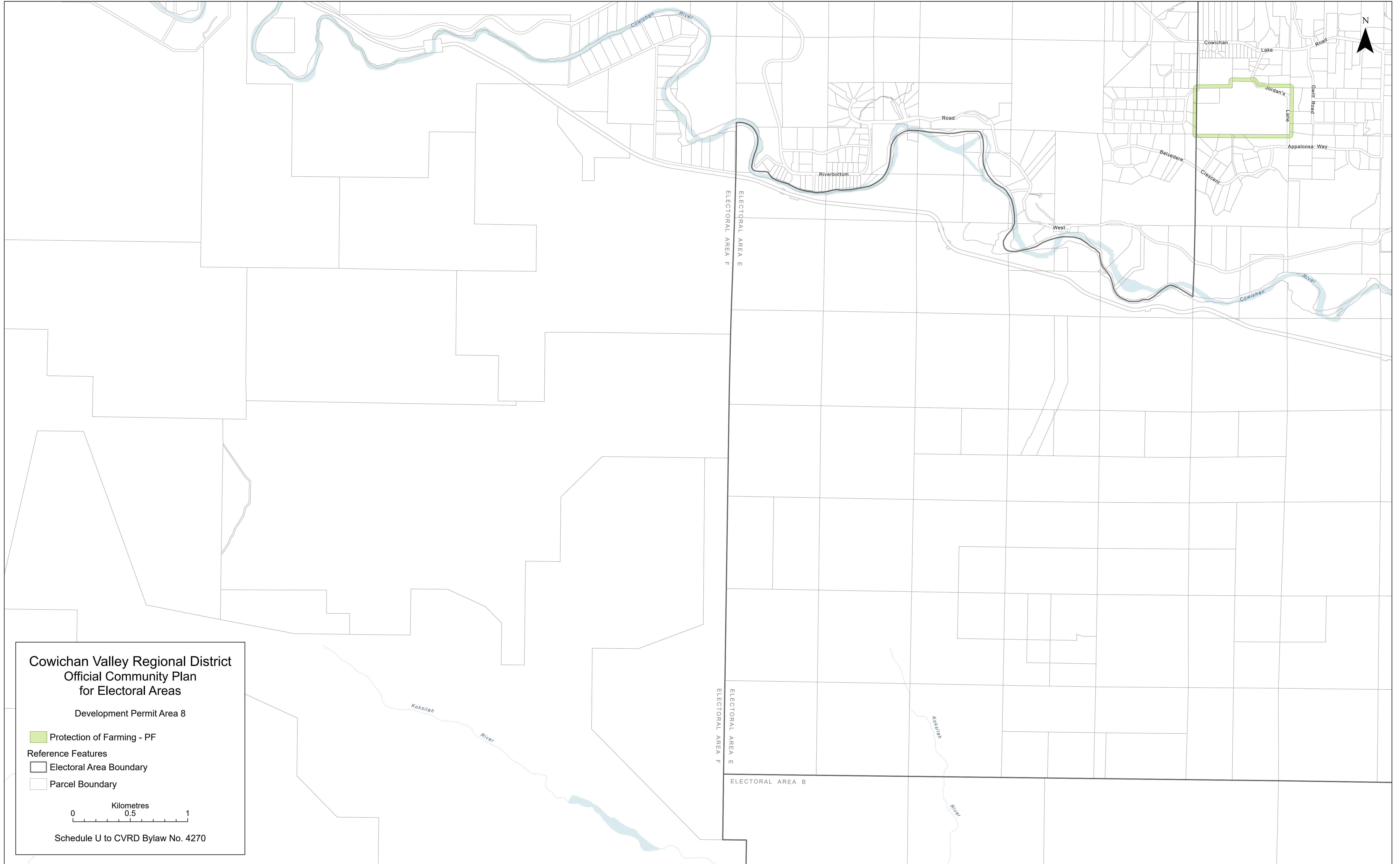


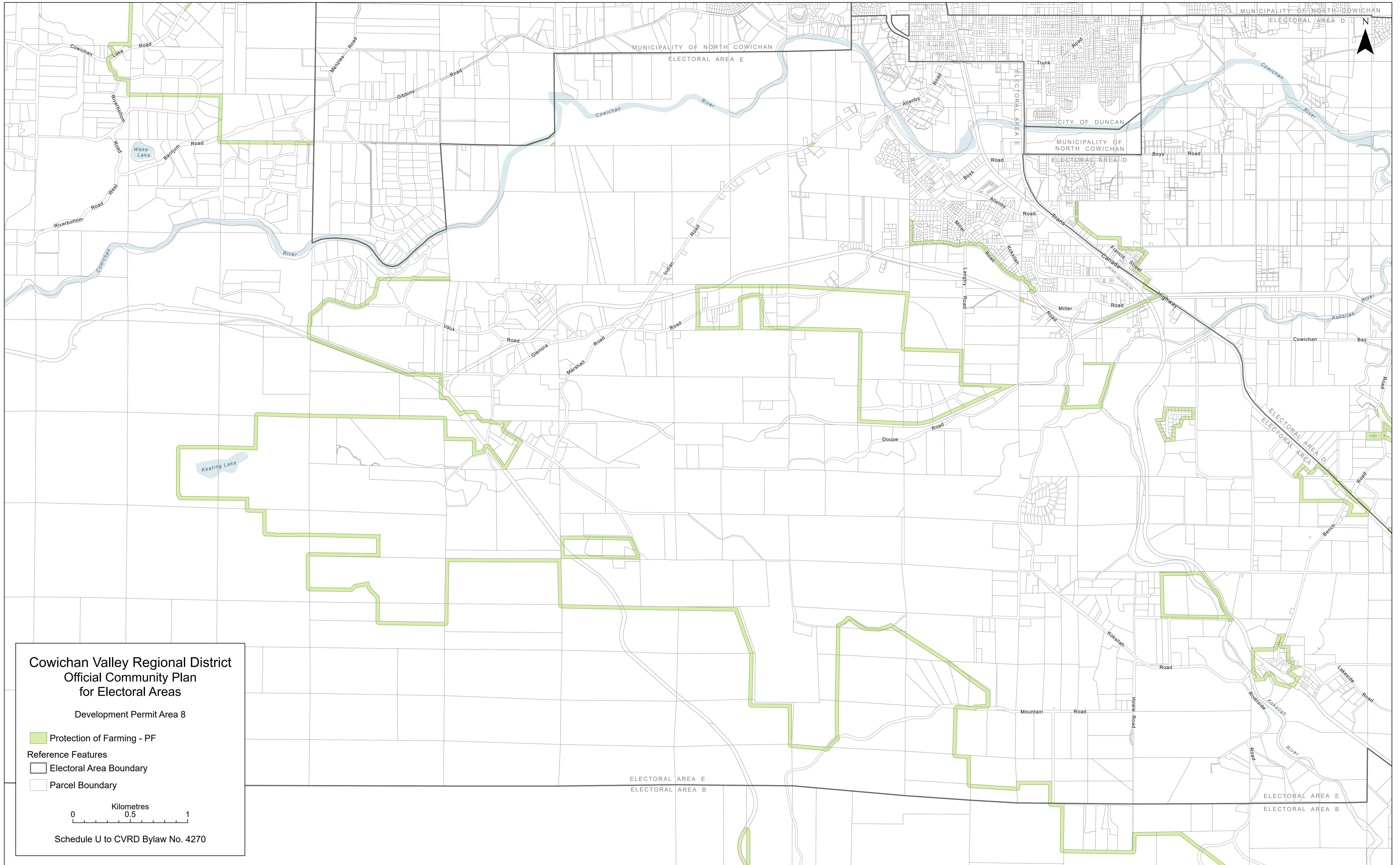


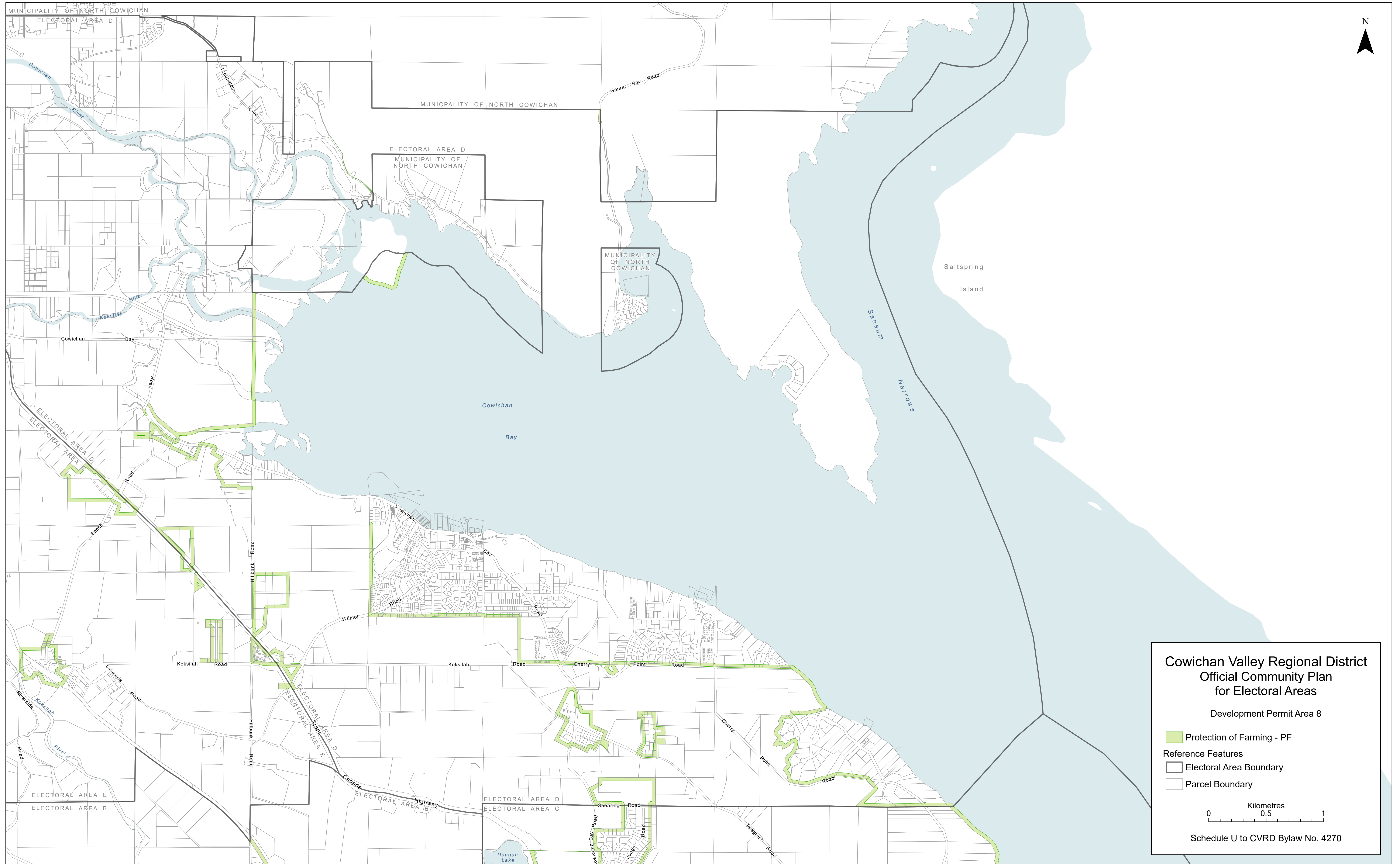


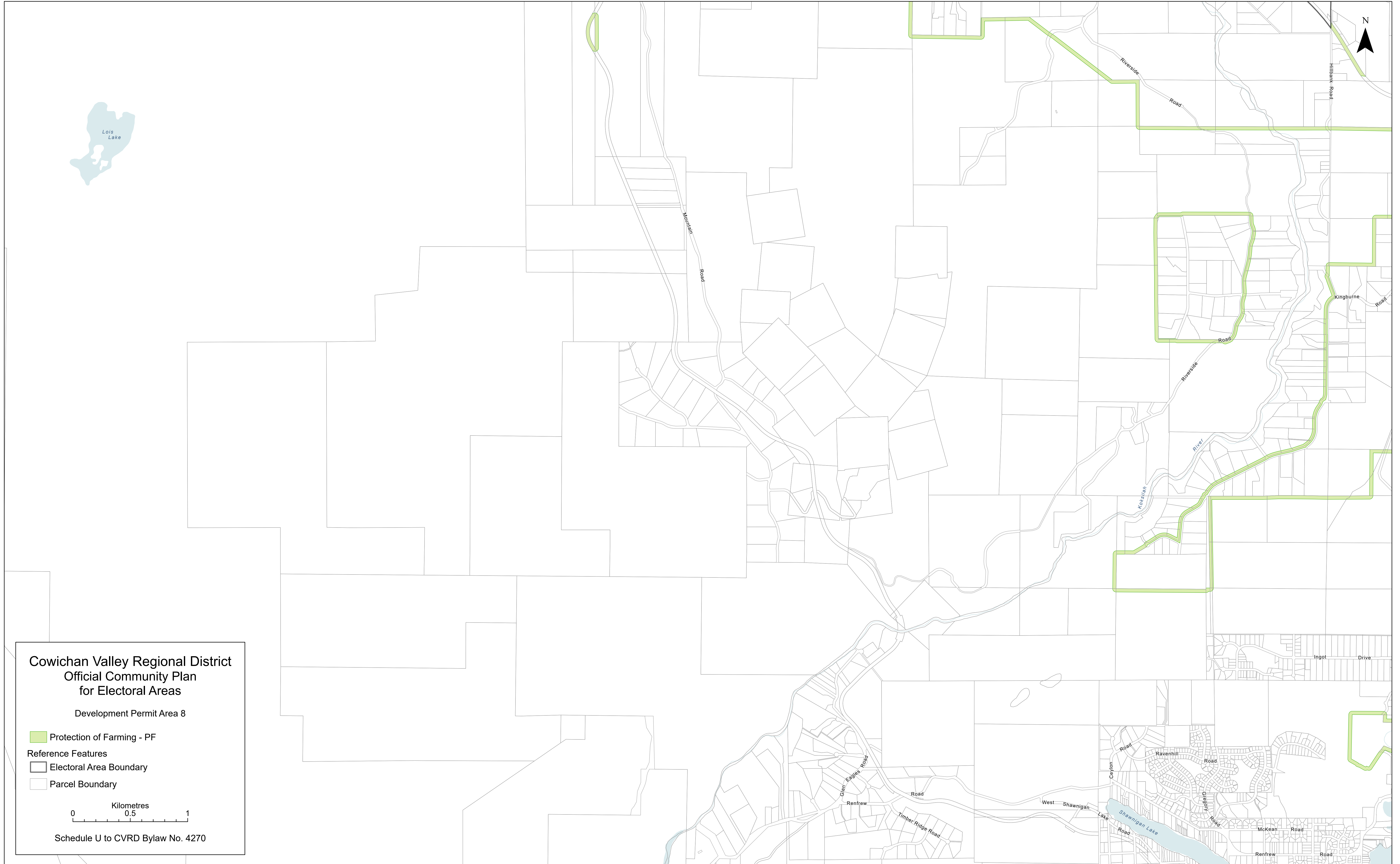


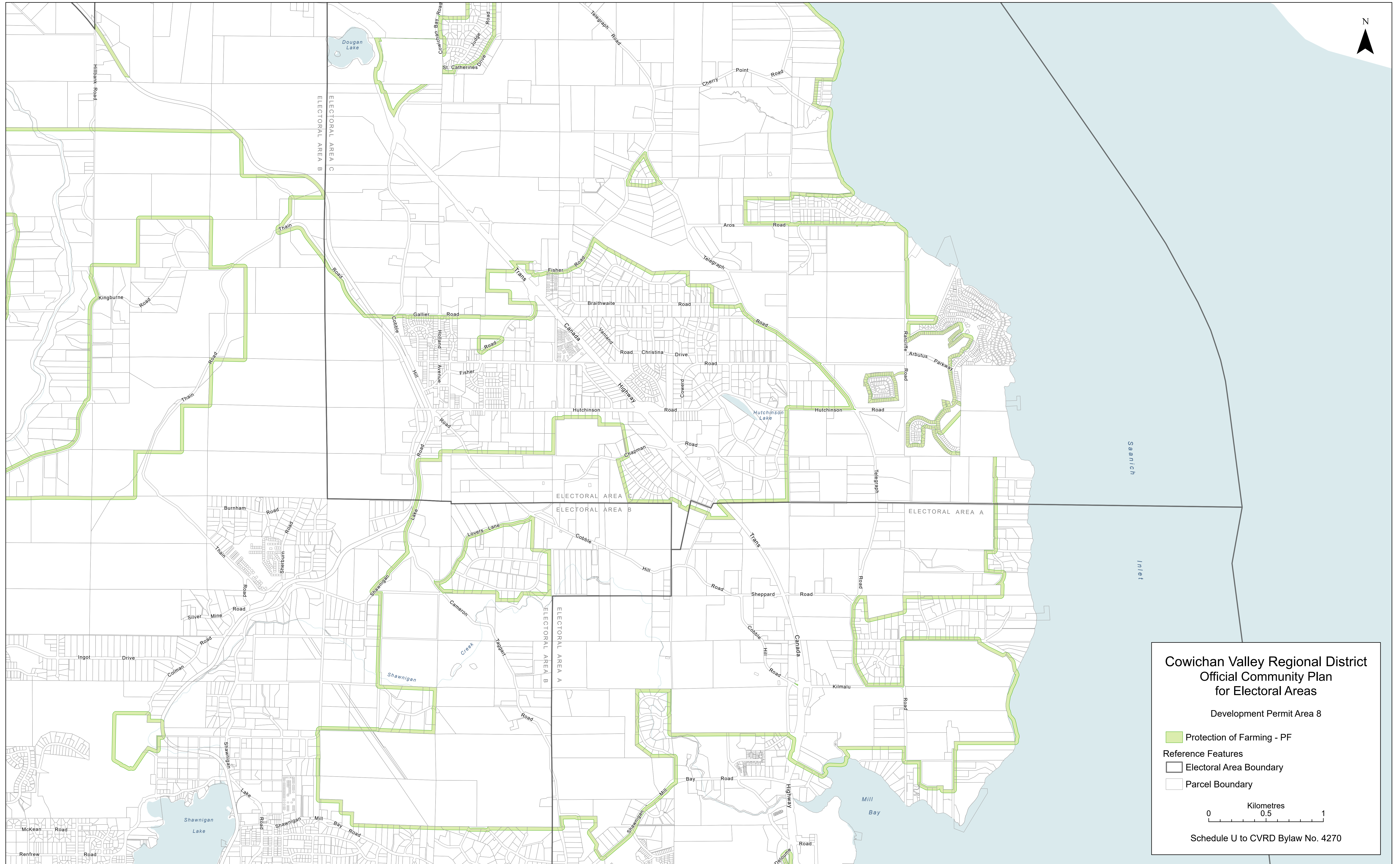


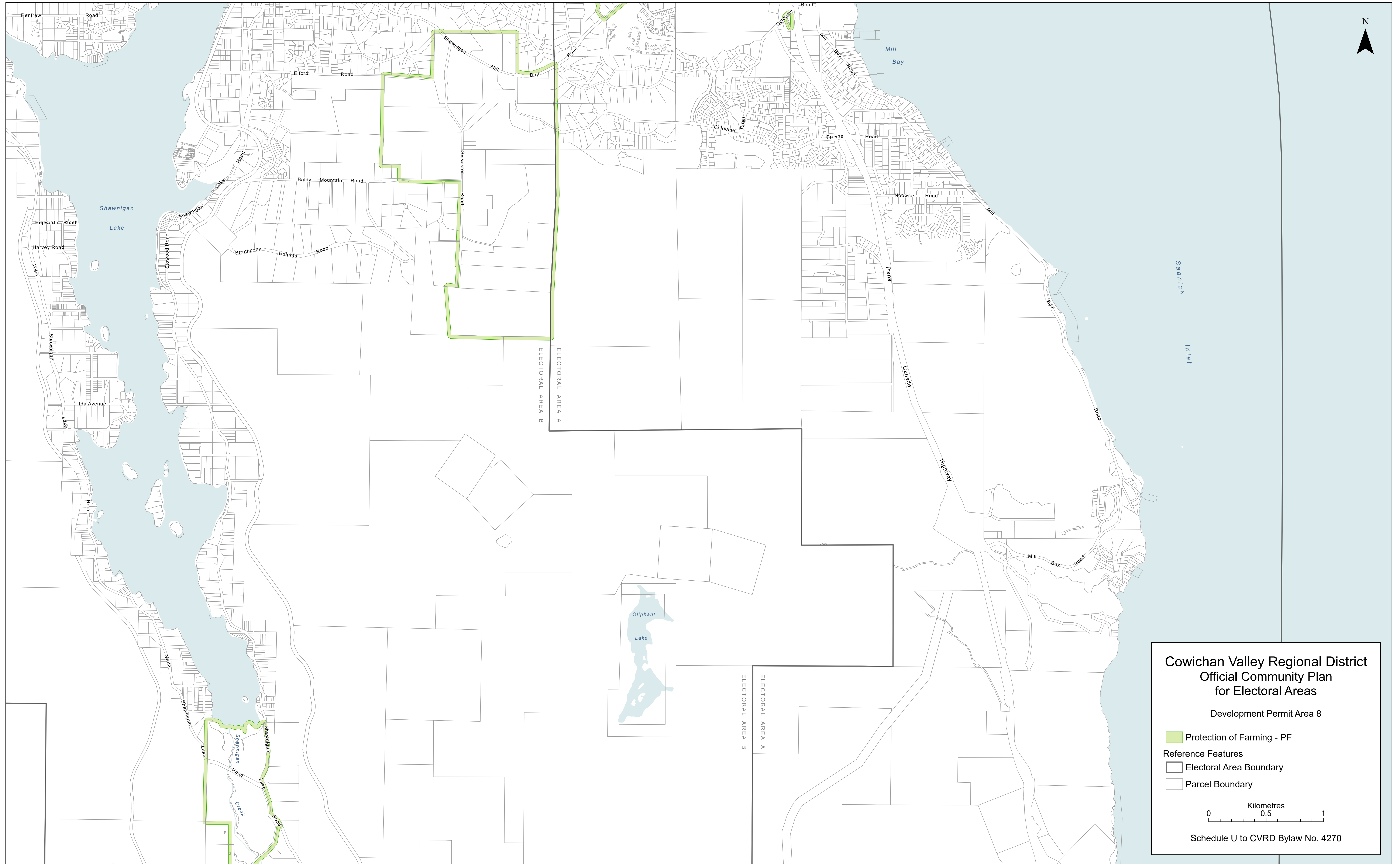


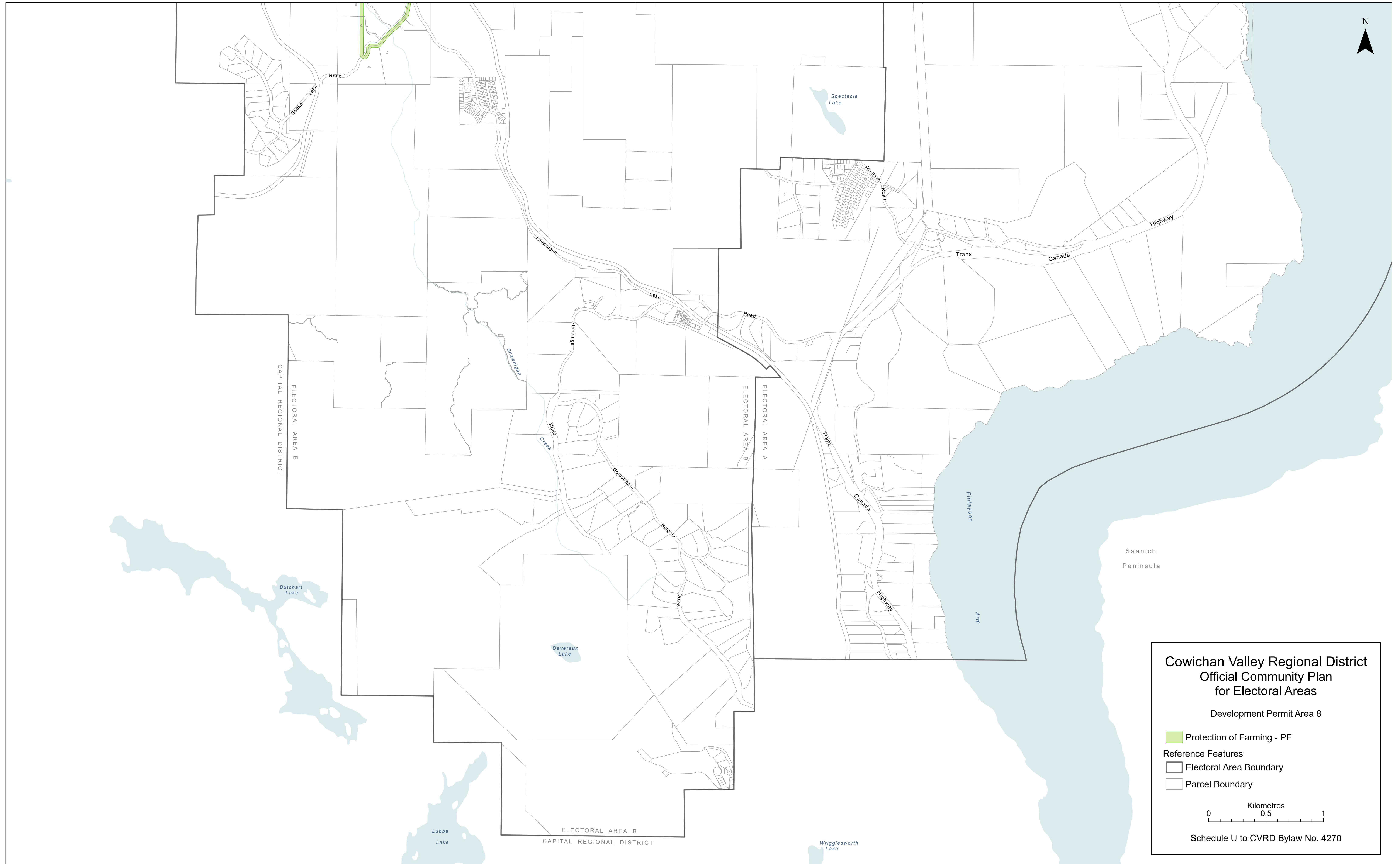


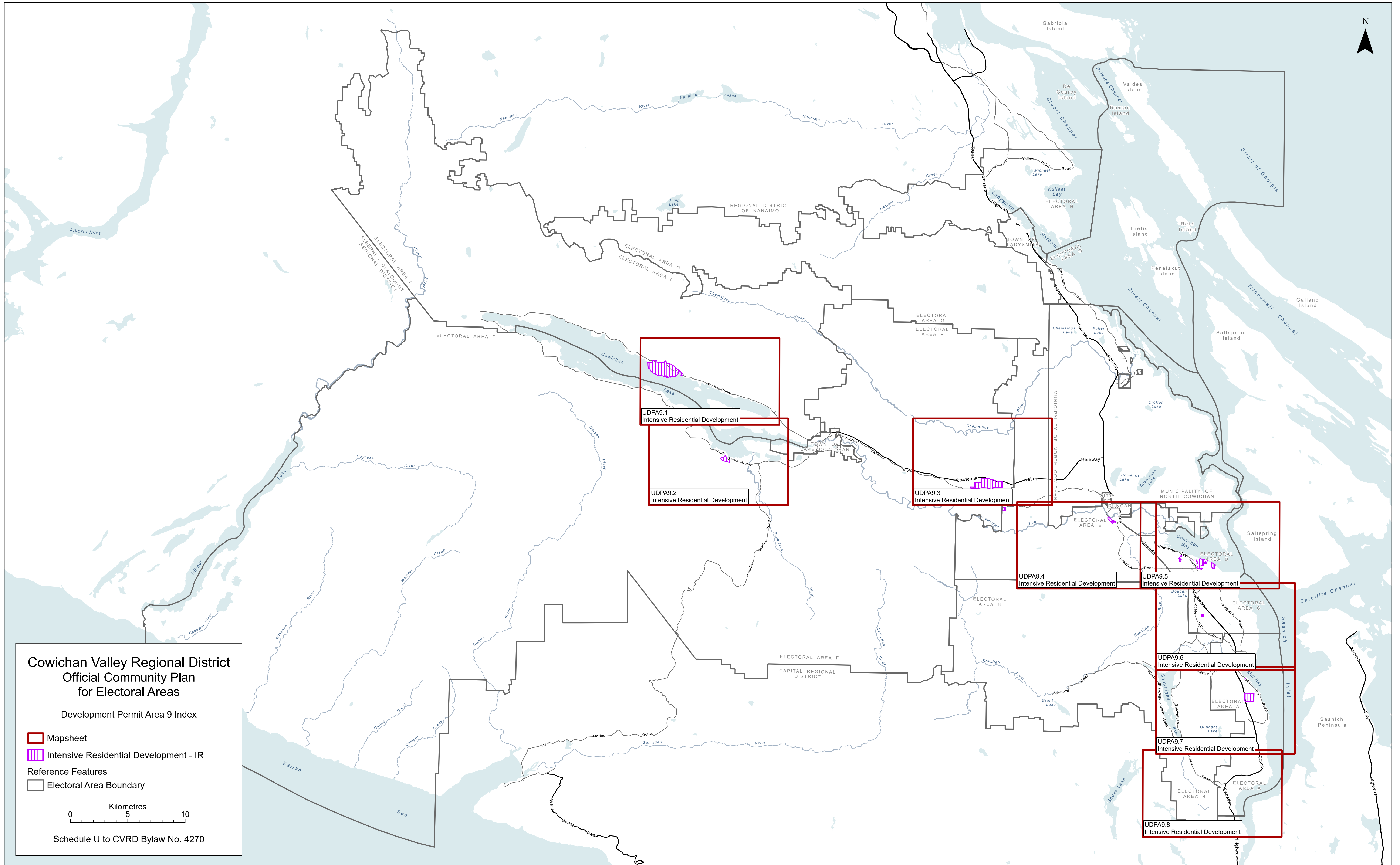




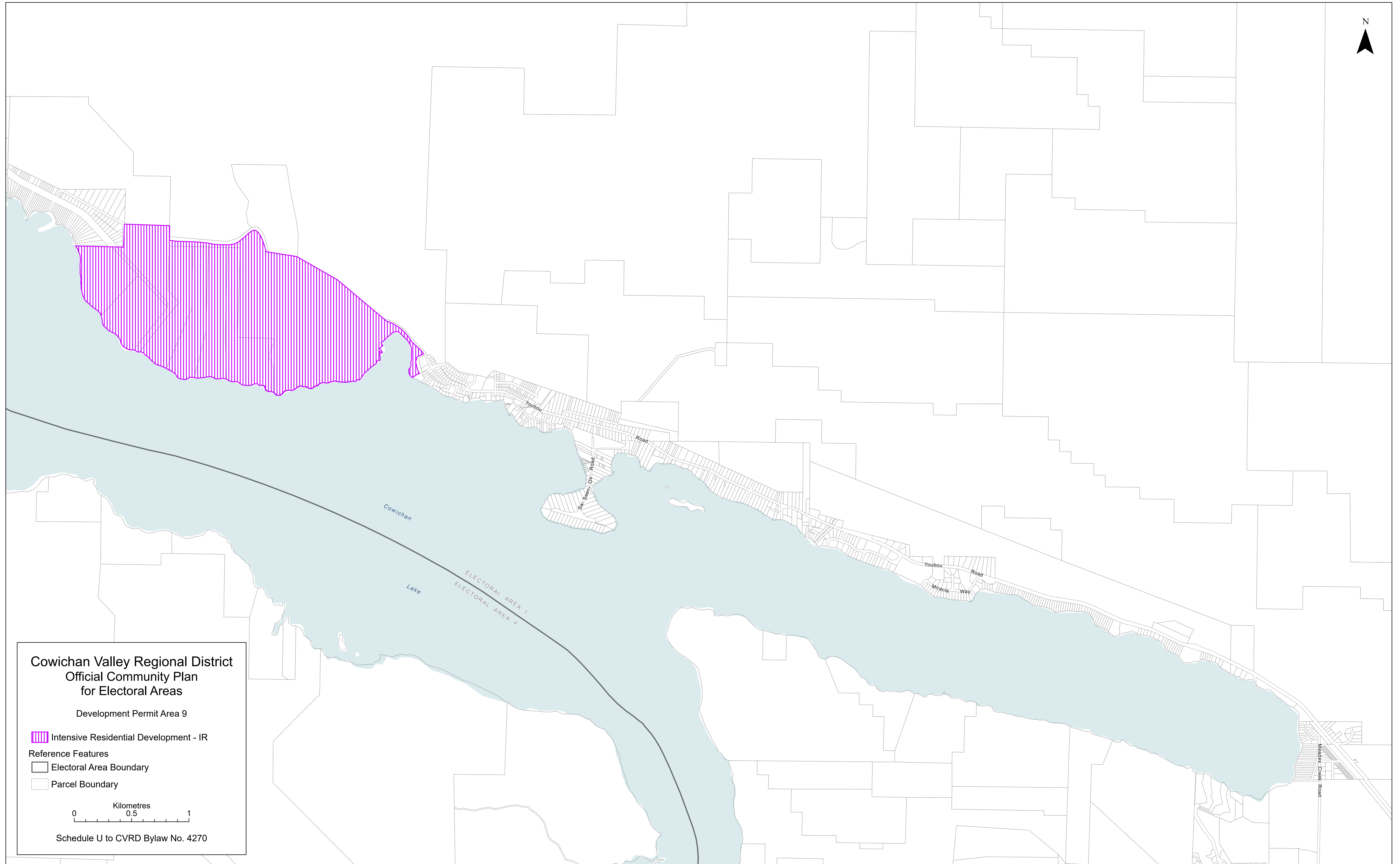


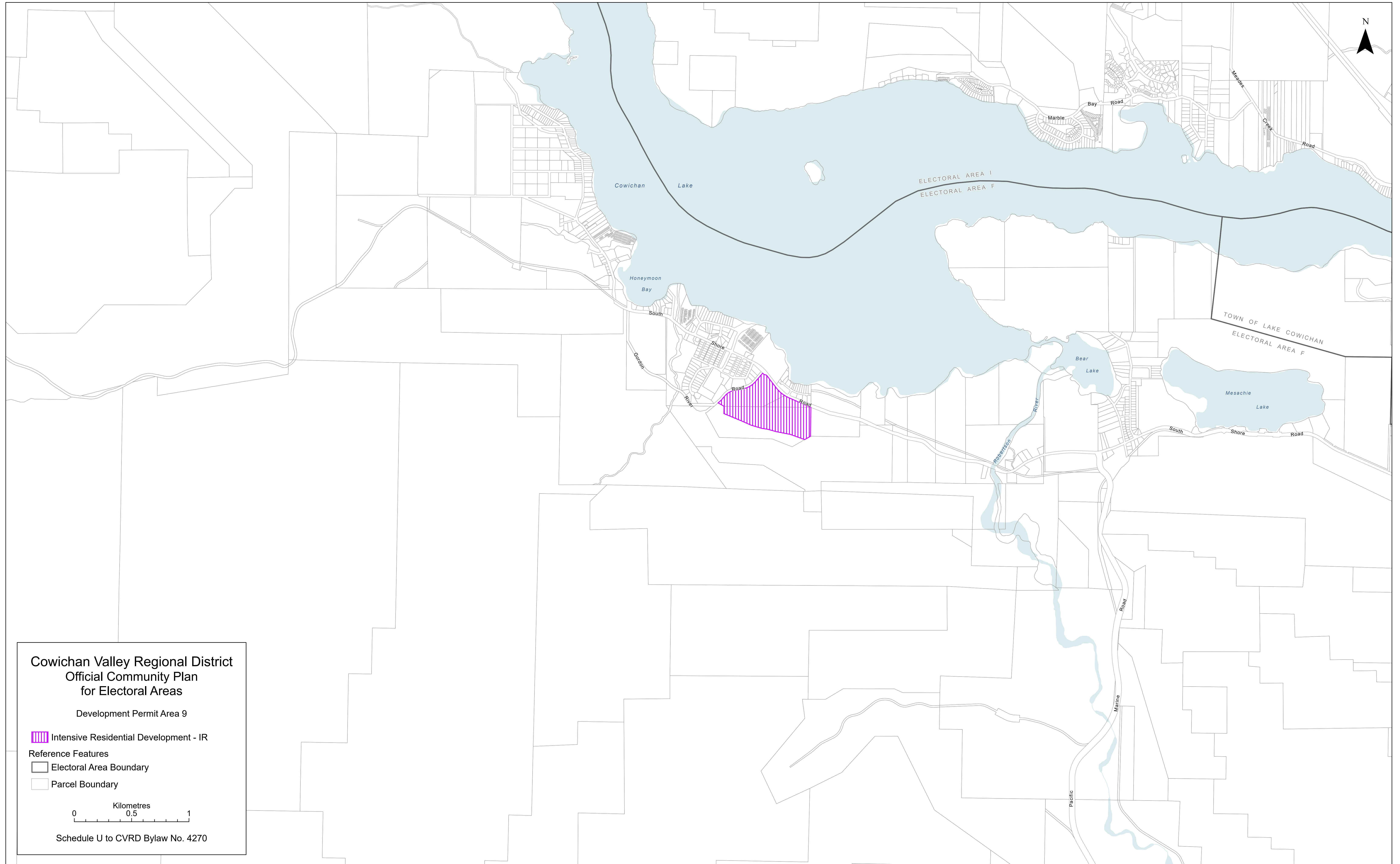


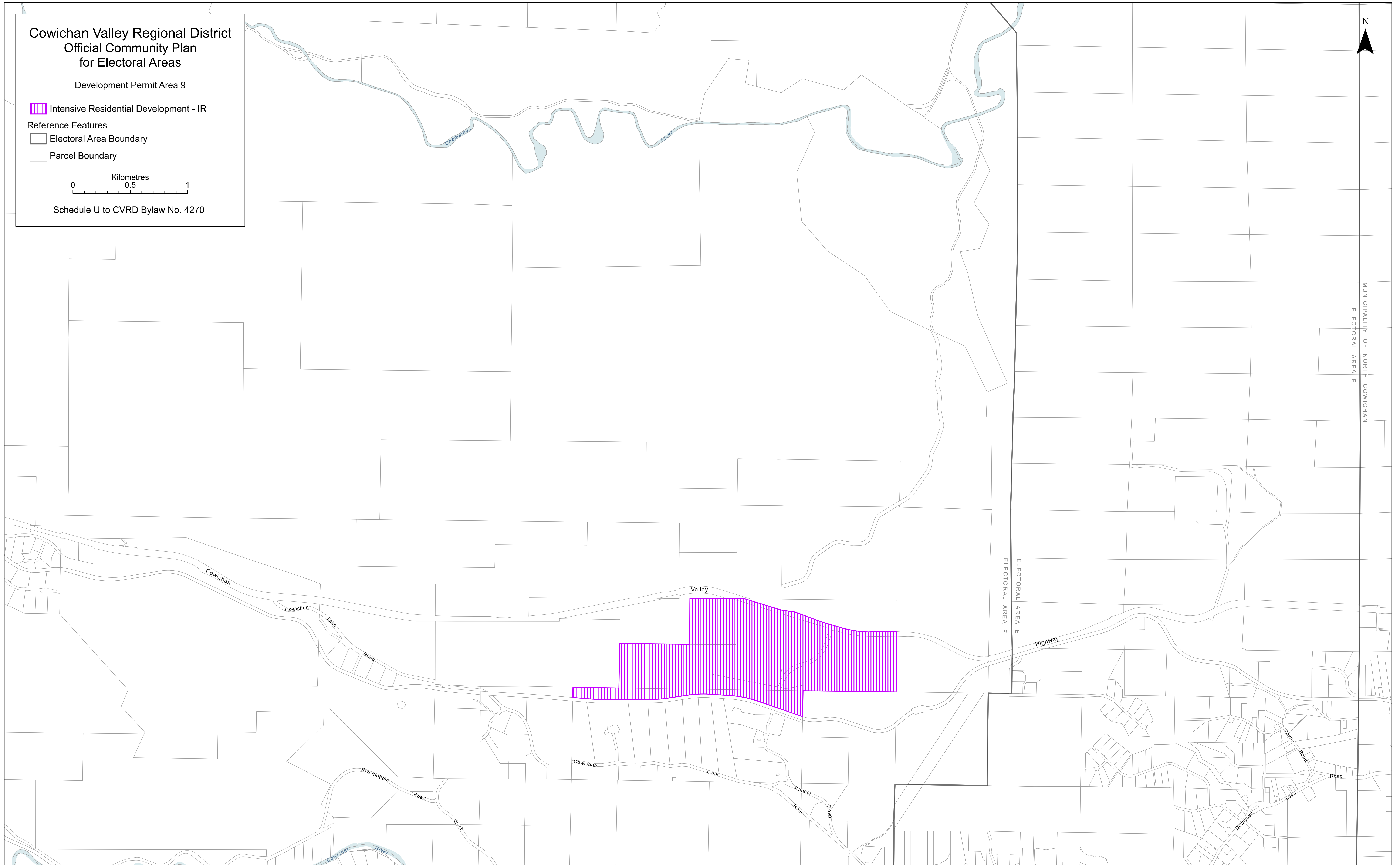


