SCHEDULE U – DEVELOPMENT PERMIT AREAS MAPS

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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.

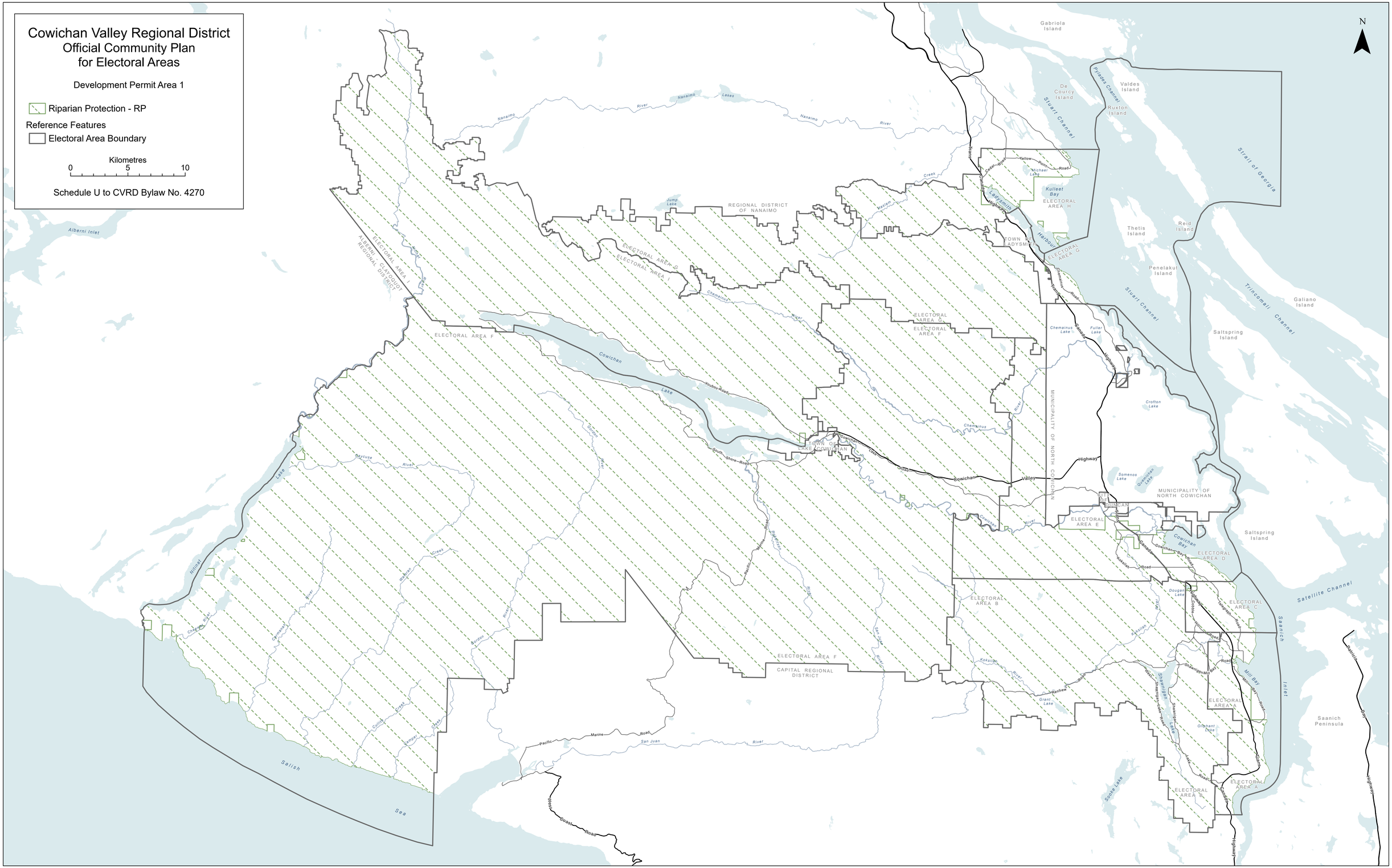
Map Identification Key			
Map name and number	Schedule	DPA/map number	Map sub-designation
UDPA5 Wildfire Hazard - Regional	U	DPA12	
UDPA12.1 Industrial Development - Area H	U	DPA12	1

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.