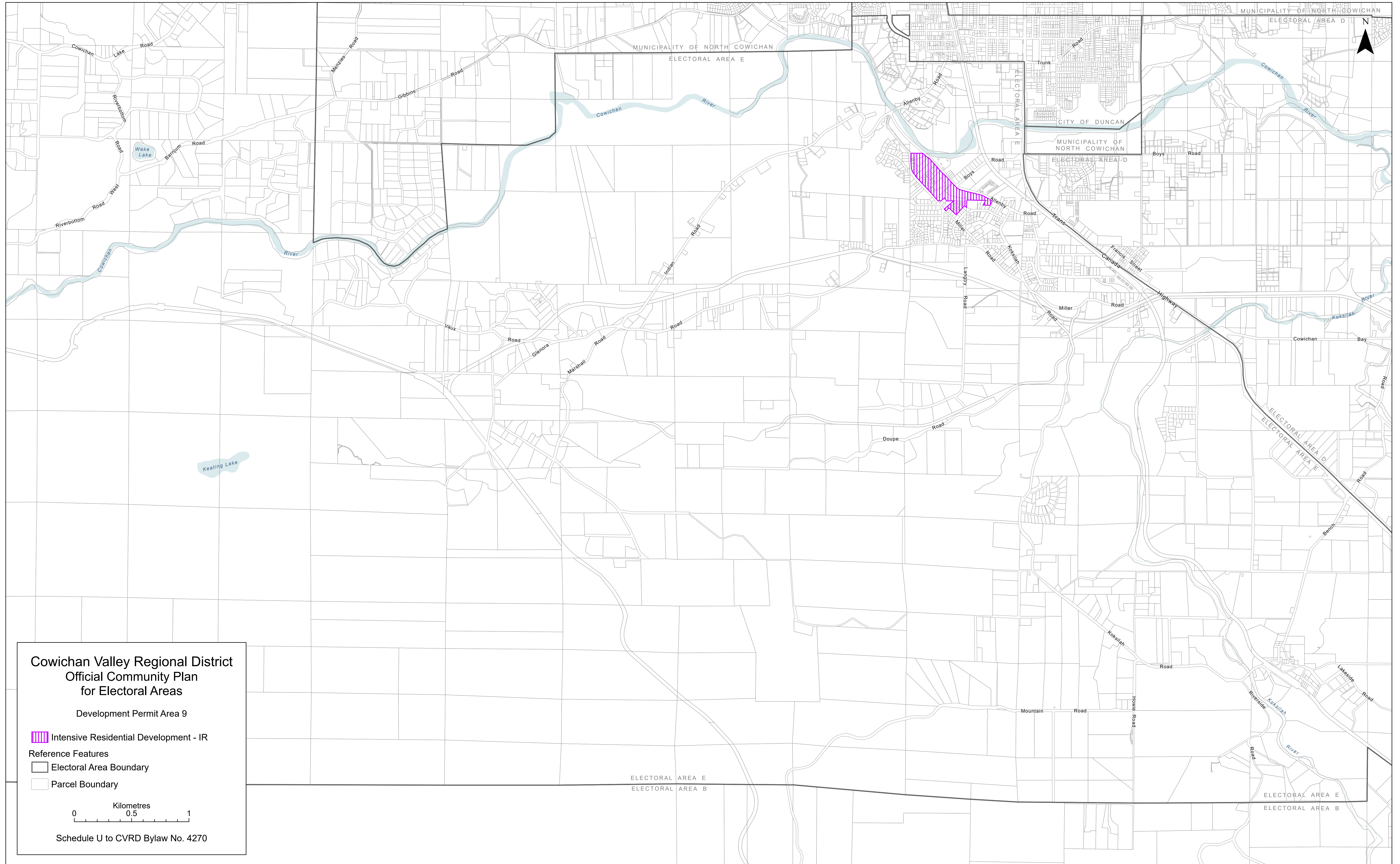












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Development Permit Area 9

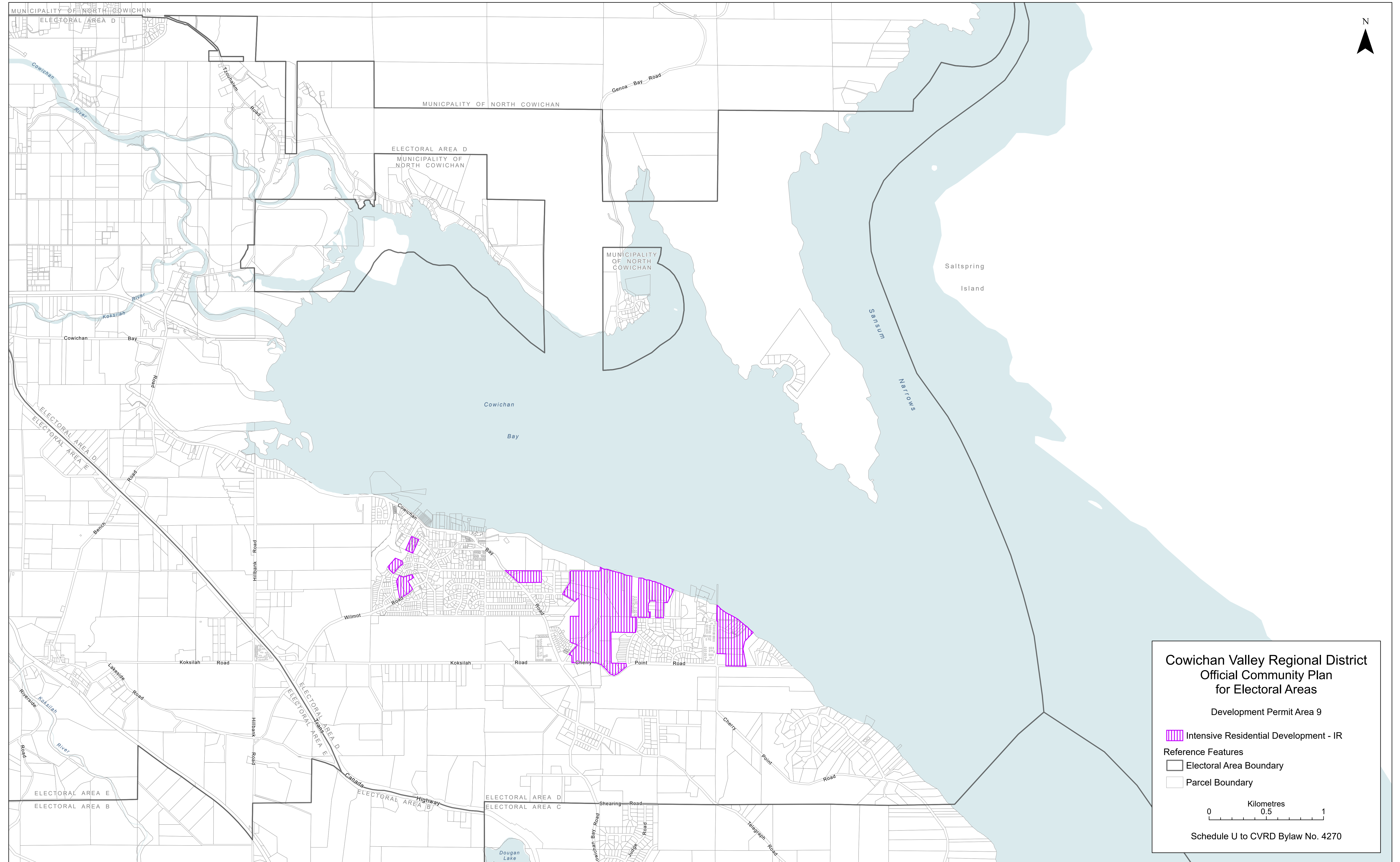
Intensive Residential Development - IR

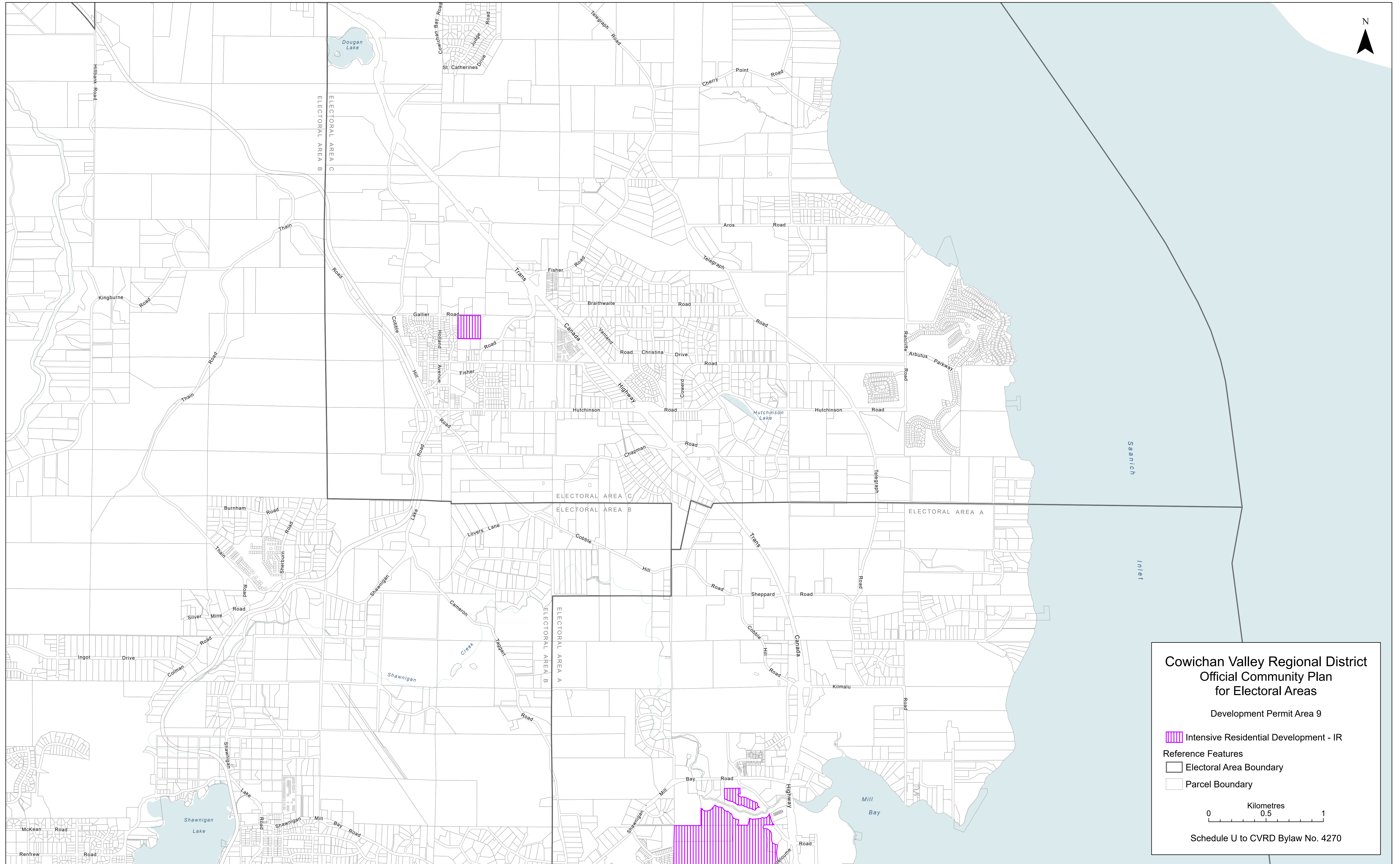
Reference Features

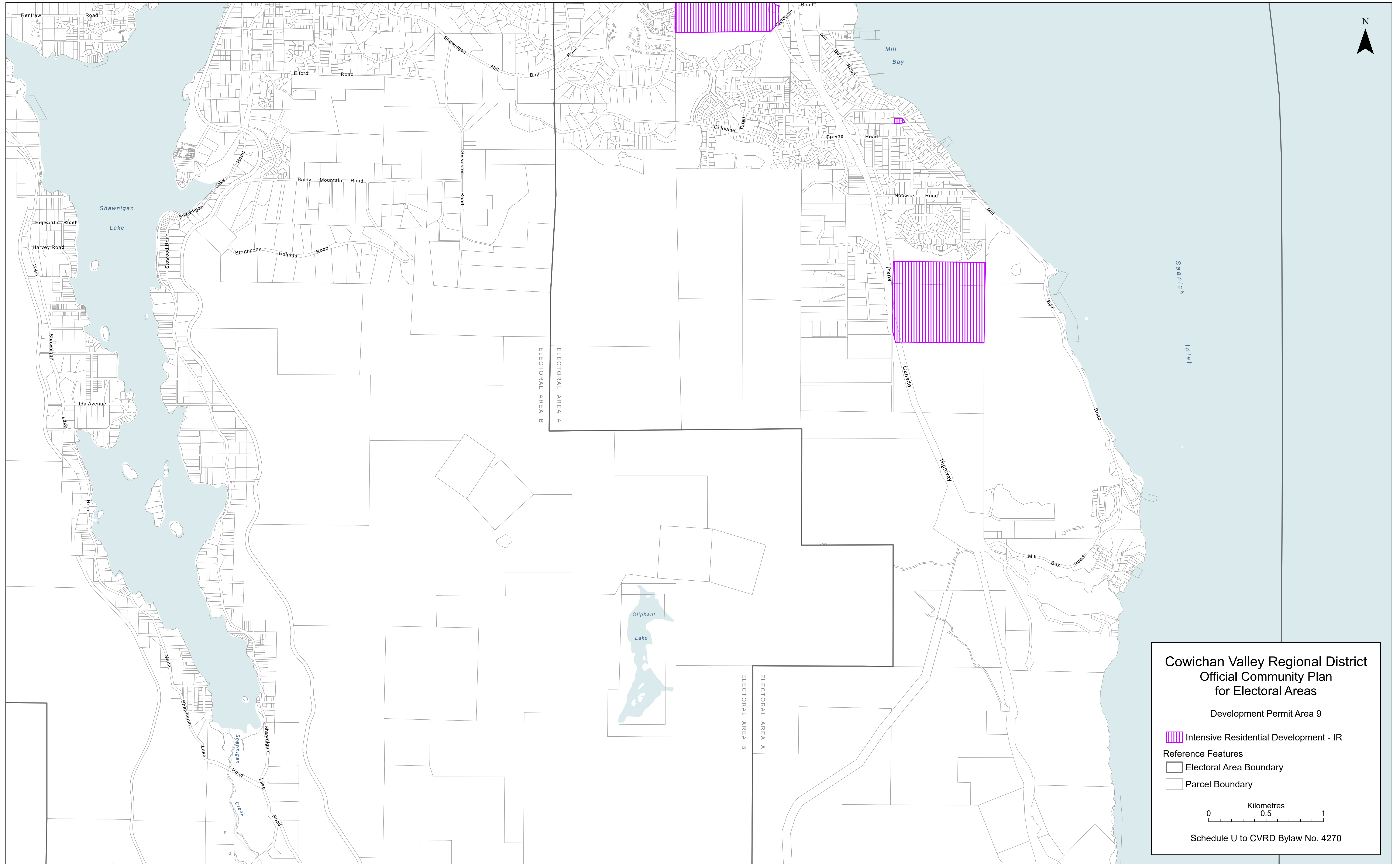
- Electoral Area Boundary
- Parcel Boundary

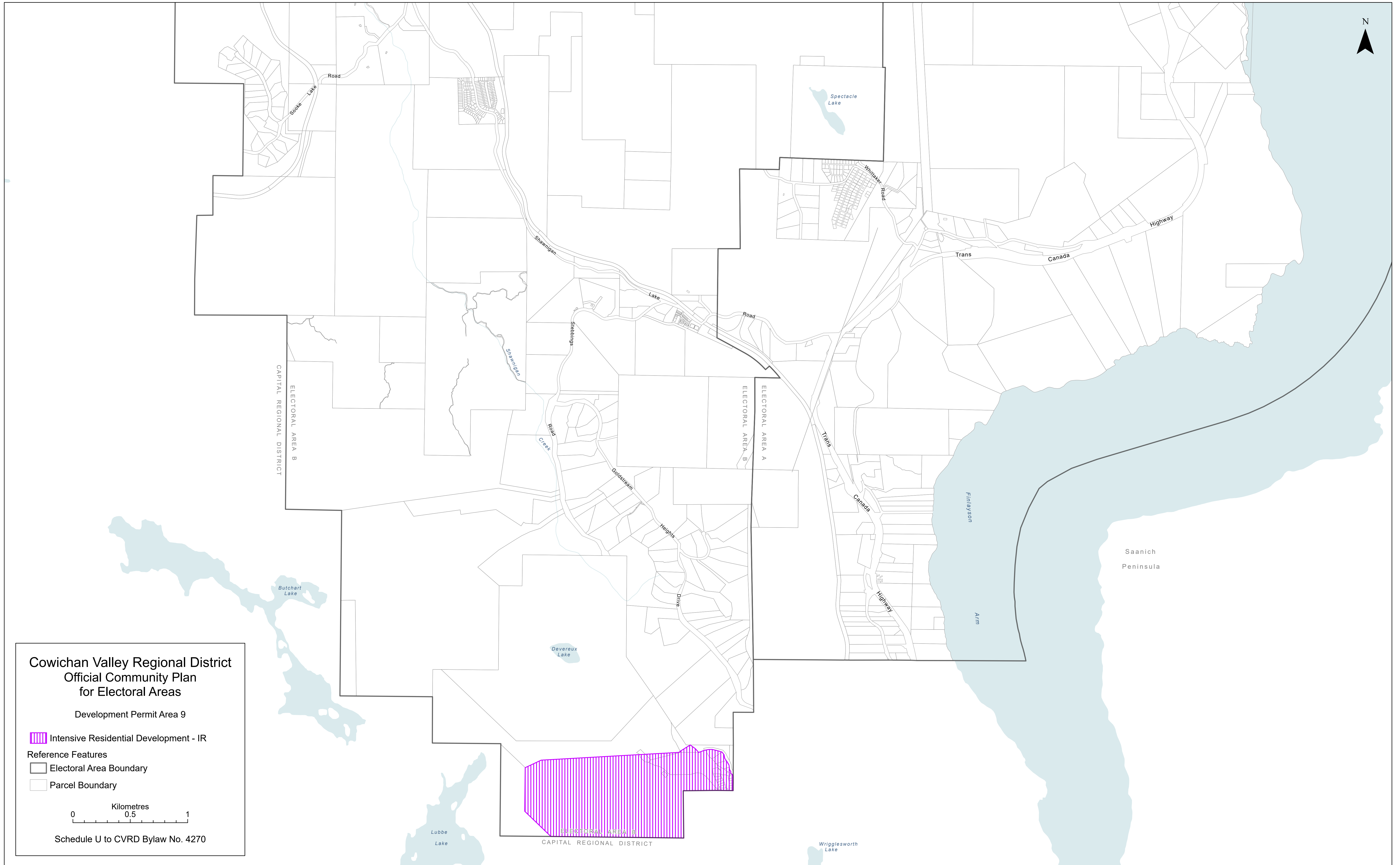
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Kilometres