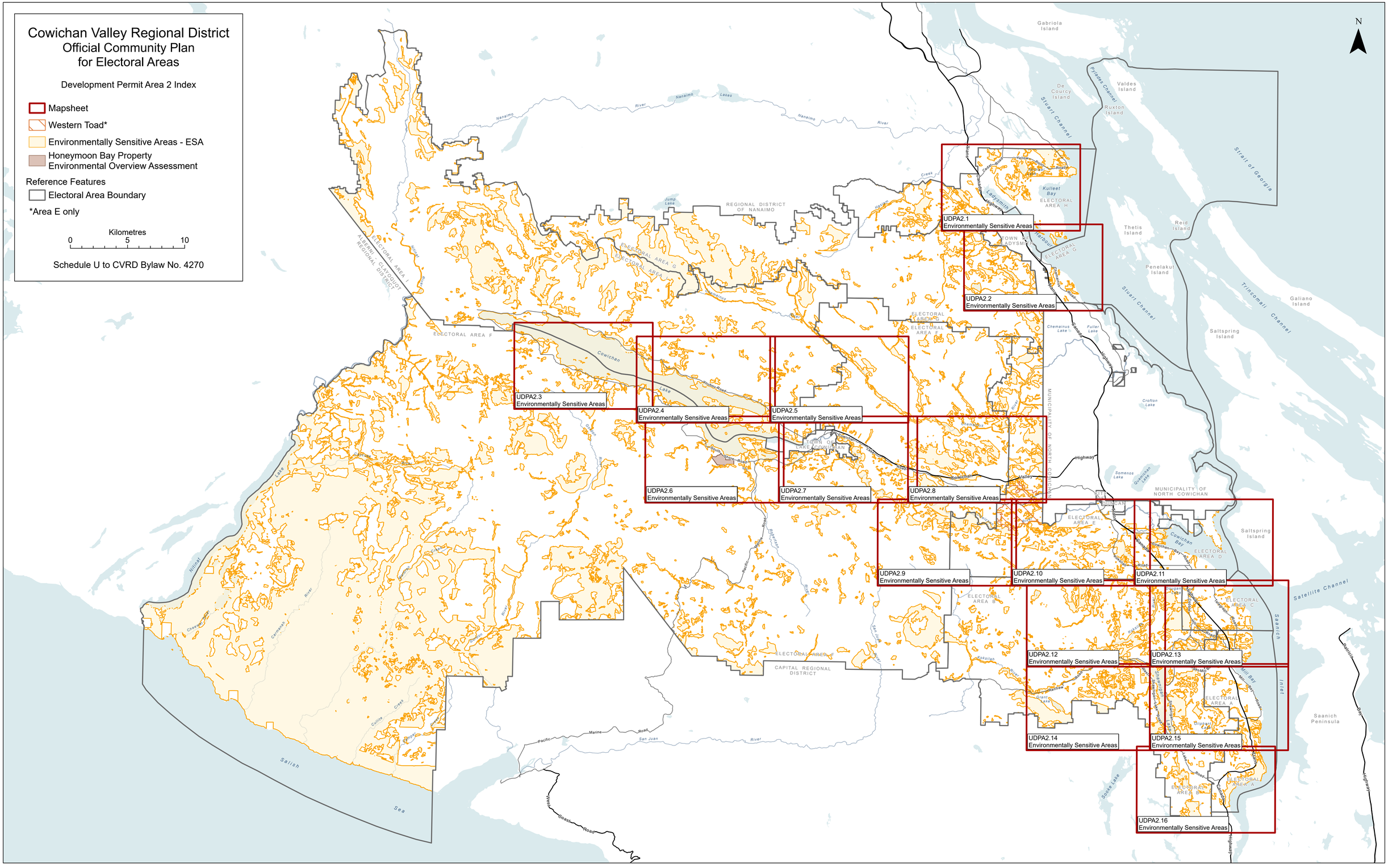
Except for Development Permit Areas, land use designations generally follow parcel boundaries and though not shown on the maps, land use designations extend to the centreline of any adjacent road right of way. Where land use designations split parcels, the boundary will be considered approximate.