Schedule U to CVRD Bylaw No. 4270












**Cowichan Valley Regional District  
Official Community Plan  
for Electoral Areas**

Development Permit Area 9

 Intensive Residential Development - IR

Reference Features

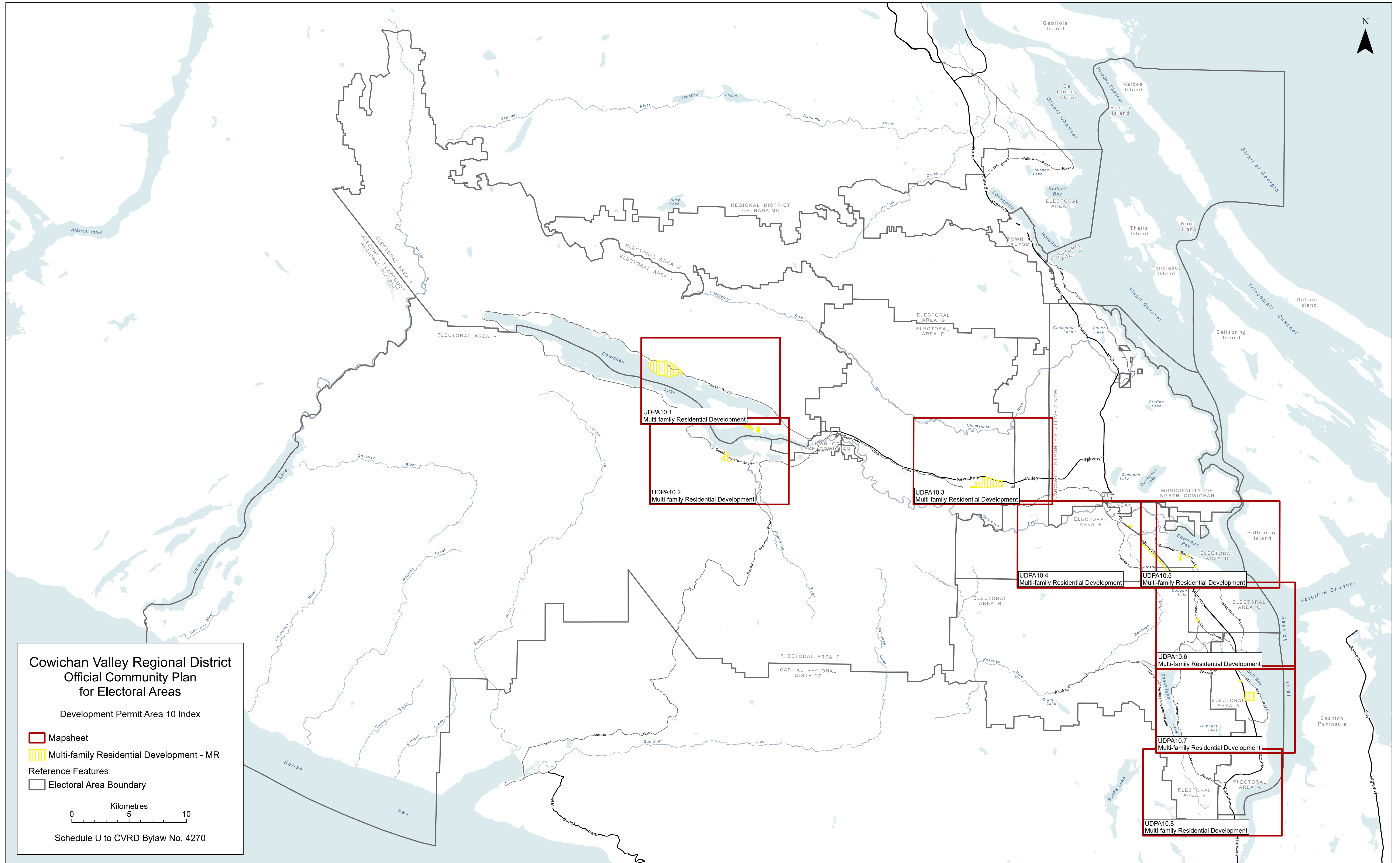
 Electoral Area Boundary

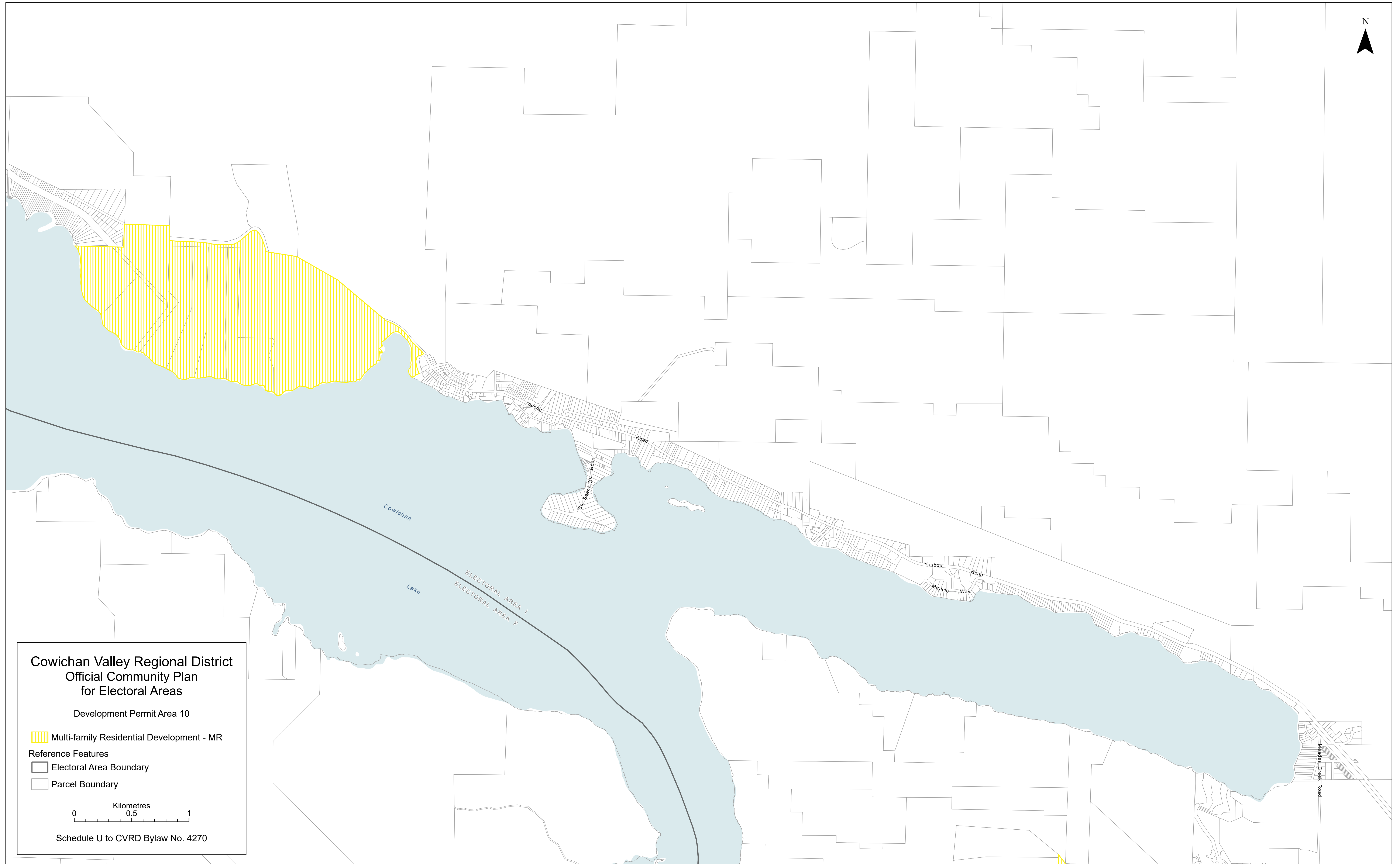
 Parcel Boundary

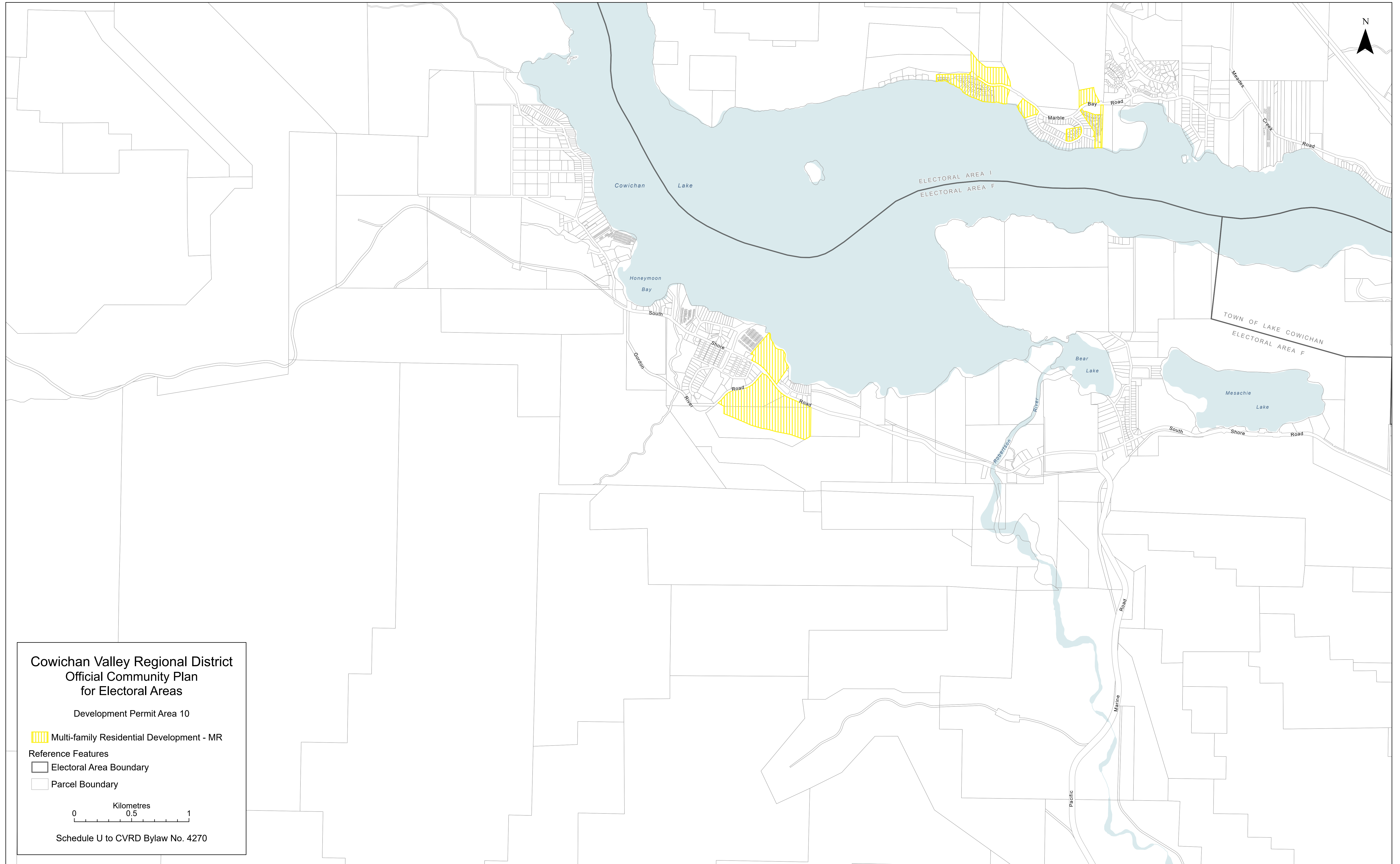
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Kilometres

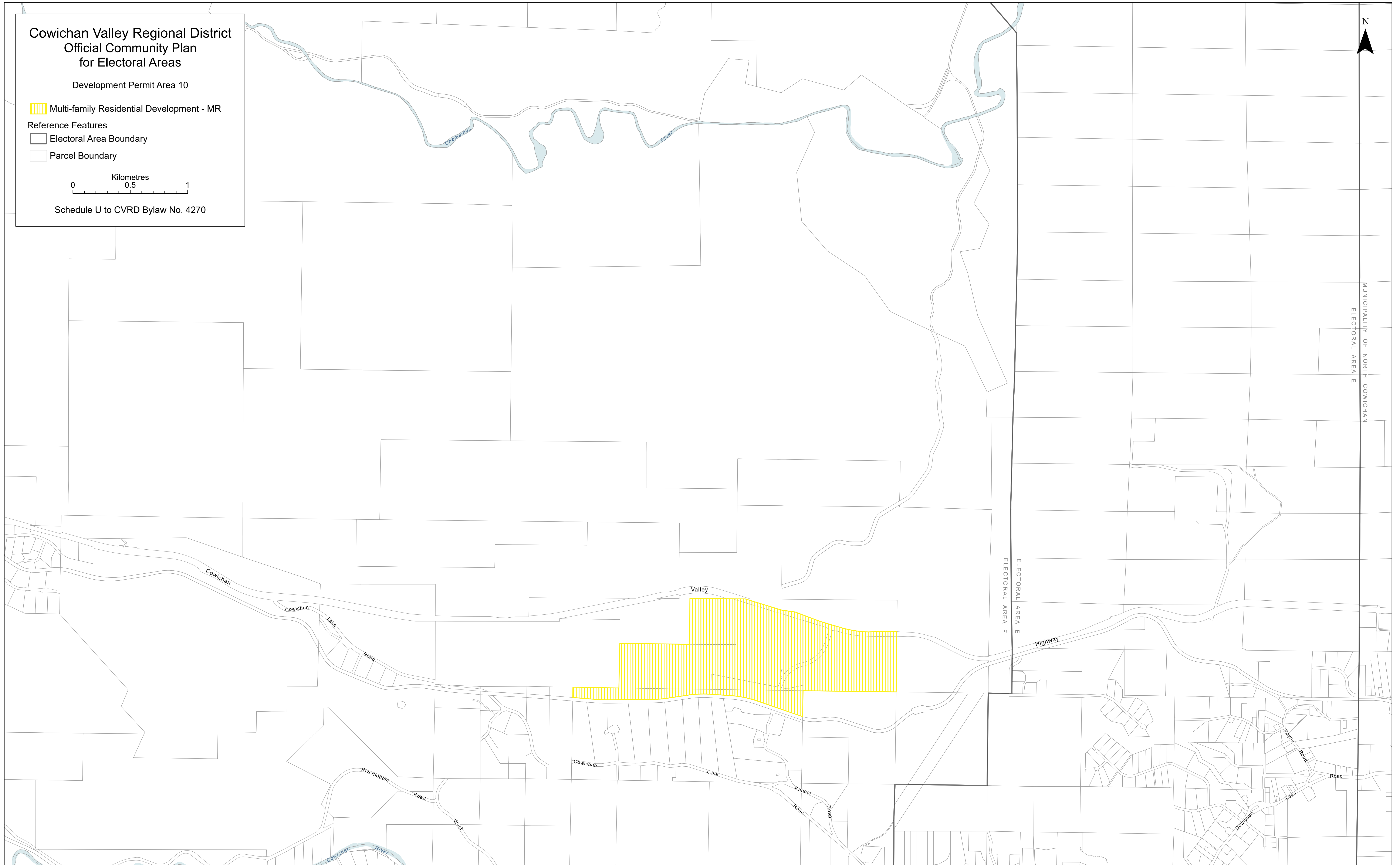
Schedule U to CVRD Bylaw No. 4270

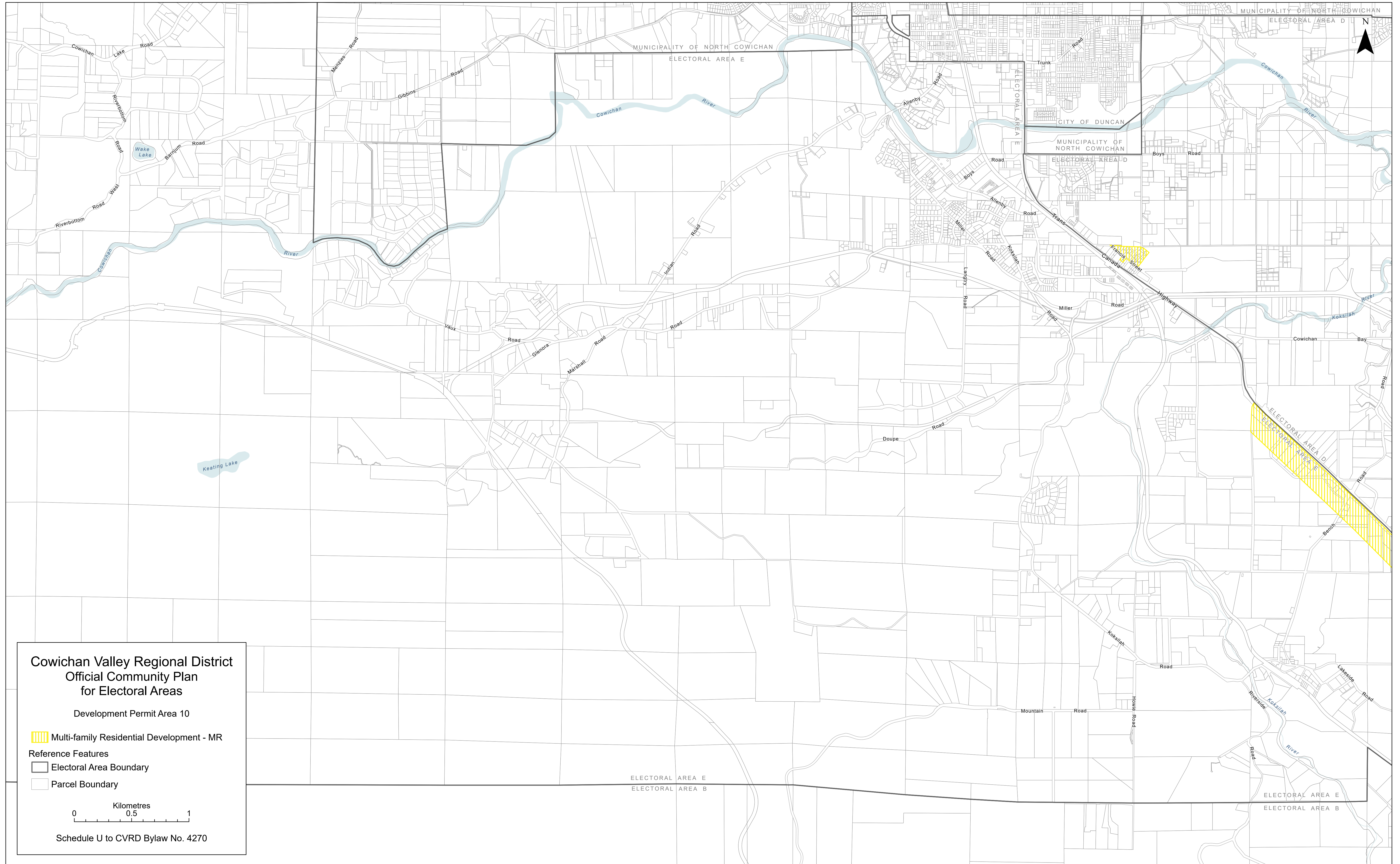


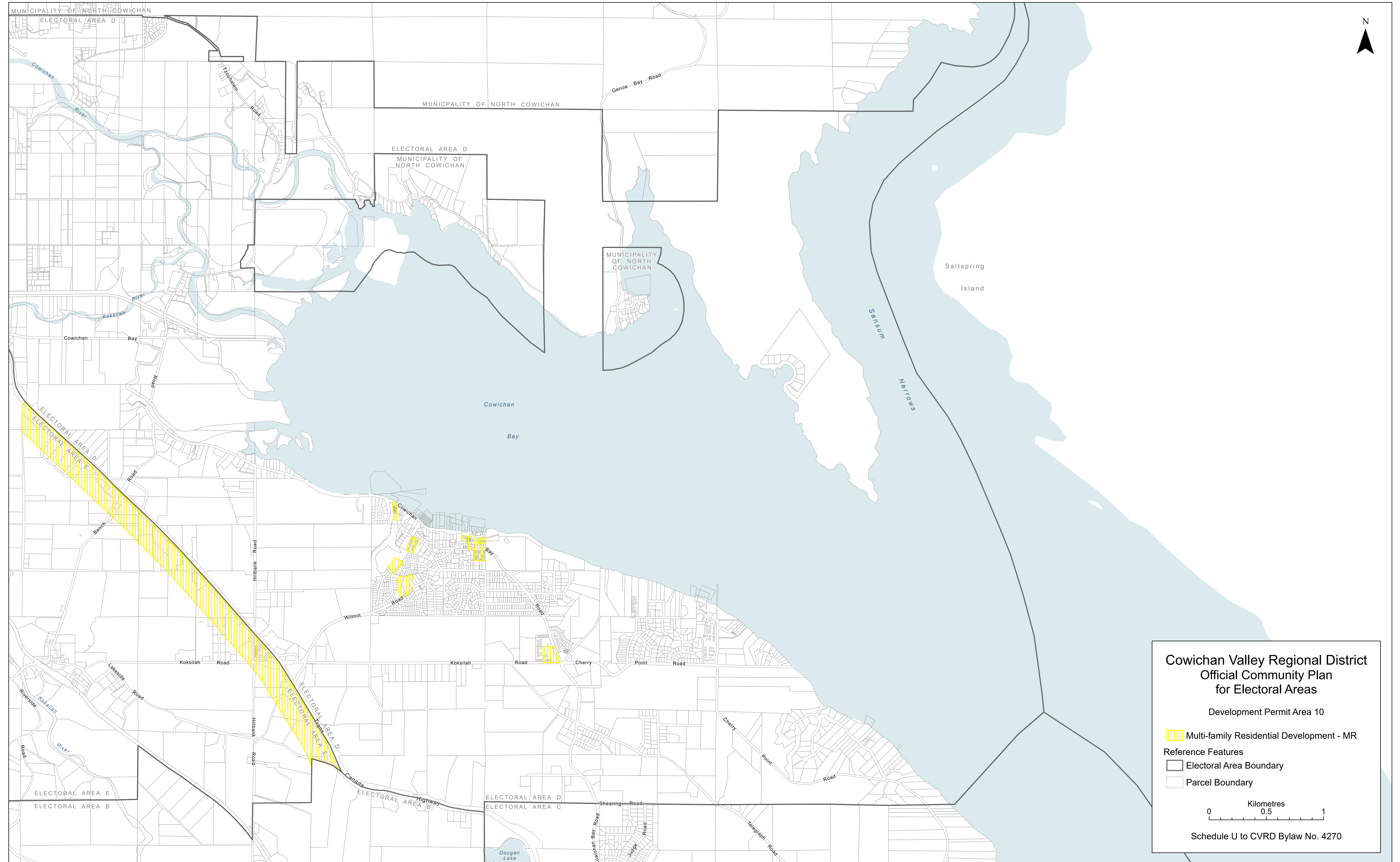












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Development Permit Area 10

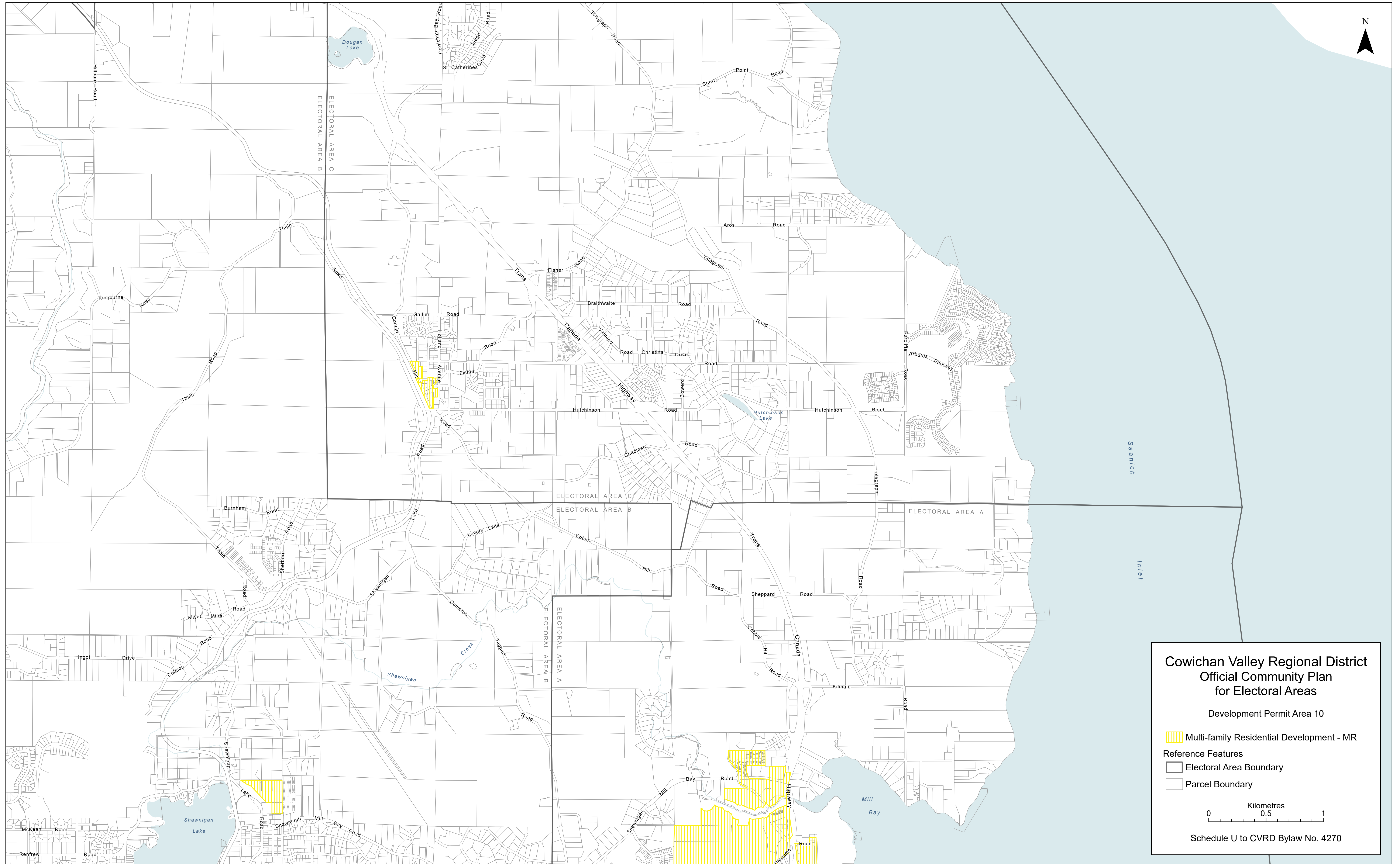
Multi-family Residential Development - MR

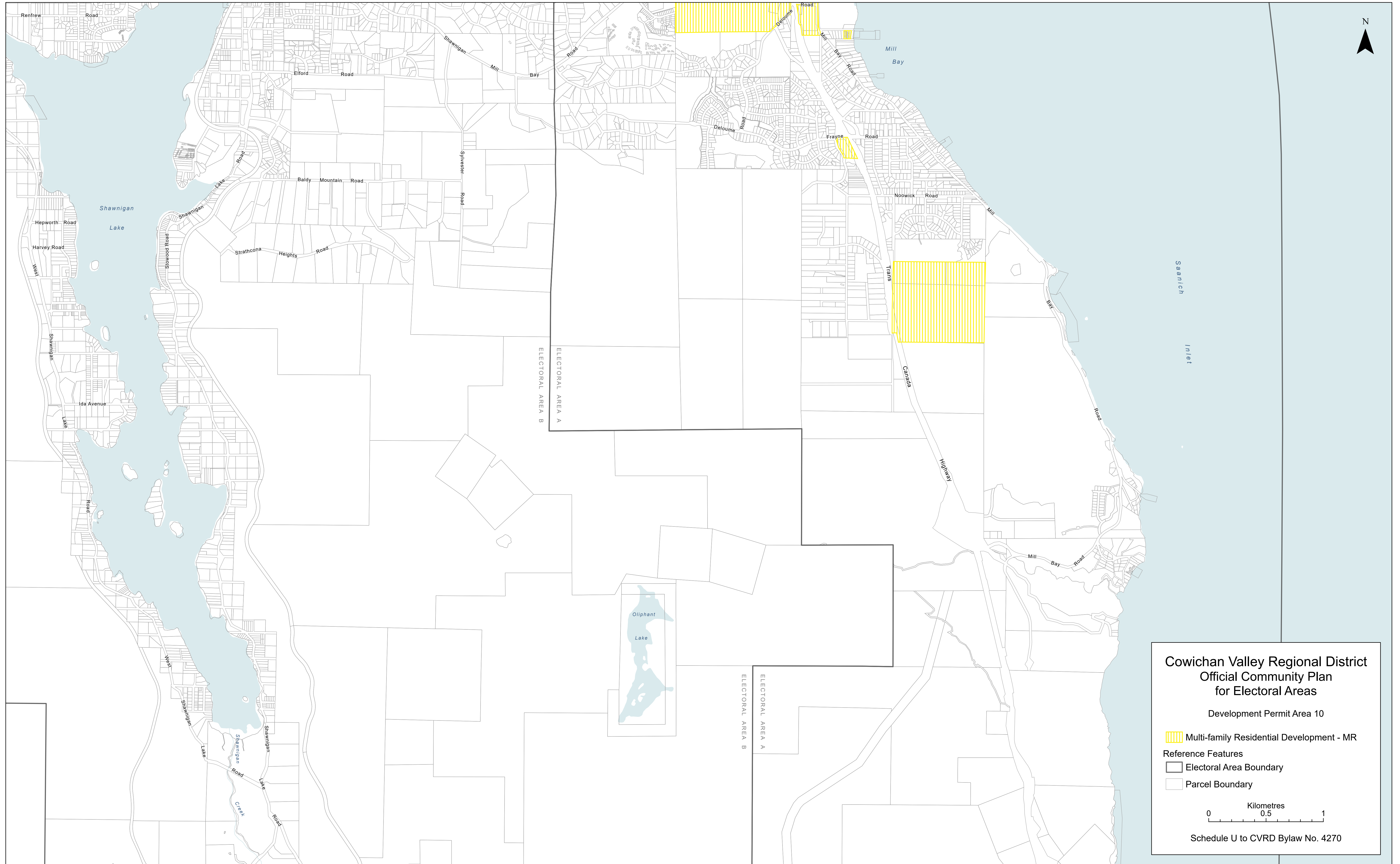
Reference Features

- Electoral Area Boundary
- Parcel Boundary

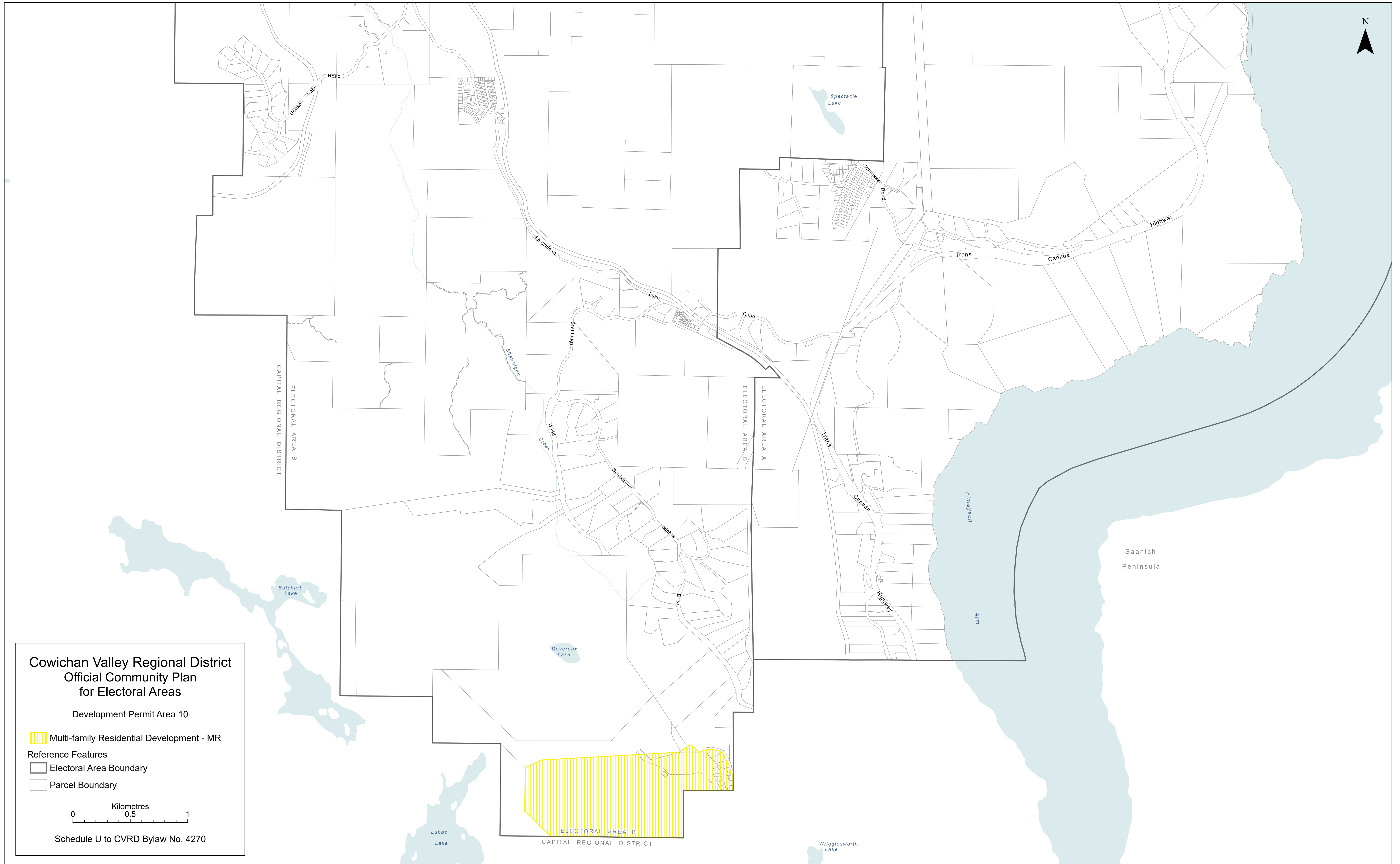
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Kilometres