“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.


Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 1
Riparian Protection - RP
Reference Features
Electoral Area Boundary
Kilometres
0
5
10
Schedule U to CVRD Bylaw No. 4270
N
Alberni Inlet
Nitinat Lake
Sarita River
Cheewhat River
Carmanah River
Klanawa River
Caycuse River
Gordon River
Nitinat River
Cowichan Lake
Cowichan River
Nanaimo River
Nanaimo Lakes
Jump Lake
Haslam Creek
Chemainus River
Koksilah River
Somenos Lake
Quamichan Lake
Crofton Lake
Fuller Lake
Chemainus Lake
Grant Lake
Shawnigan Lake
Oliphant Lake
Sooke Lake
Dougan Lake
Cowichan Bay
Satellite Channel
Saanich Inlet
Saanich Peninsula
Saltspring Island
Galiano Island
Penelakut Island
Thetis Island
Reid Island
Valdes Island
Ruxton Island
De Courcy Island
Gabriola Island
Stuart Channel
Trincomali Channel
Strait of Georgia
Pylades Channel
Sansum Narrows
Salish Sea
REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA G
ELECTORAL AREA I
ALBERNI-CLAYOQUOT REGIONAL DISTRICT
ELECTORAL AREA F
ELECTORAL AREA G
ELECTORAL AREA F
CAPITAL REGIONAL DISTRICT
TOWN OF LADYSMITH
Kuleet Bay
ELECTORAL AREA H
Harbour
ELECTORAL AREA G
TOWN OF LAKE COWICHAN
TOWN OF DUNCAN
MUNICIPALITY OF NORTH COWICHAN
ELECTORAL AREA E
ELECTORAL AREA D
ELECTORAL AREA B
ELECTORAL AREA C
ELECTORAL AREA A
ELECTORAL AREA B
Trans-Canada Highway
Yellow Point Road
Koksilah Road
Cowichan Bay Road
Mill Bay Road
Shawnigan Lake Road
South Shore Road
Pacific Marine Road
West Coast Road
Youbou Road
Cowichan Valley Highway
Saltair Road
Deloume Road

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 Index
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Western Toad*
Environmentally Sensitive Areas - ESA
Honeymoon Bay Property
Environmental Overview Assessment
Reference Features
Electoral Area Boundary