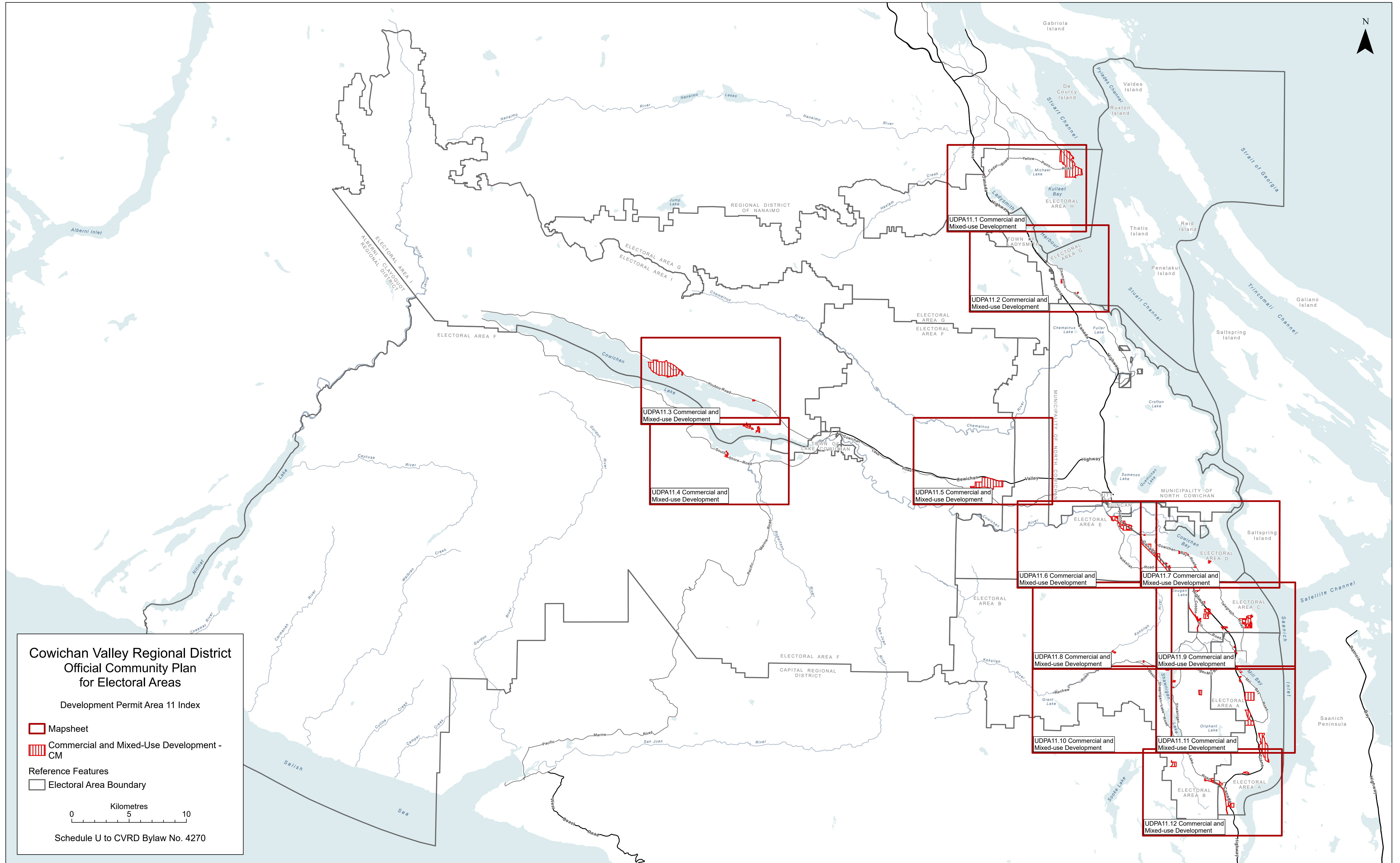
Schedule U to CVRD Bylaw No. 4270

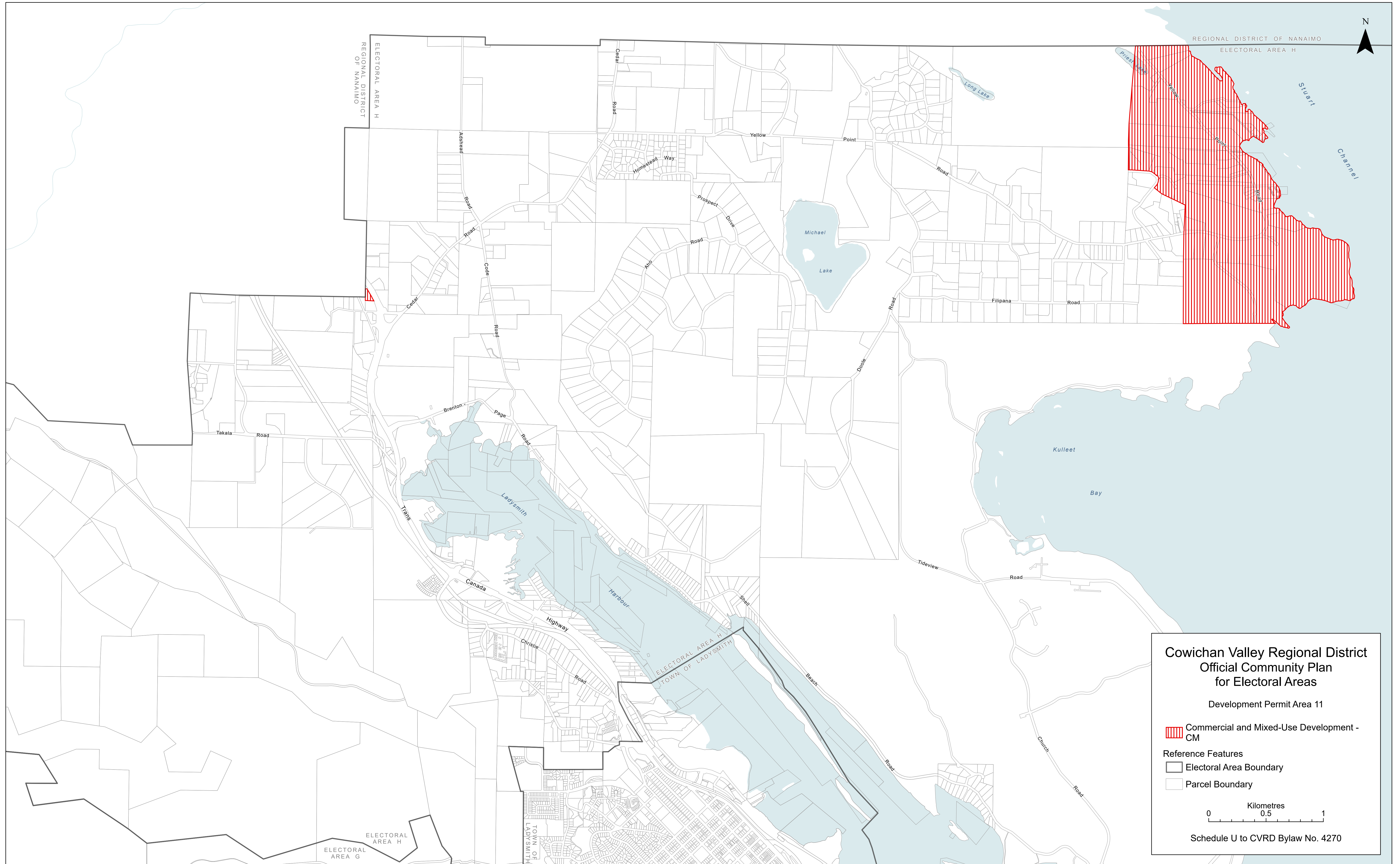


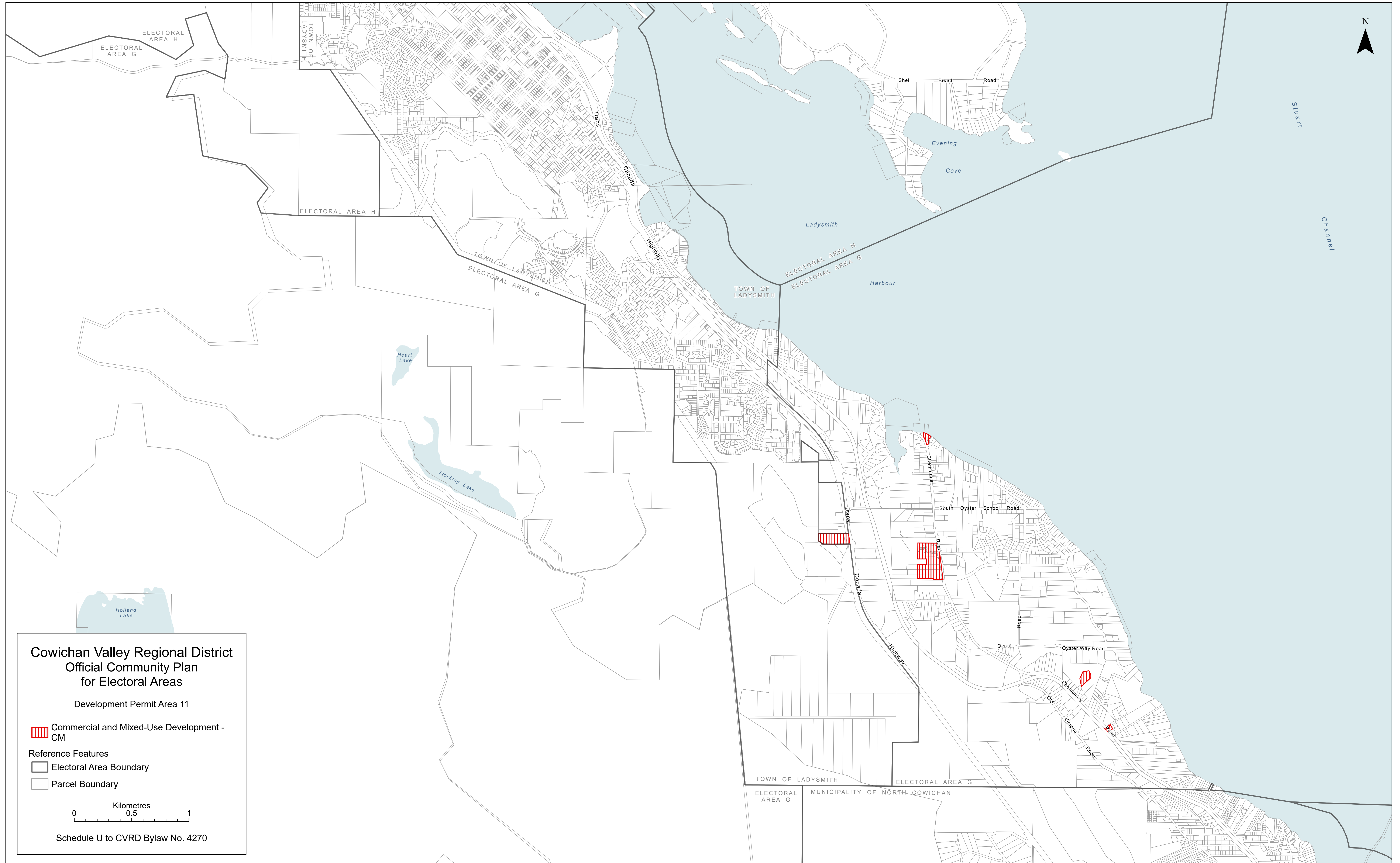


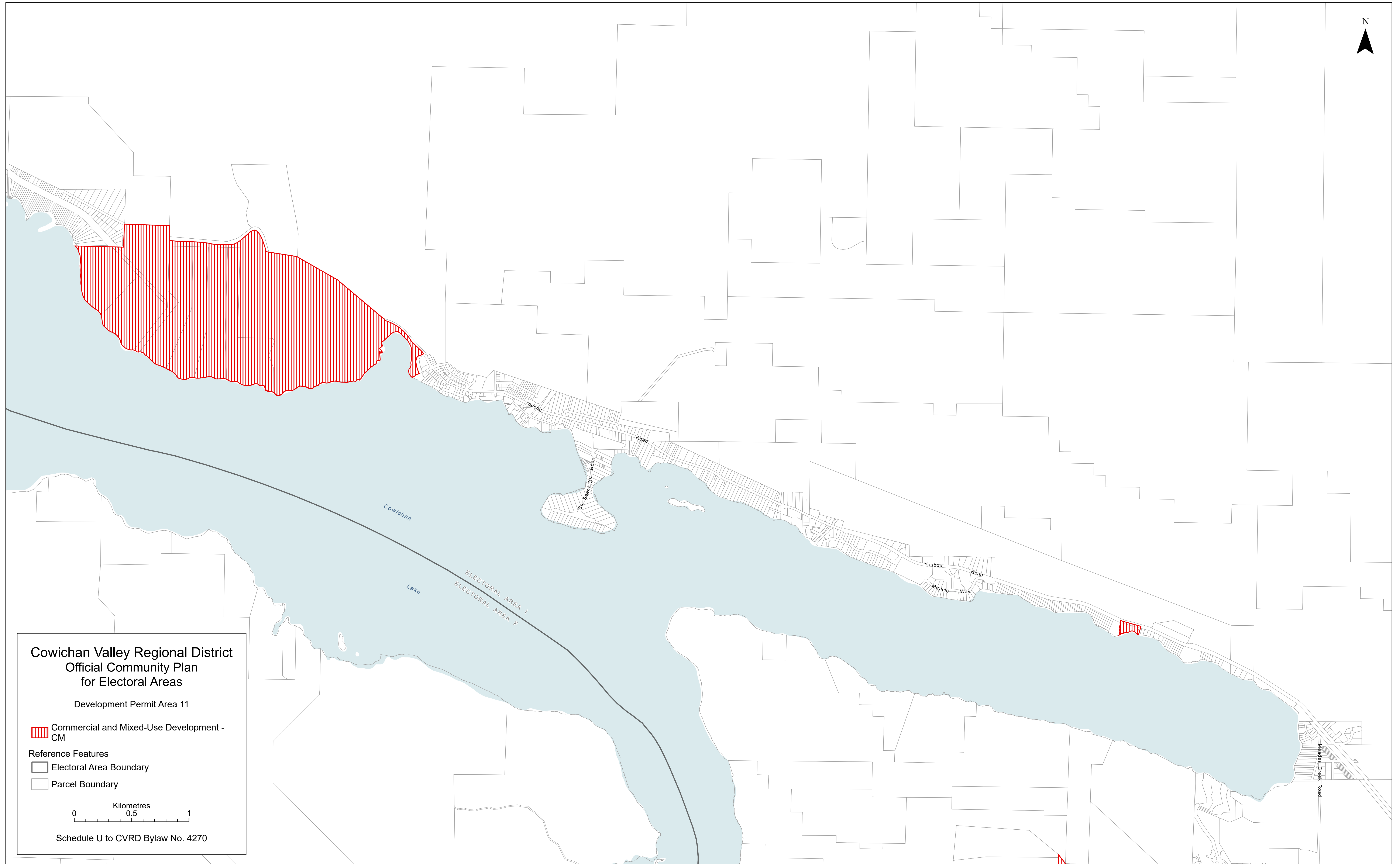


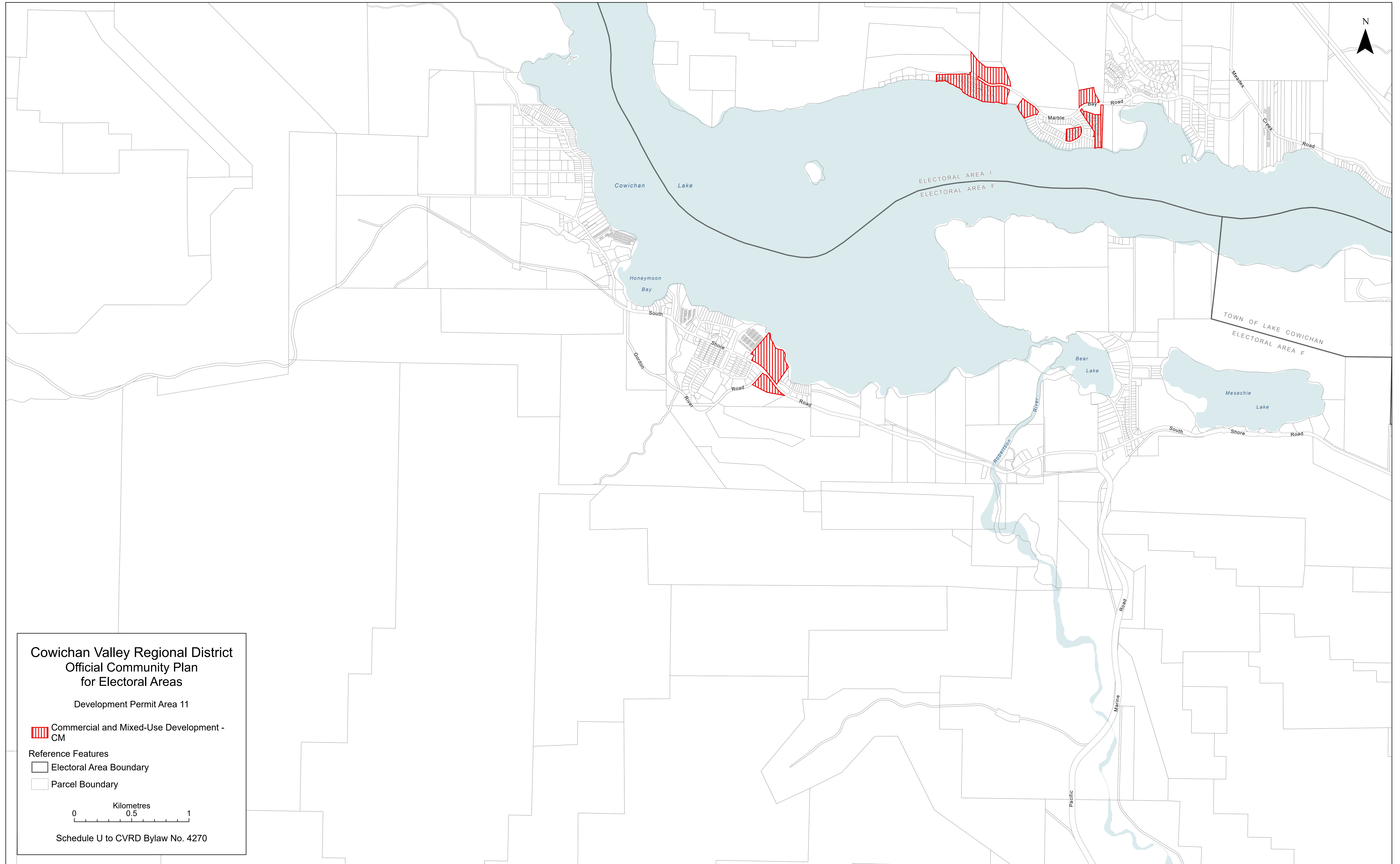




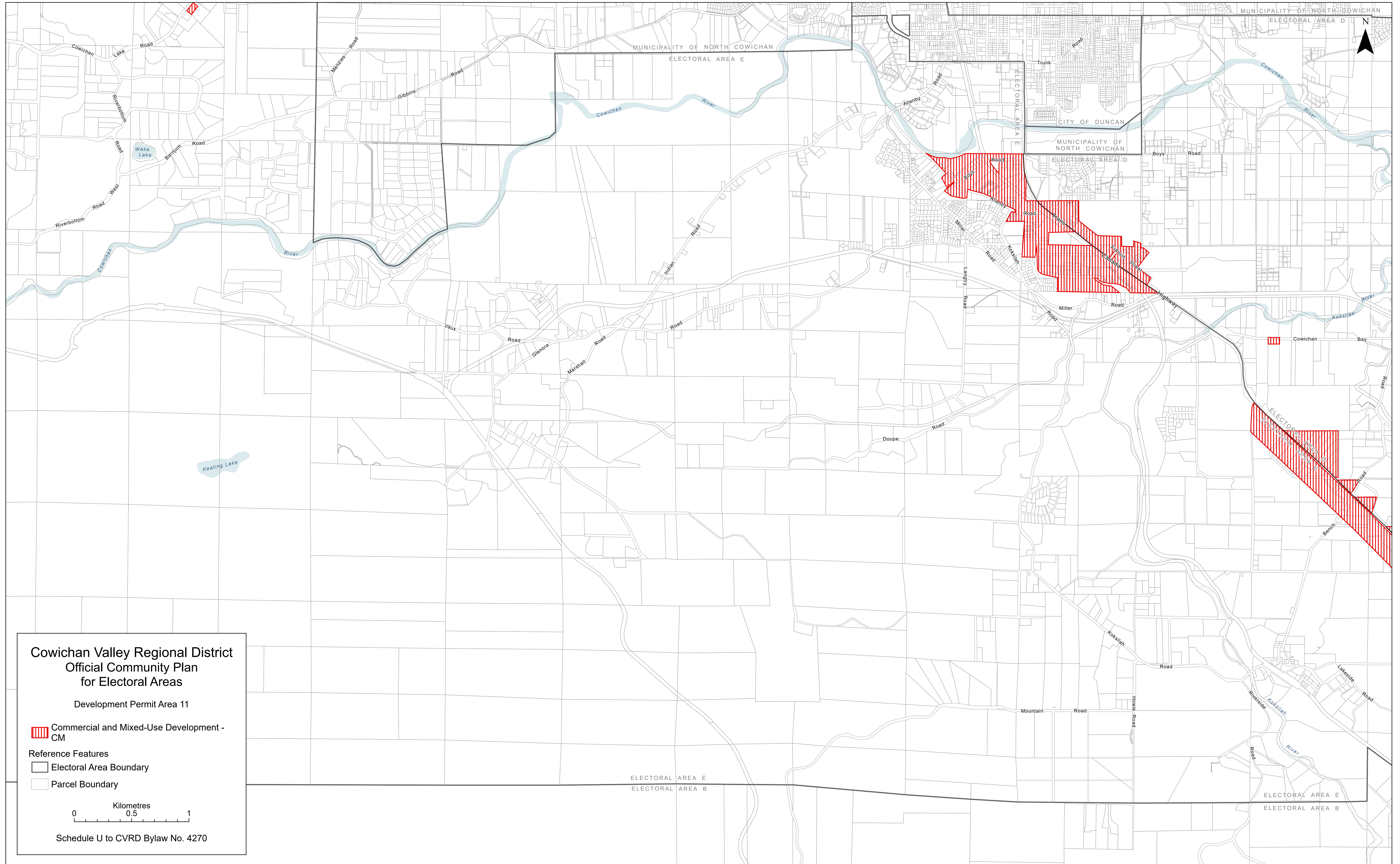




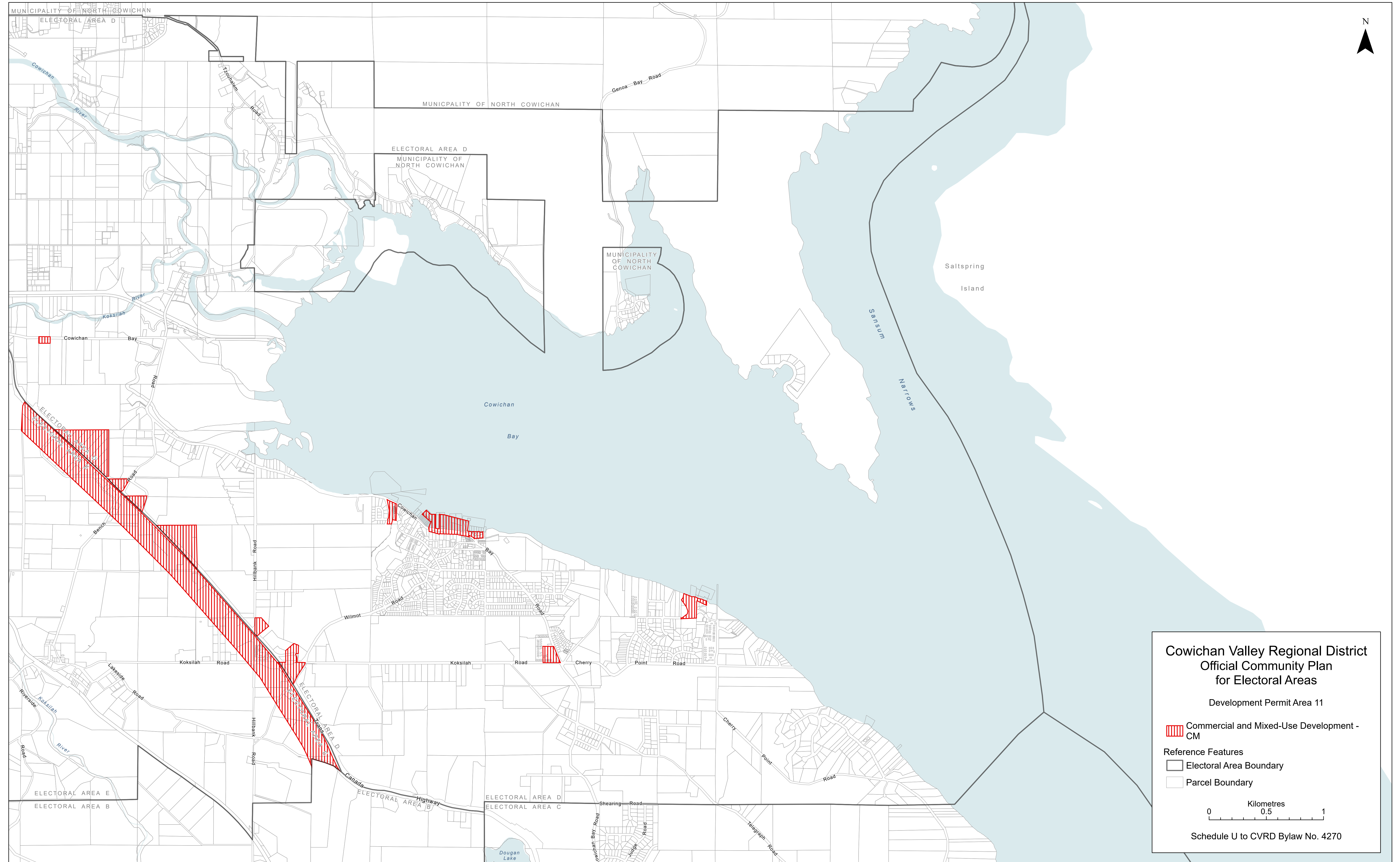


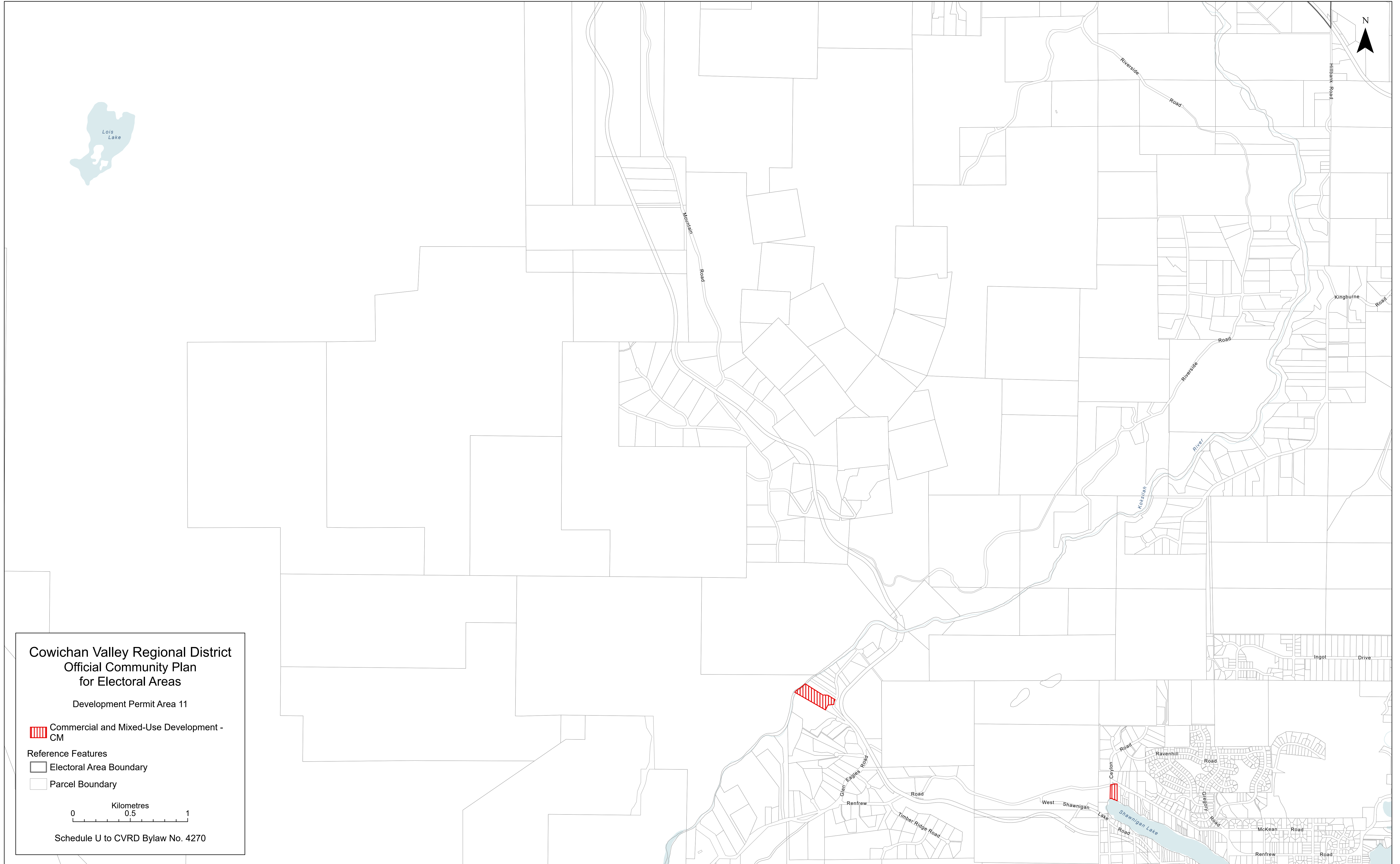


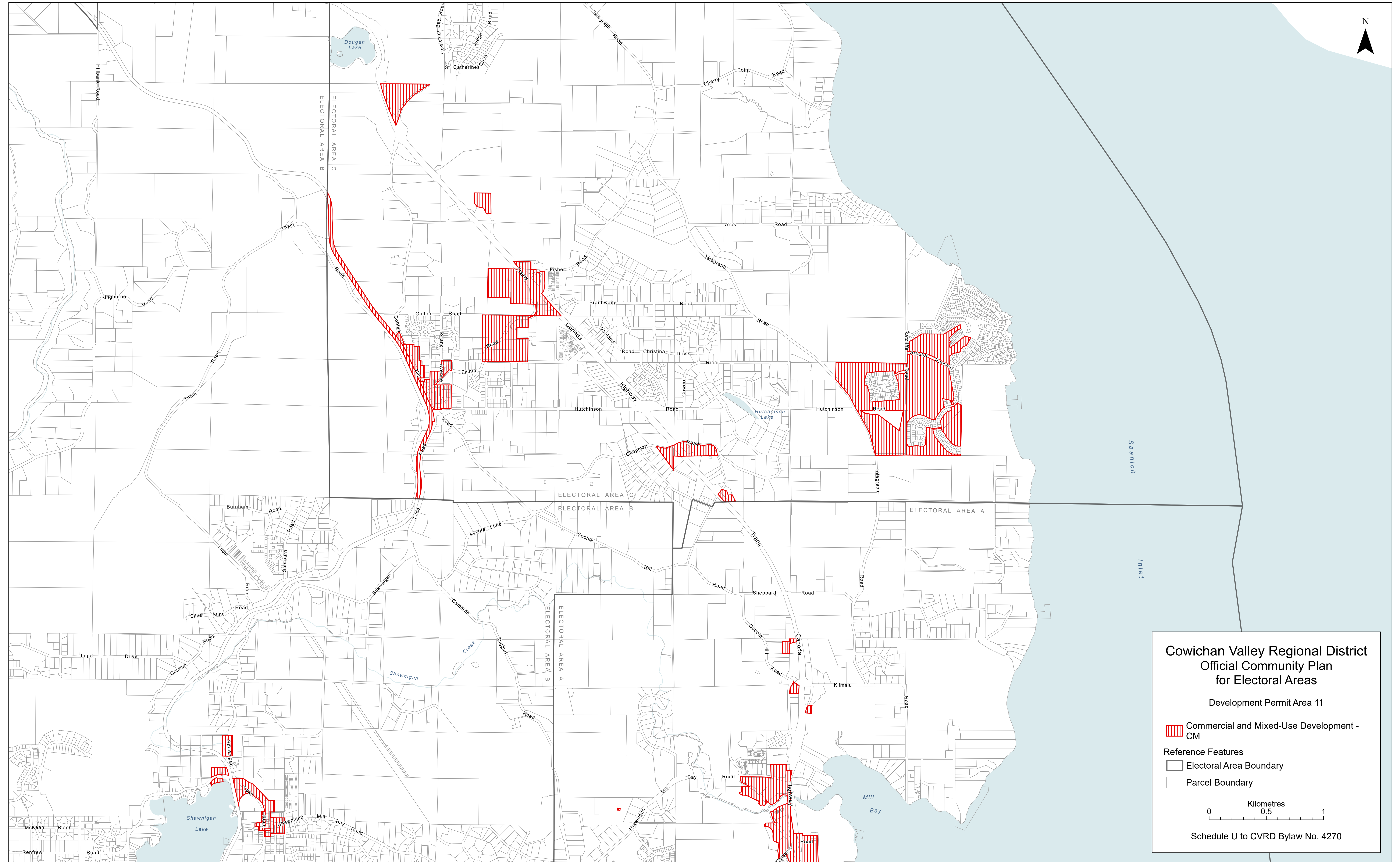


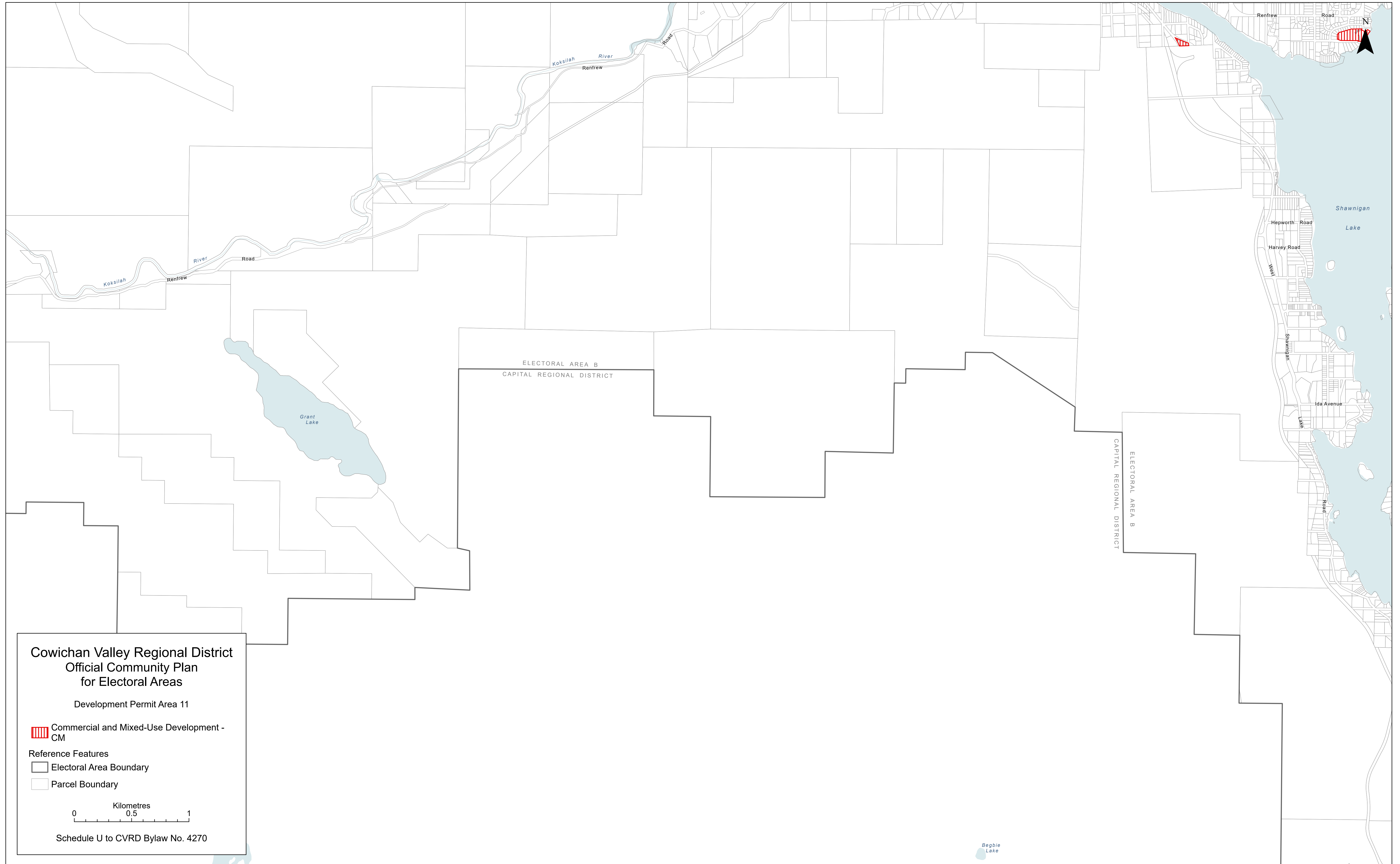


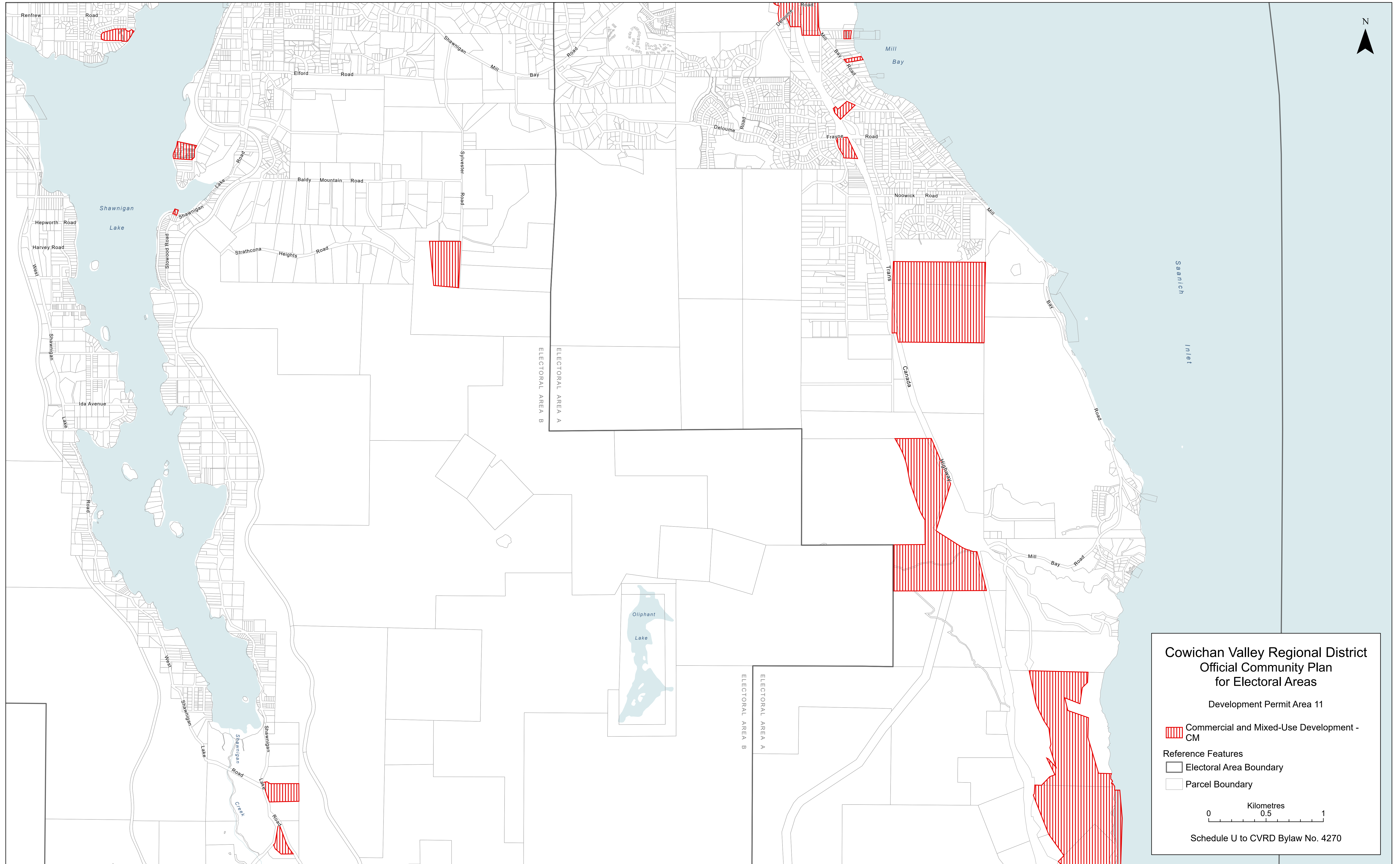