*Area E only
Kilometres
0
5
10
Schedule U to CVRD Bylaw No. 4270
N
UDPA2.1
Environmentally Sensitive Areas
UDPA2.2
Environmentally Sensitive Areas
UDPA2.3
Environmentally Sensitive Areas
UDPA2.4
Environmentally Sensitive Areas
UDPA2.5
Environmentally Sensitive Areas
UDPA2.6
Environmentally Sensitive Areas
UDPA2.7
Environmentally Sensitive Areas
UDPA2.8
Environmentally Sensitive Areas
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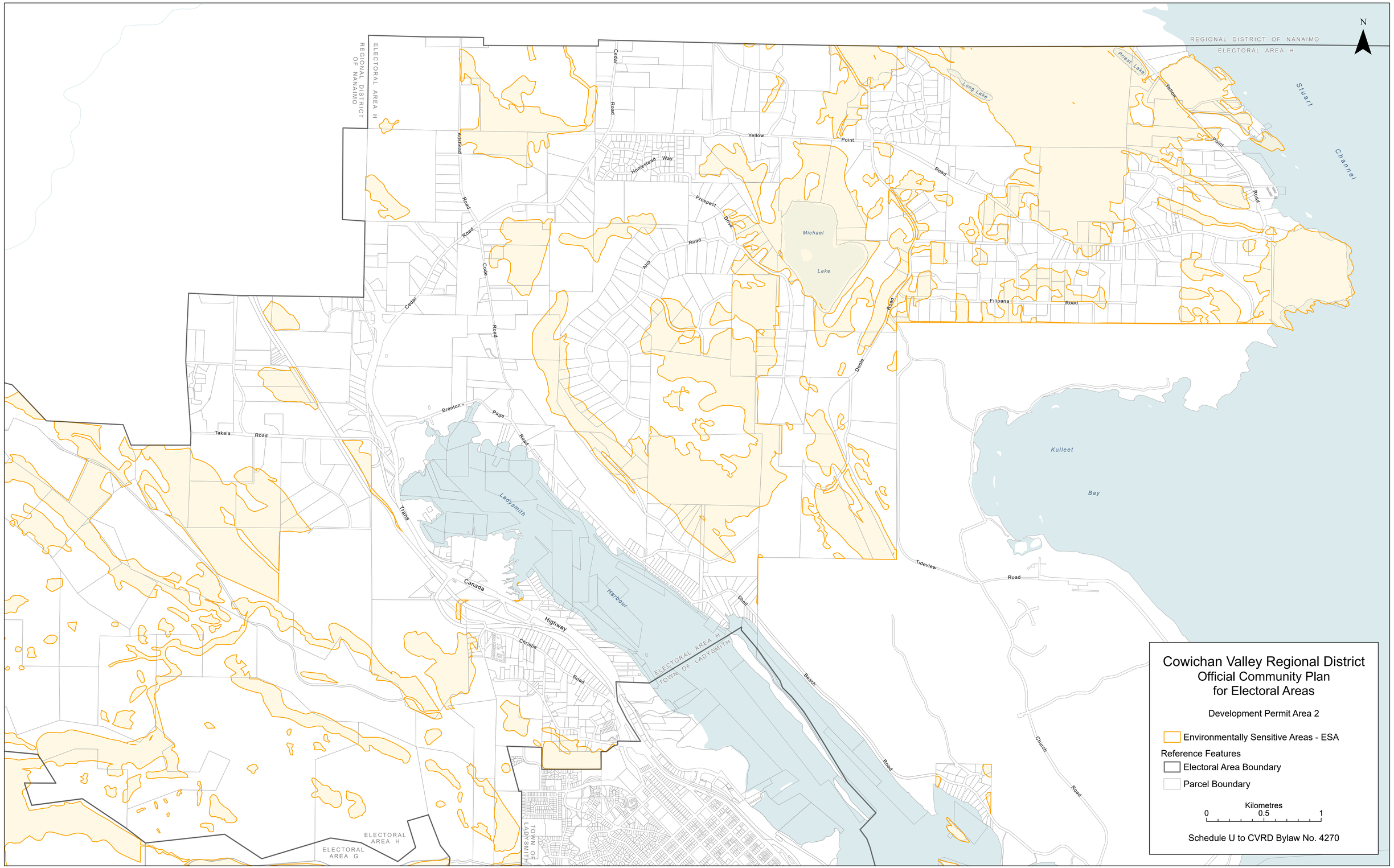
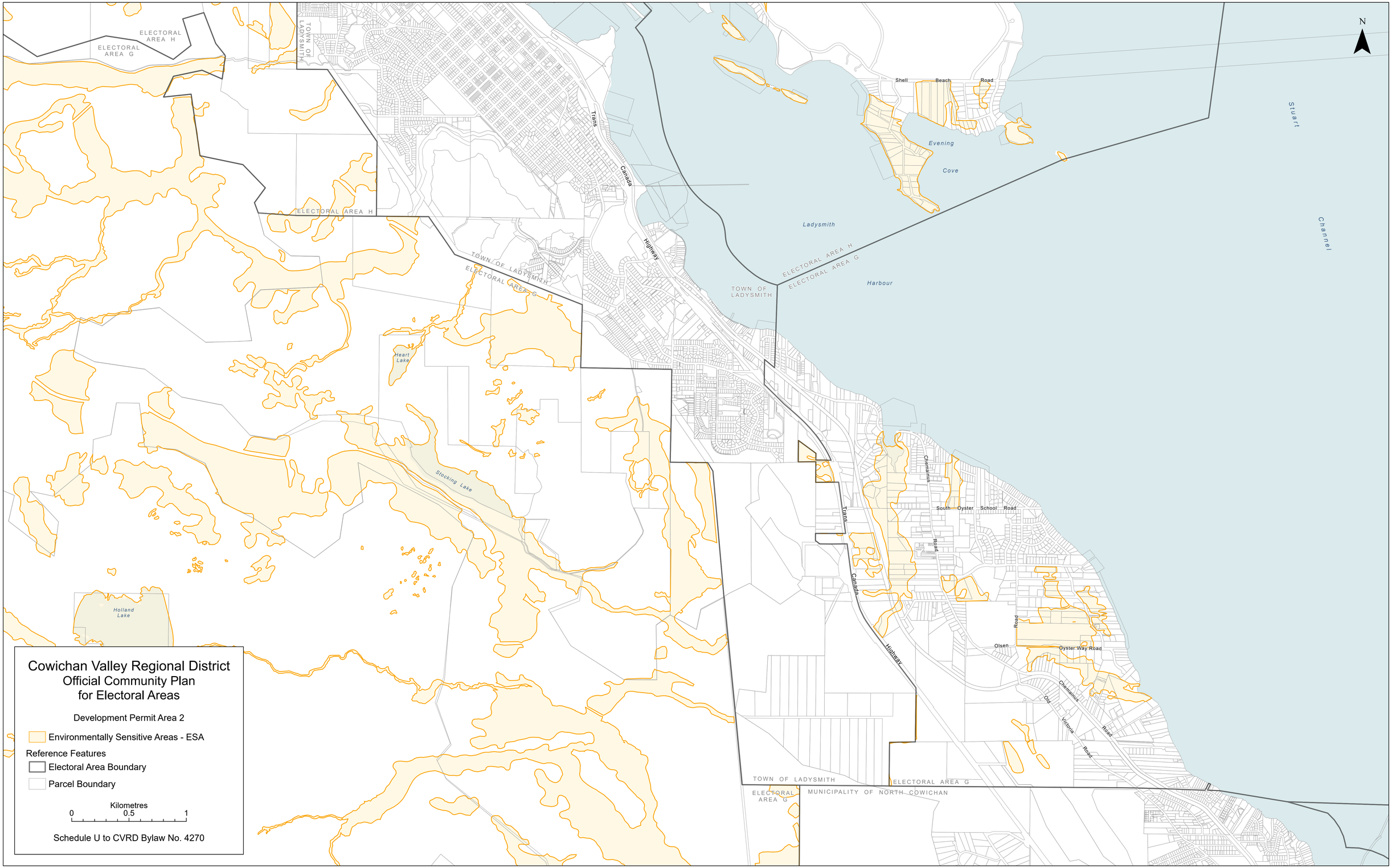
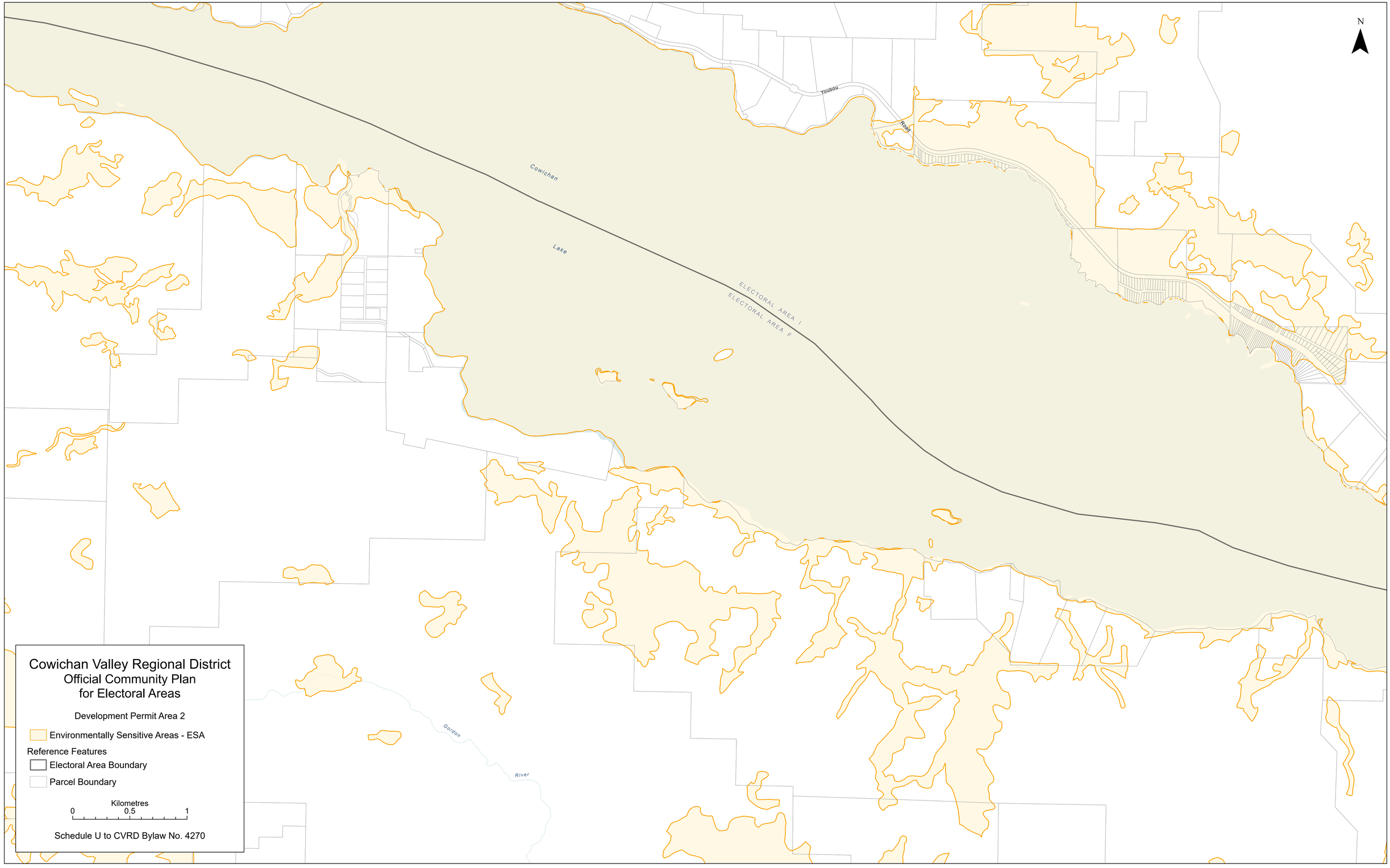
Environmentally Sensitive Areas
UDPA2.10
Environmentally Sensitive Areas
UDPA2.11
Environmentally Sensitive Areas
UDPA2.12
Environmentally Sensitive Areas
UDPA2.13
Environmentally Sensitive Areas
UDPA2.14
Environmentally Sensitive Areas
UDPA2.15
Environmentally Sensitive Areas
UDPA2.16
Environmentally Sensitive Areas