**Cowichan Valley Regional District  
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Development Permit Area 11

 Commercial and Mixed-Use Development - CM

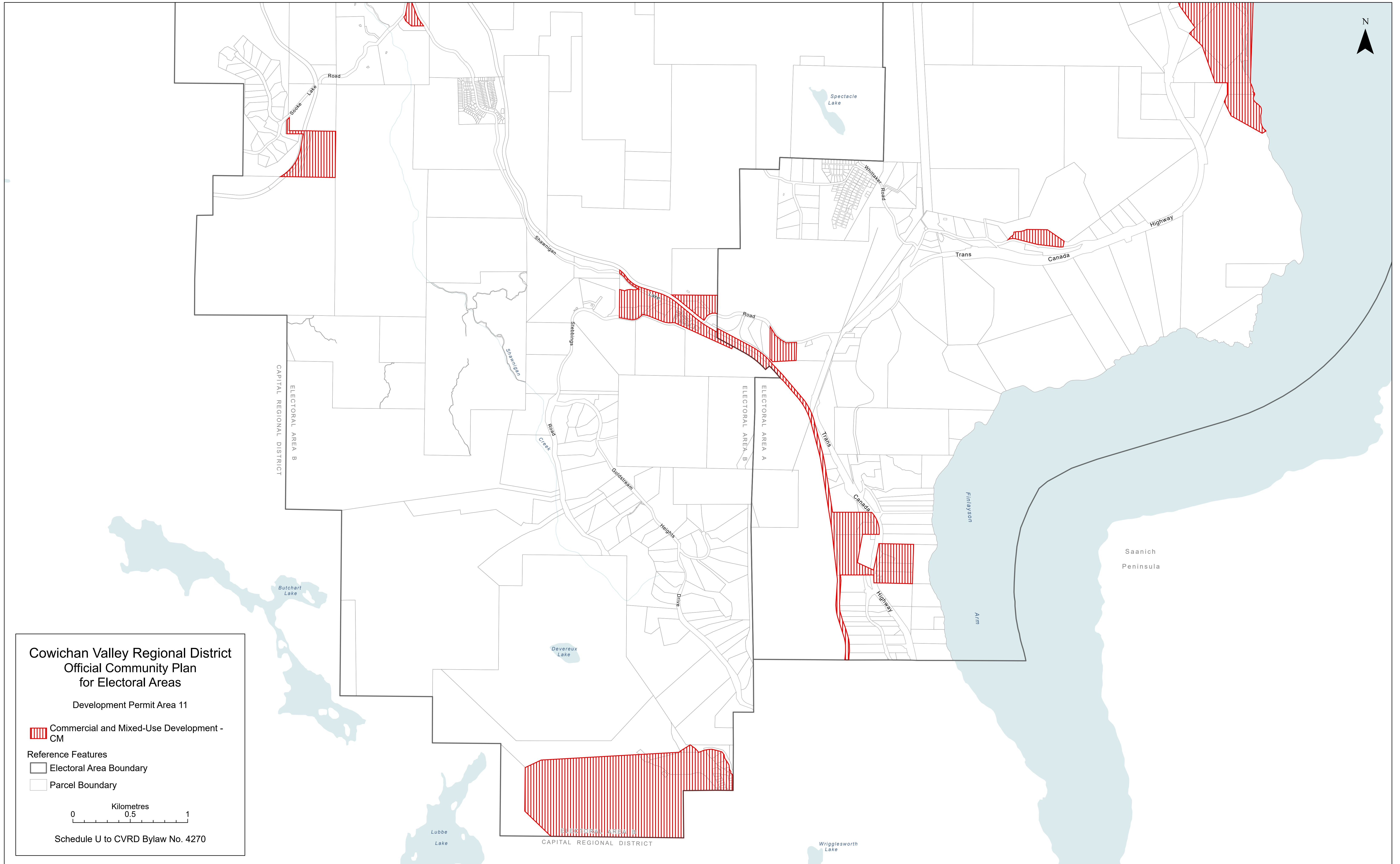
Reference Features

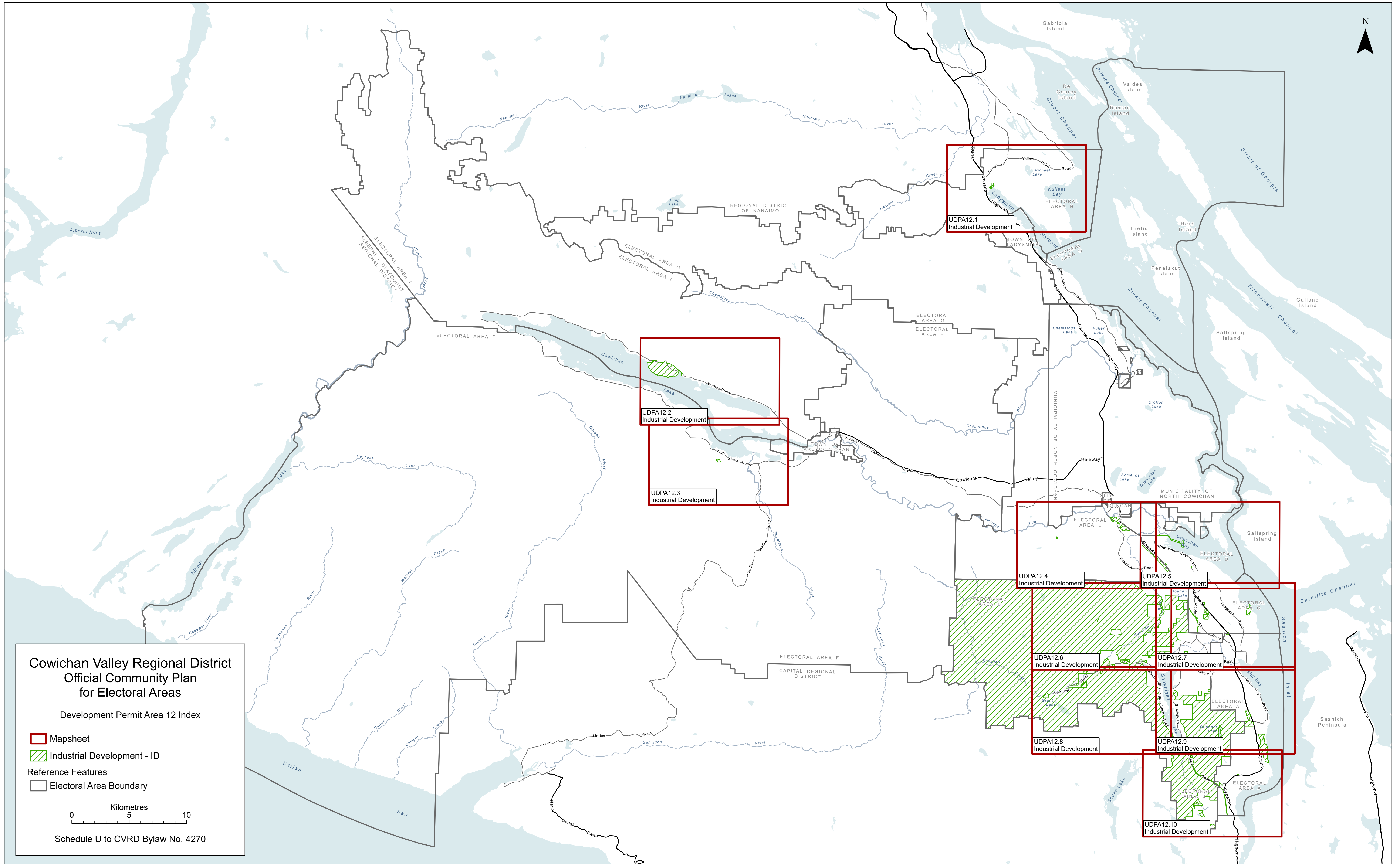
 Electoral Area Boundary

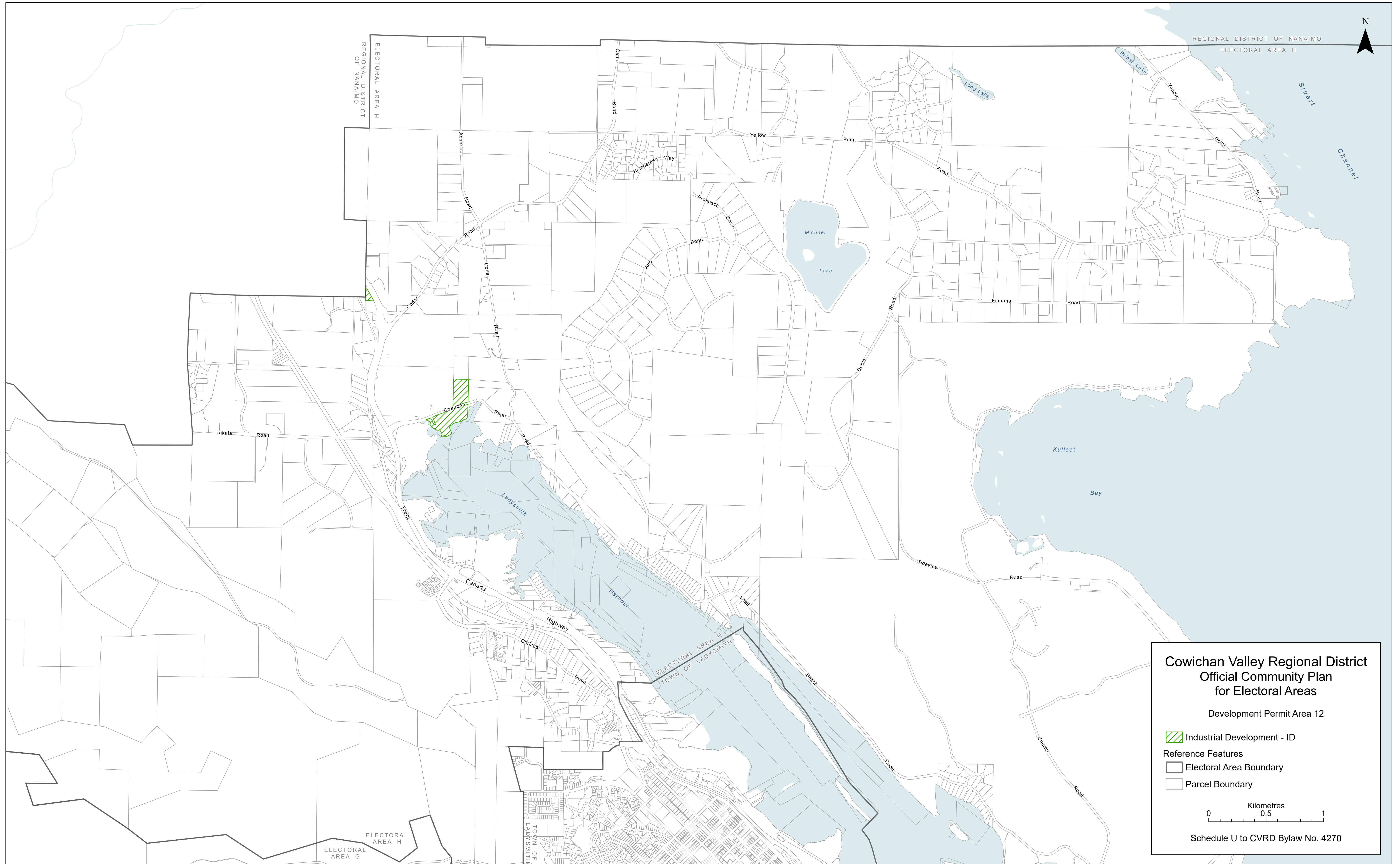
 Parcel Boundary

0      0.5      1  
Kilometres

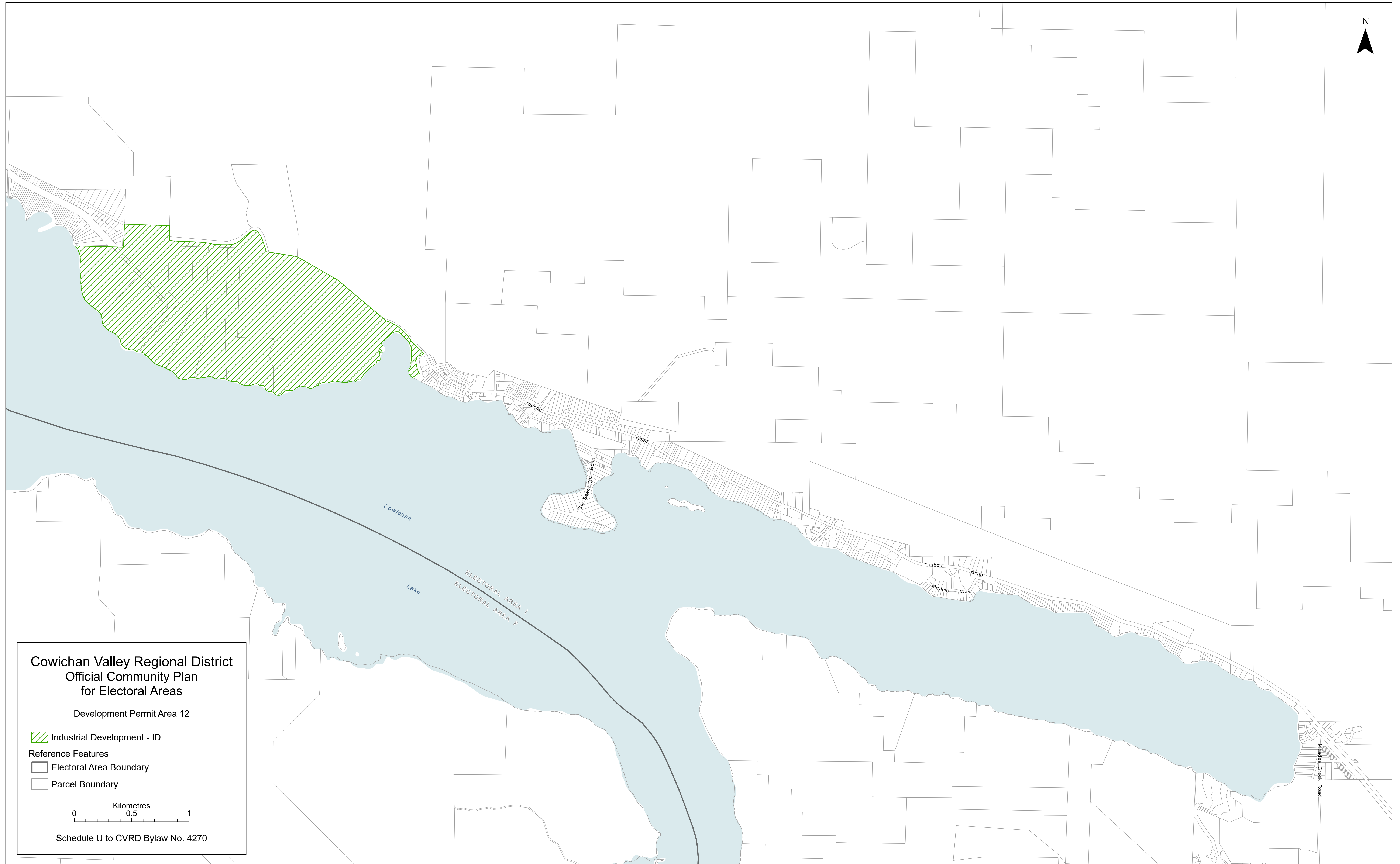
Schedule U to CVRD Bylaw No. 4270