Gabriola Island
De Courcy Island
Valdes Island
Ruxton Island
Thetis Island
Reid Island
Penelakut Island
Galiano Island
Saltspring Island
Saanich Peninsula
Strait of Georgia
Trincomali Channel
Stuart Channel
Satellite Channel
Saanich Inlet
Dabaquinto Channel
Pylades Channel
Nanaimo River
Nanaimo Lakes
Jump Lake
Haslam Creek
Kuliet Bay
Chemainus River
Chemainus Lake
Fuller Lake
Crofton Lake
Somenos Lake
Quamichan Lake
Cowichan Lake
Cowichan River
Cowichan Bay
Koksilah River
Koksilah
Grant Lake
Mill Bay
Shawnigan Lake
Shawnigan
Spectacle Lake
Speeze Lake
Nitinat Lake
Nitinat River
Carmanah River
Caouette Creek
Chesnaw Creek
Caouette
Pinder Creek
Pinder
Caillie Creek
Caillie
Pinder
Salish Sea
San Juan River
Pacific Marine Road
West Coast Road
Highway
Trans-Canada Highway
Ladysmith Chemainus Road
Chemainus Road
Cowichan Valley Highway
Koksilah Road
Shawnigan Lake Road
Shawnigan-Mill Bay Road
Mill Bay Road
Lakes Road
Cowichan Bay Road
Koutlenay Road
Dugan Road
Telegraph Road
Grant Road
Renfrew Road
Pacific Rim Highway
Rocky Point Road
Rocky Point
Quarry Road
Quarry
Chemainus Road
Chemainus
Ladysmith
Kuliet Bay
Cowichan Bay
Mill Bay
Shawnigan Lake
Spectacle Lake
Speeze Lake
Grant Lake
Somenos Lake
Quamichan Lake
Crofton Lake
Cowichan Lake
Lake Cowichan
Duncan
Chemainus
Ladysmith
Mill Bay
Shawnigan Lake
Cowichan Bay
Cowichan Valley
Highway
Valley
Cowichan
Lake
Road
Pacific
Marine
San Juan
River
Creek
Lake
Bay
Inlet
Sea
Island
Peninsula
Channel
Strait
Georgia
Trincomali
Satellite
Saanich
Dabaquinto
Pylades
Nanaimo
Jump
Haslam
Kuliet
Chemainus
Fuller
Crofton
Somenos
Quamichan
Cowichan
Koksilah
Grant
Mill
Shawnigan
Spectacle
Speeze
Nitinat
Carmanah
Caouette
Chesnaw
Pinder
Caillie
Salish
San Juan
Pacific Marine
West Coast
Trans-Canada
Ladysmith Chemainus
Chemainus
Cowichan Valley
Koksilah