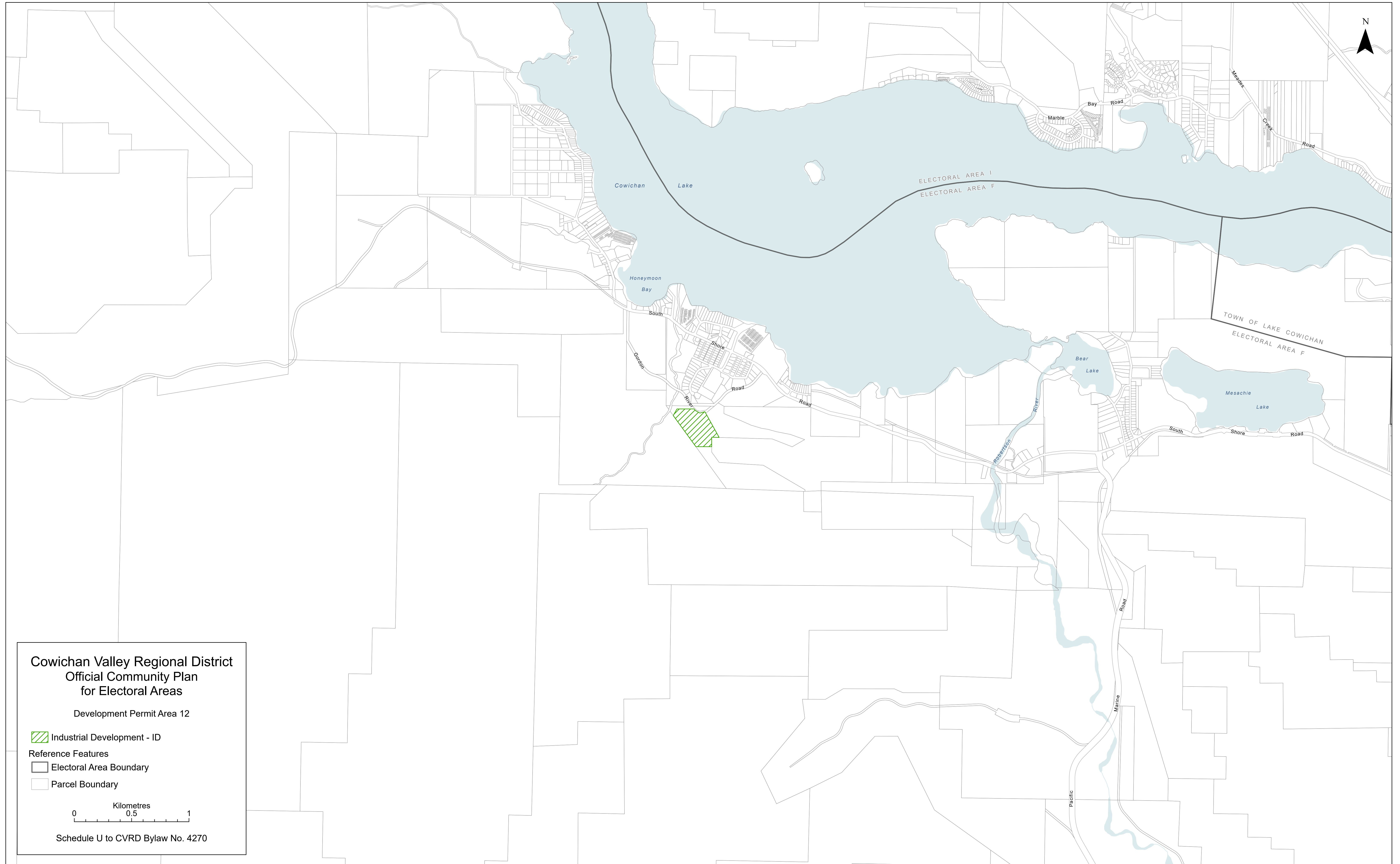


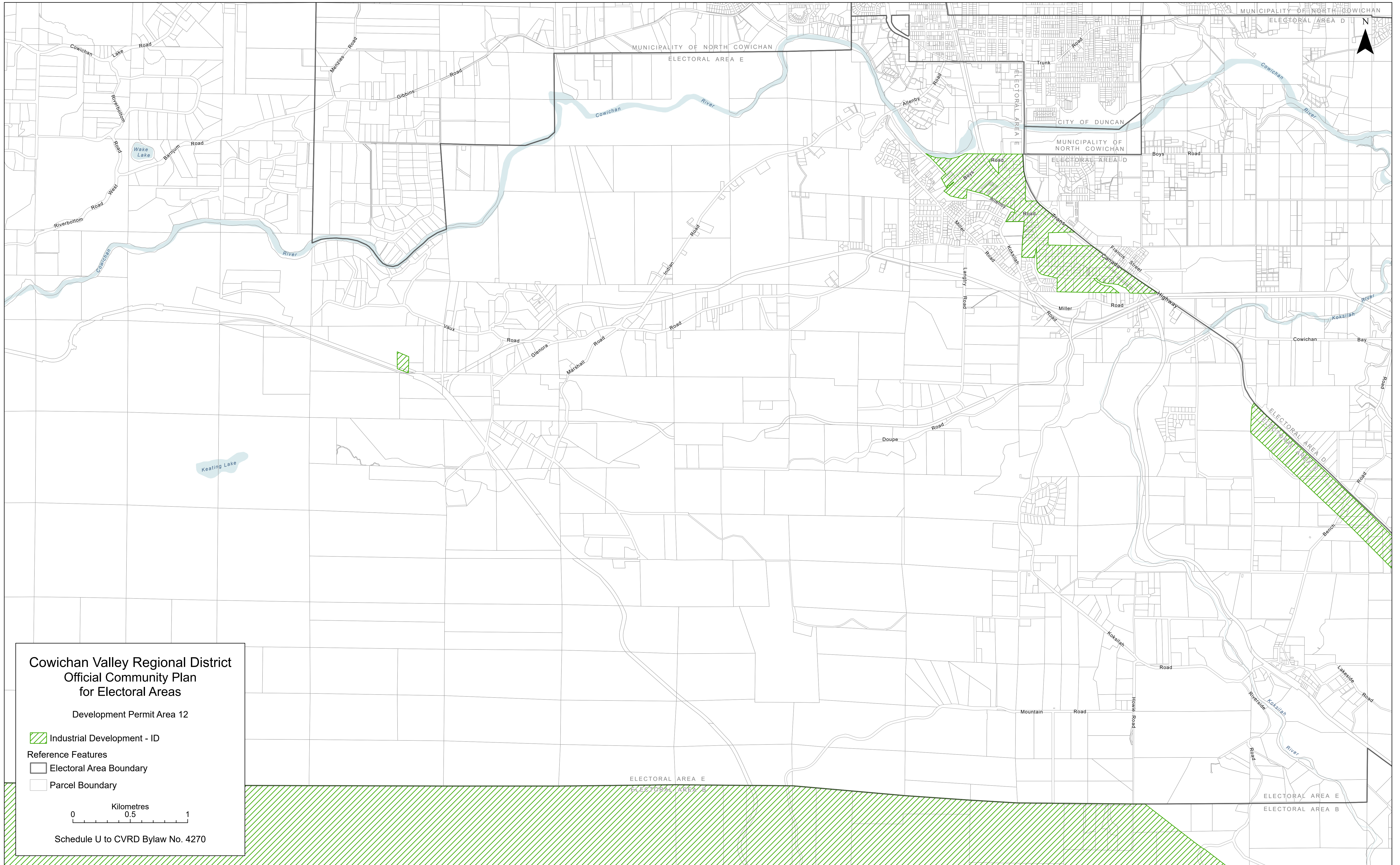


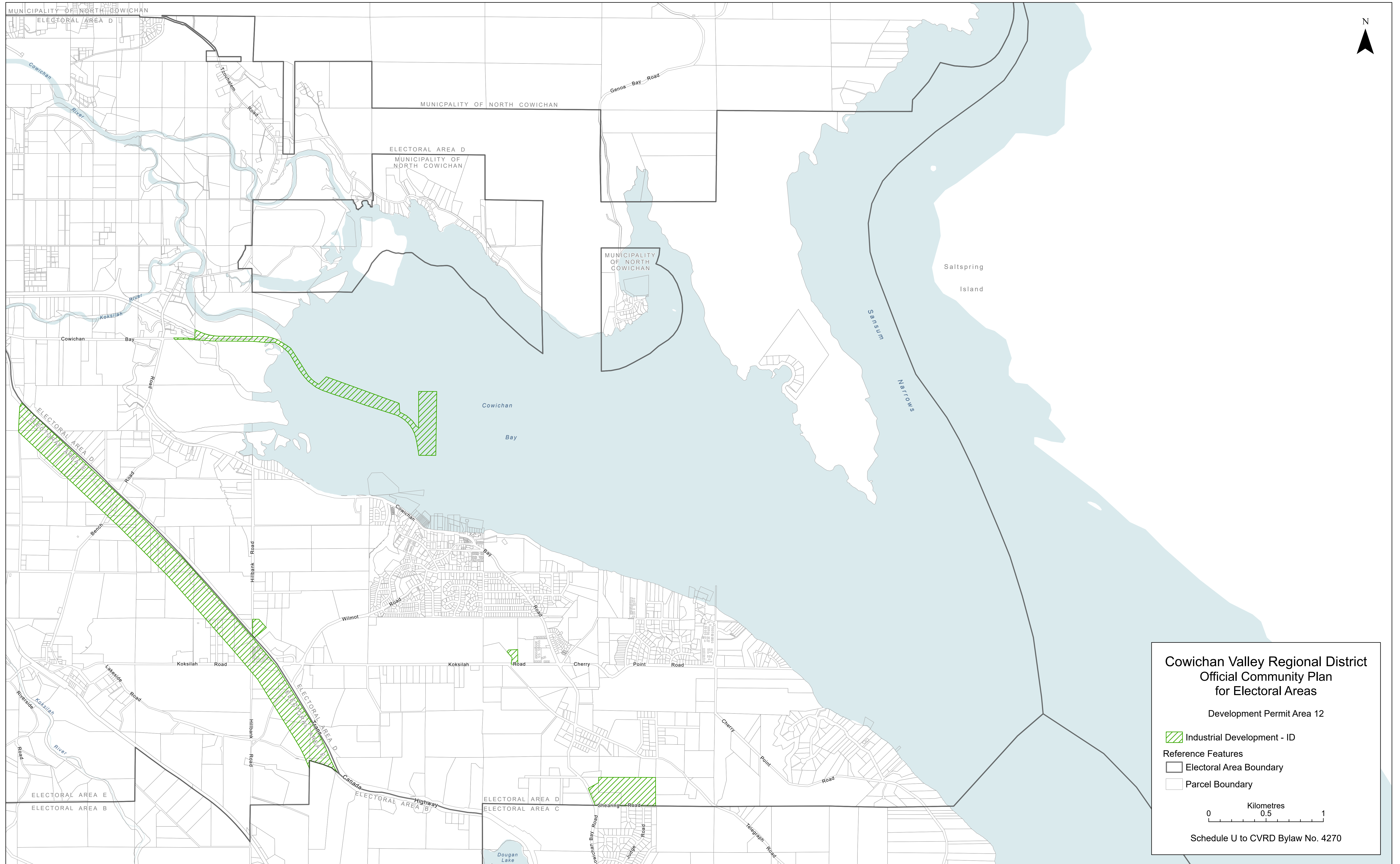


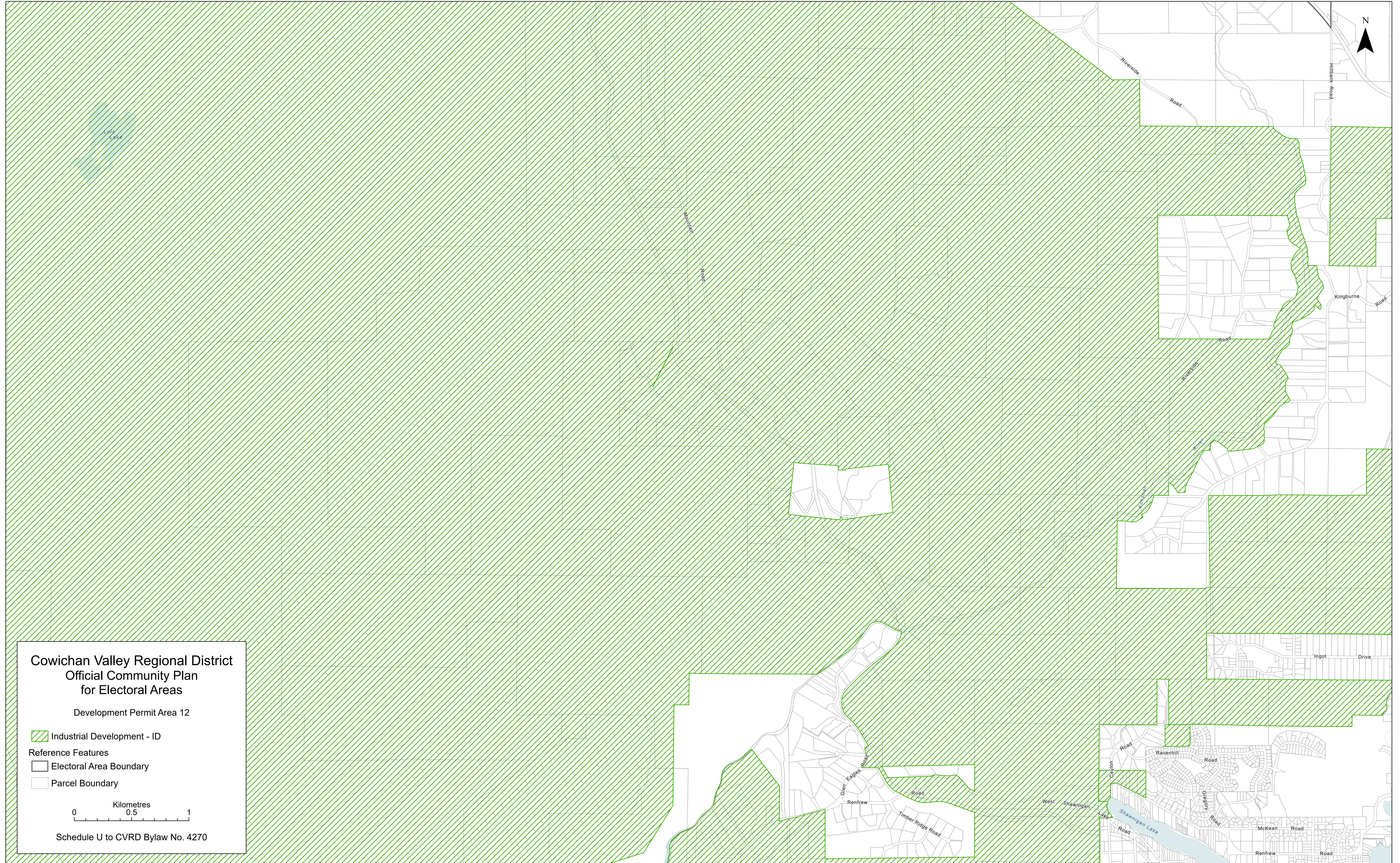


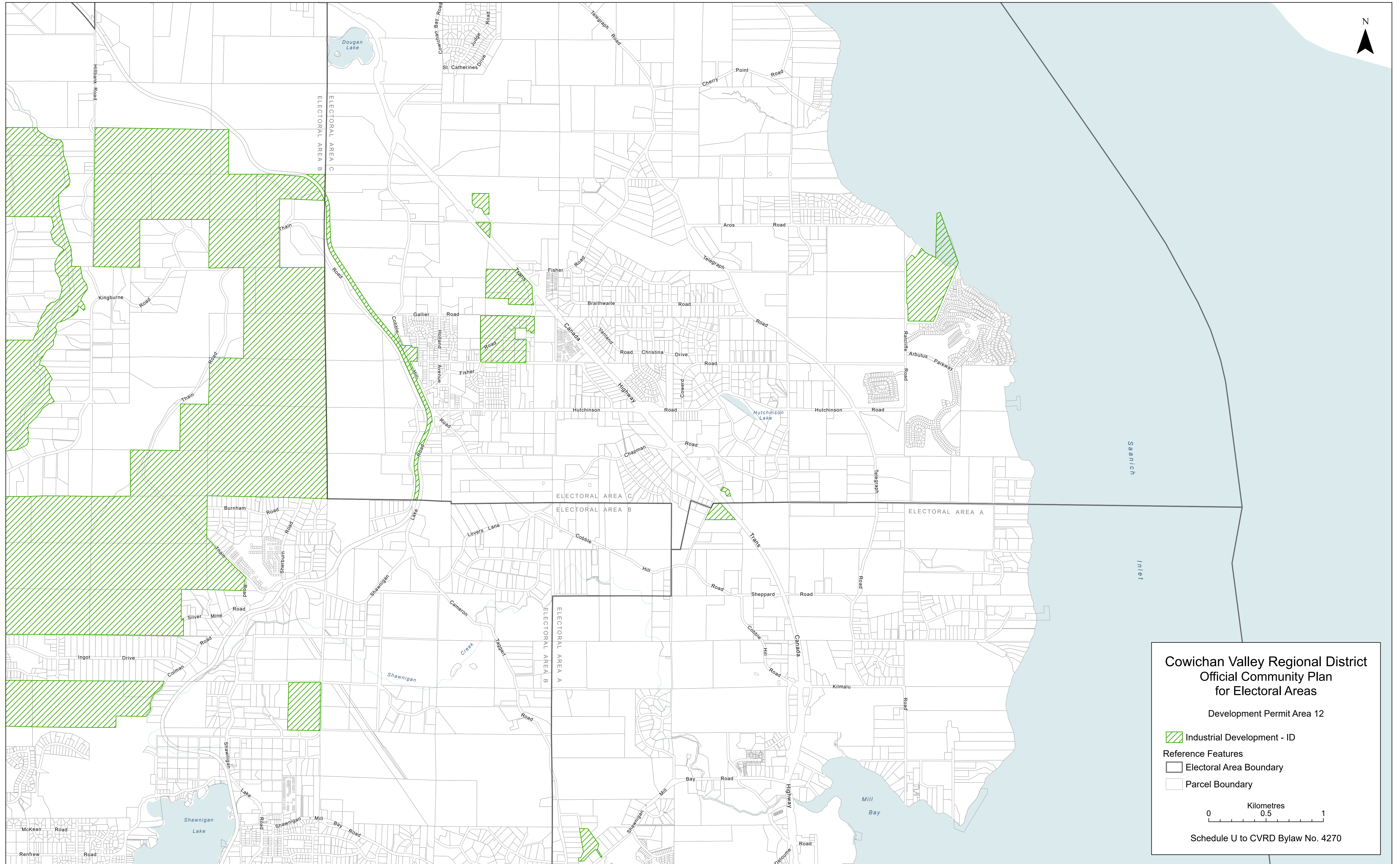


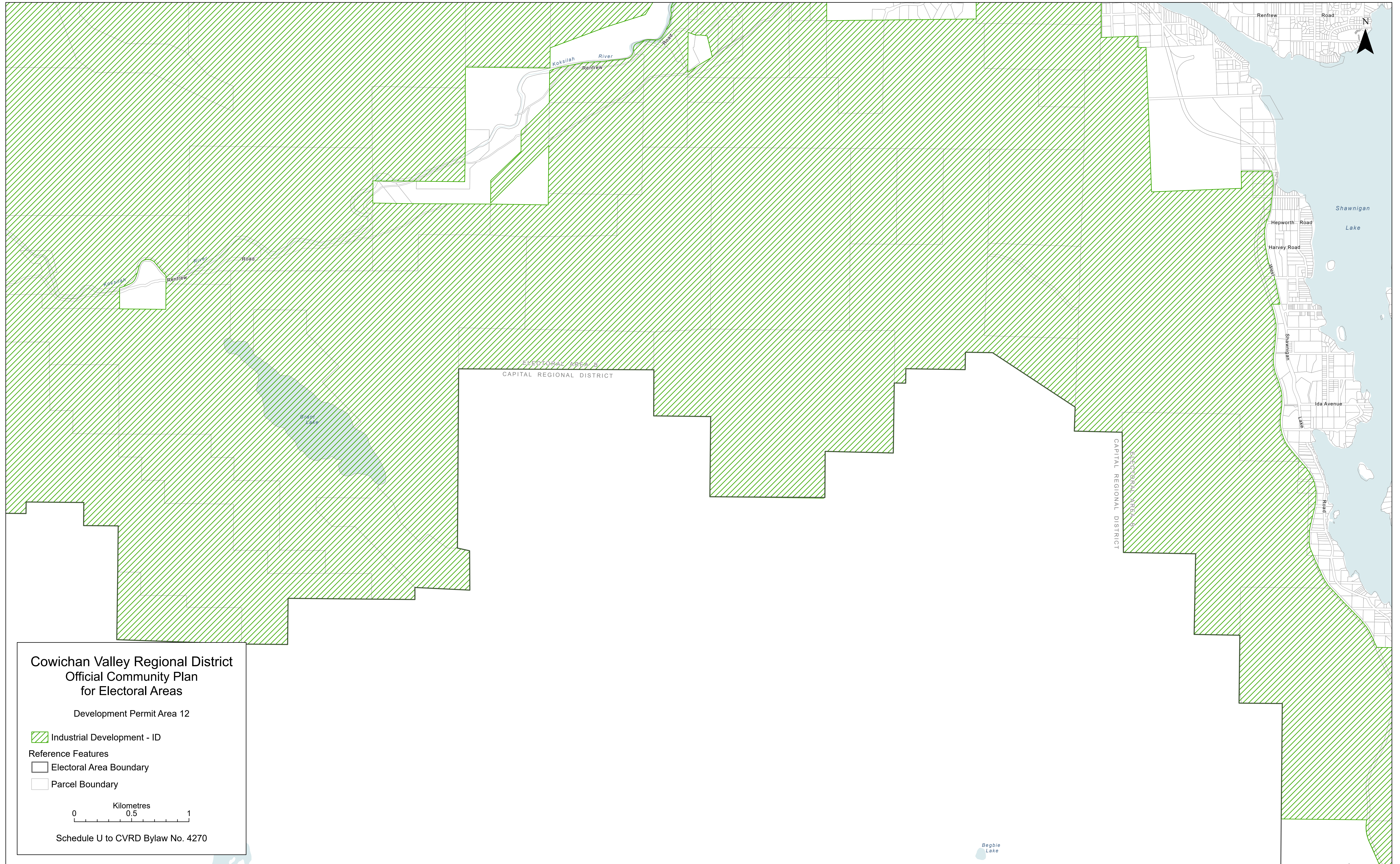












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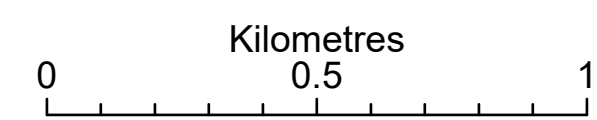
Development Permit Area 12

 Industrial Development - ID

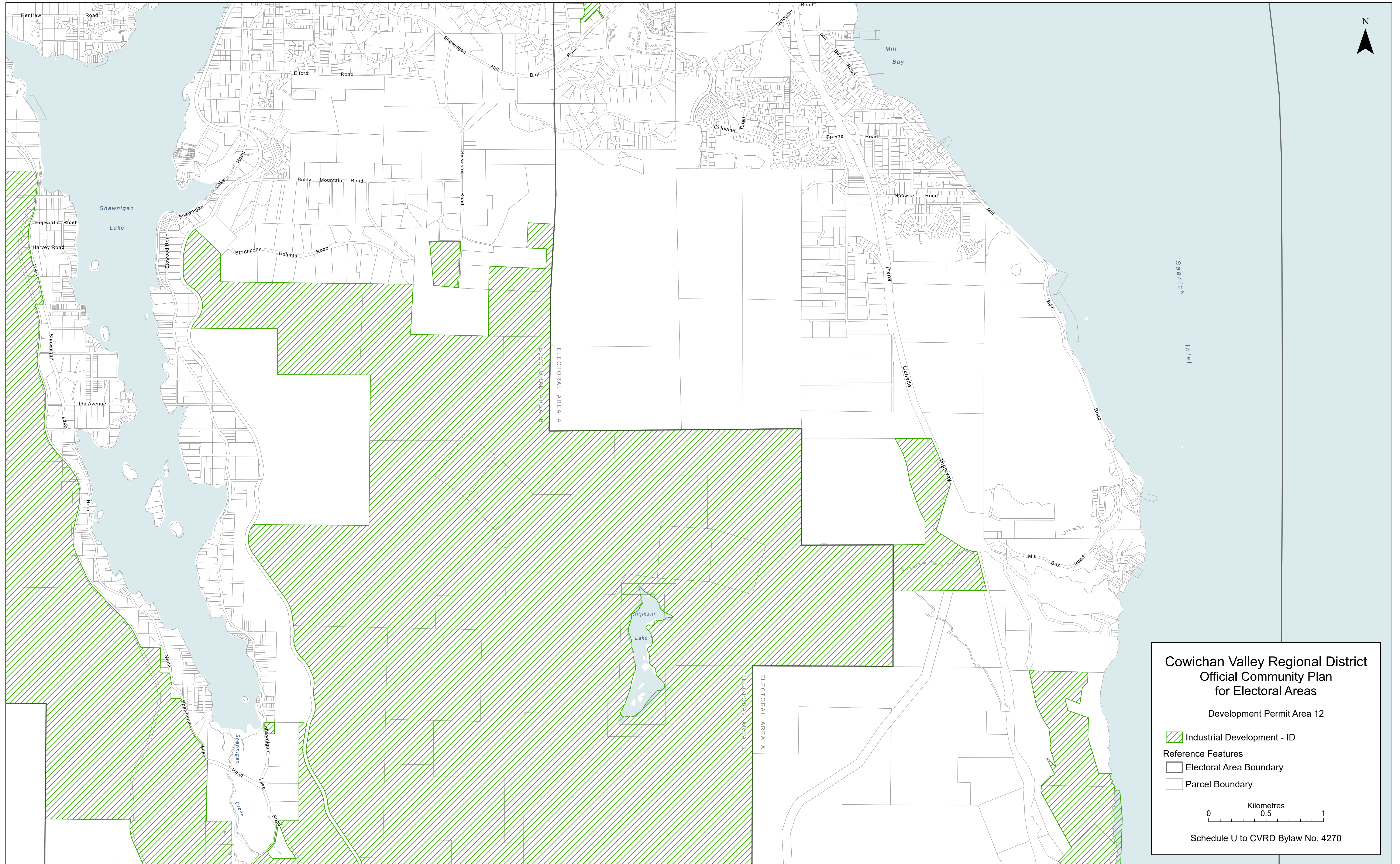
Reference Features

 Electoral Area Boundary

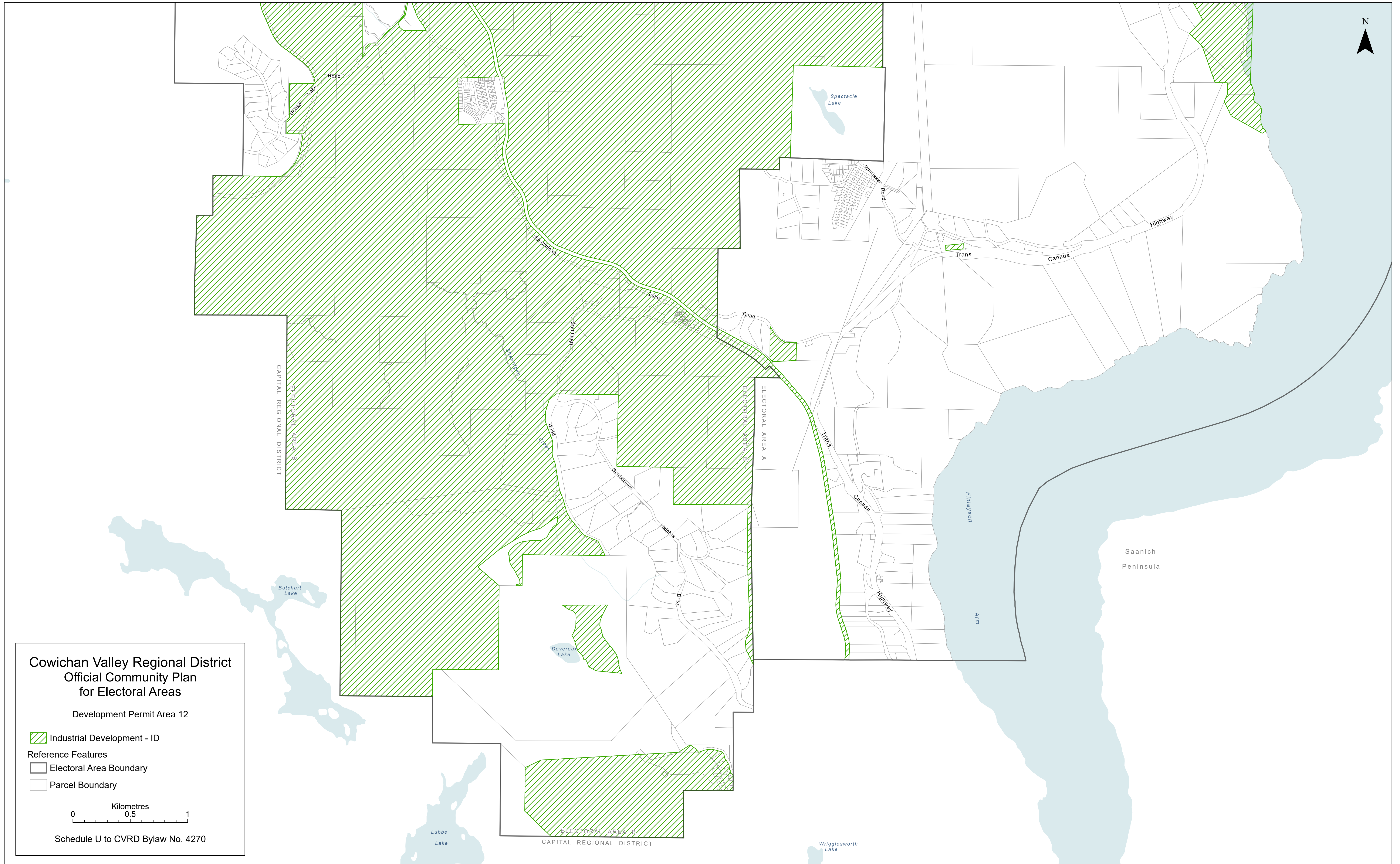
 Parcel Boundary

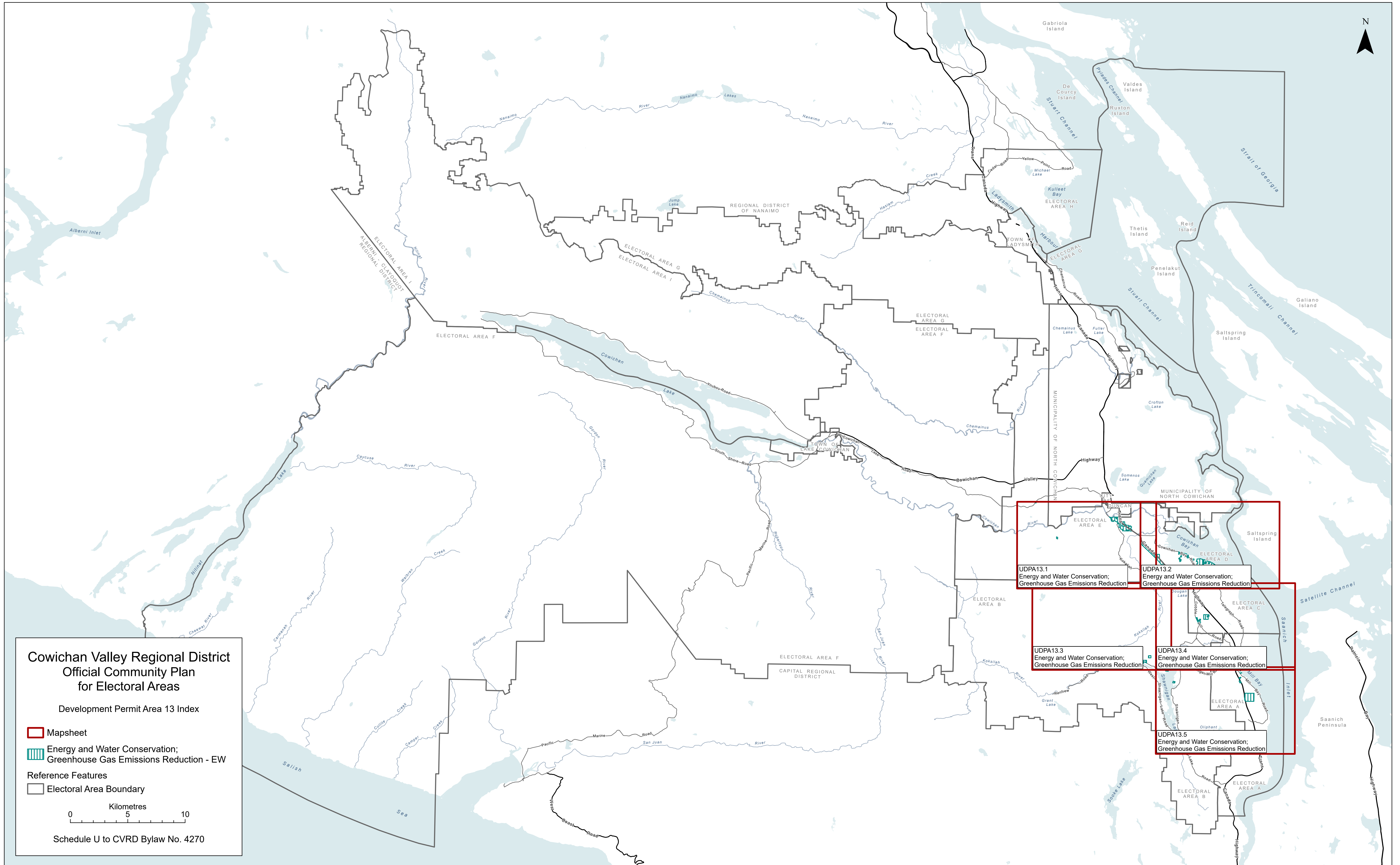


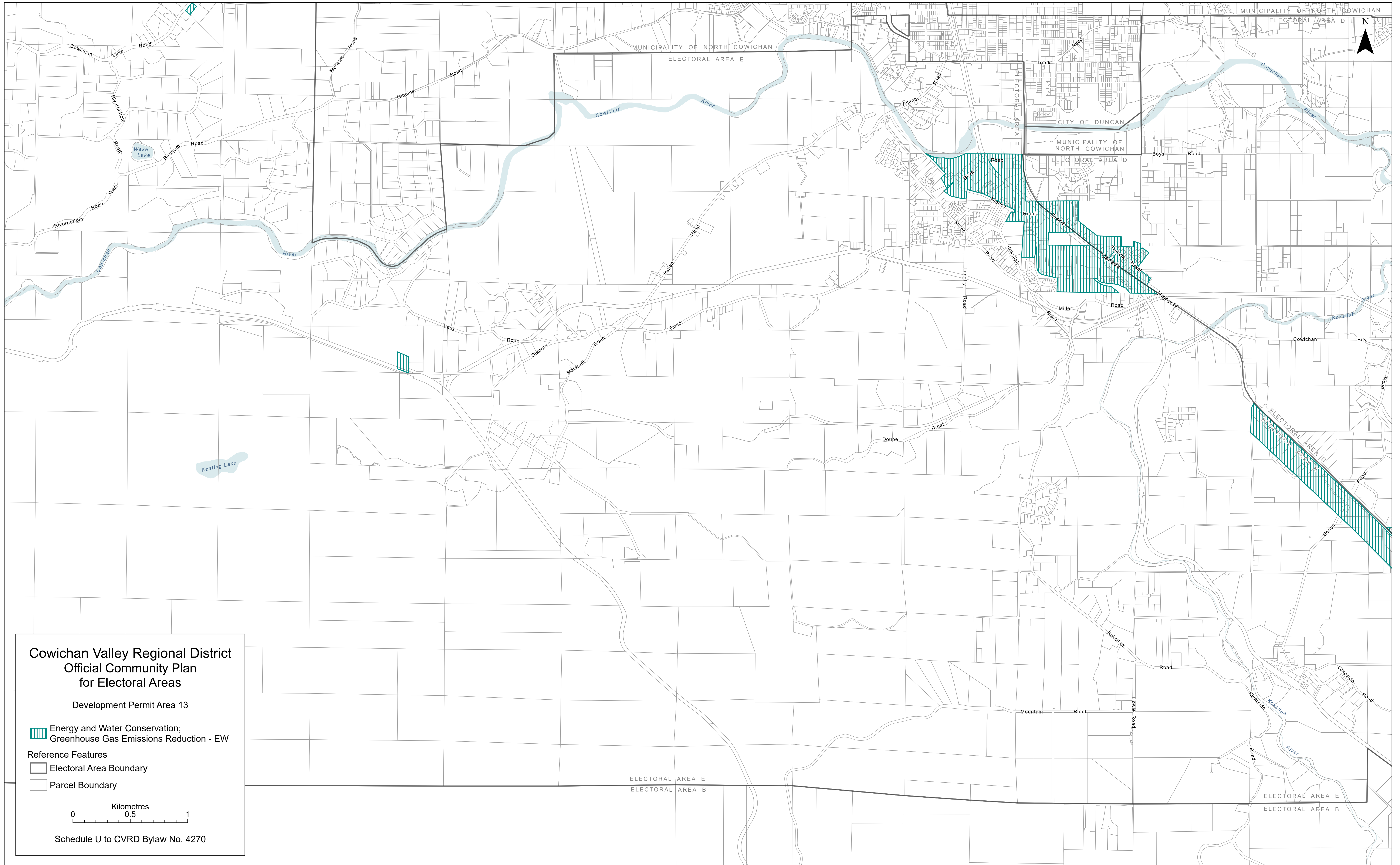
Schedule U to CVRD Bylaw No. 4270














**Cowichan Valley Regional District  
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Development Permit Area 13

 Energy and Water Conservation;  
Greenhouse Gas Emissions Reduction - EW

Reference Features

 Electoral Area Boundary

 Parcel Boundary

0      0.5      1  
Kilometres

Schedule U to CVRD Bylaw No. 4270