Shawnigan-Mill Bay
Mill Bay
Lakes
Cowichan Bay
Koutlenay
Dugan
Telegraph
Grant
Renfrew
Pacific Rim
Rocky Point
Quarry
Duncan
Lake Cowichan
Shawnigan Lake
Cowichan Bay
Mill Bay
Chemainus
Ladysmith

UDPA2.1 Environmentally Sensitive Areas Protection - Areas G/H (excluding the Gulf Islands)



UDPA2.2 Environmentally Sensitive Areas Protection - Areas G/H (excluding the Gulf Islands)




N
Youbou
Road
Cowichan
Lake
ELECTORAL AREA I
ELECTORAL AREA F
Gordon
River
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
Kilometres
0
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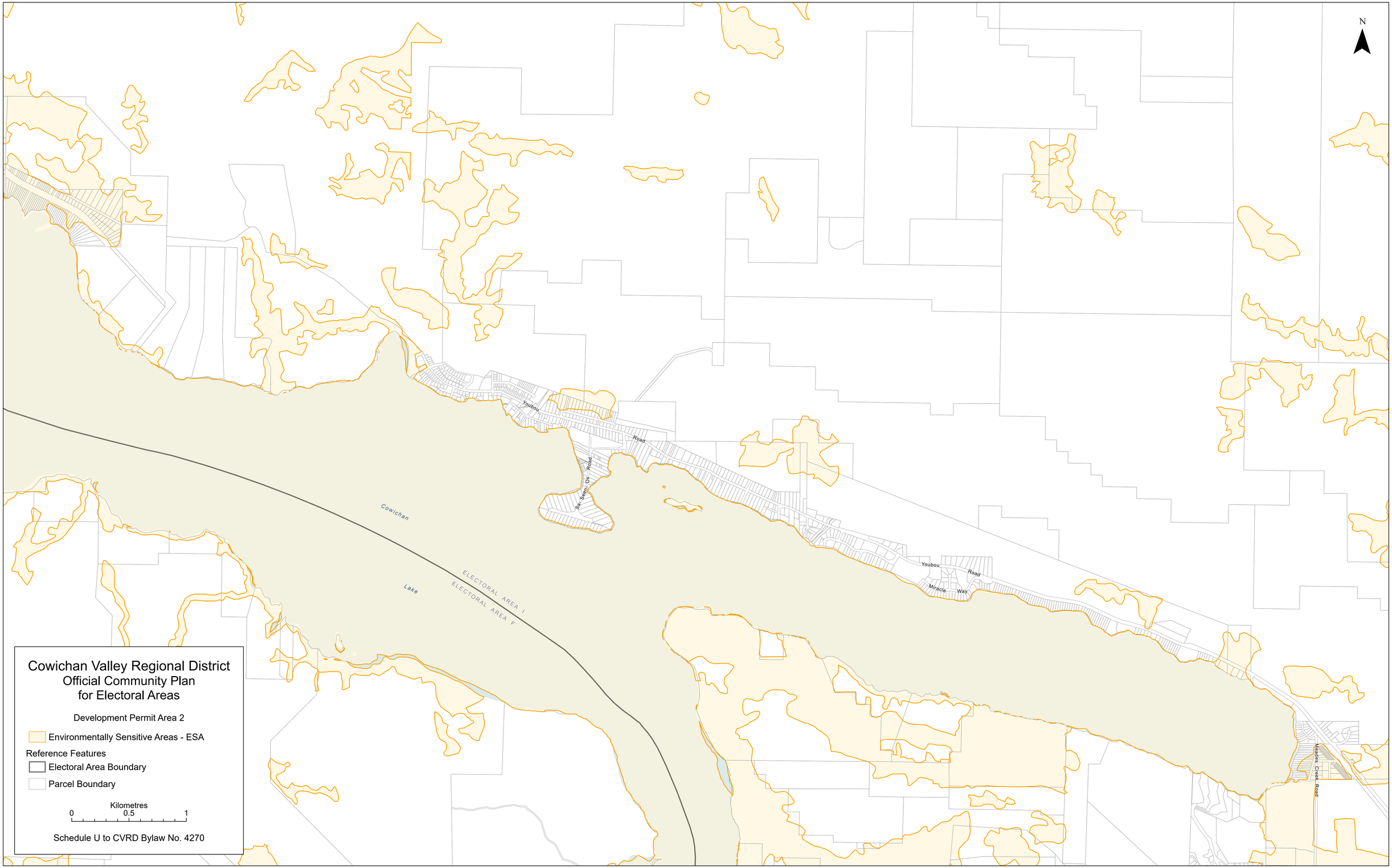
Schedule U to CVRD Bylaw No. 4270


N
Youbou Road
Sa-Seem-Os Road
Cowichan Lake
ELECTORAL AREA I
ELECTORAL AREA F
Youbou Road
Miracle Beach Way
Meades Creek Road
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
Kilometres
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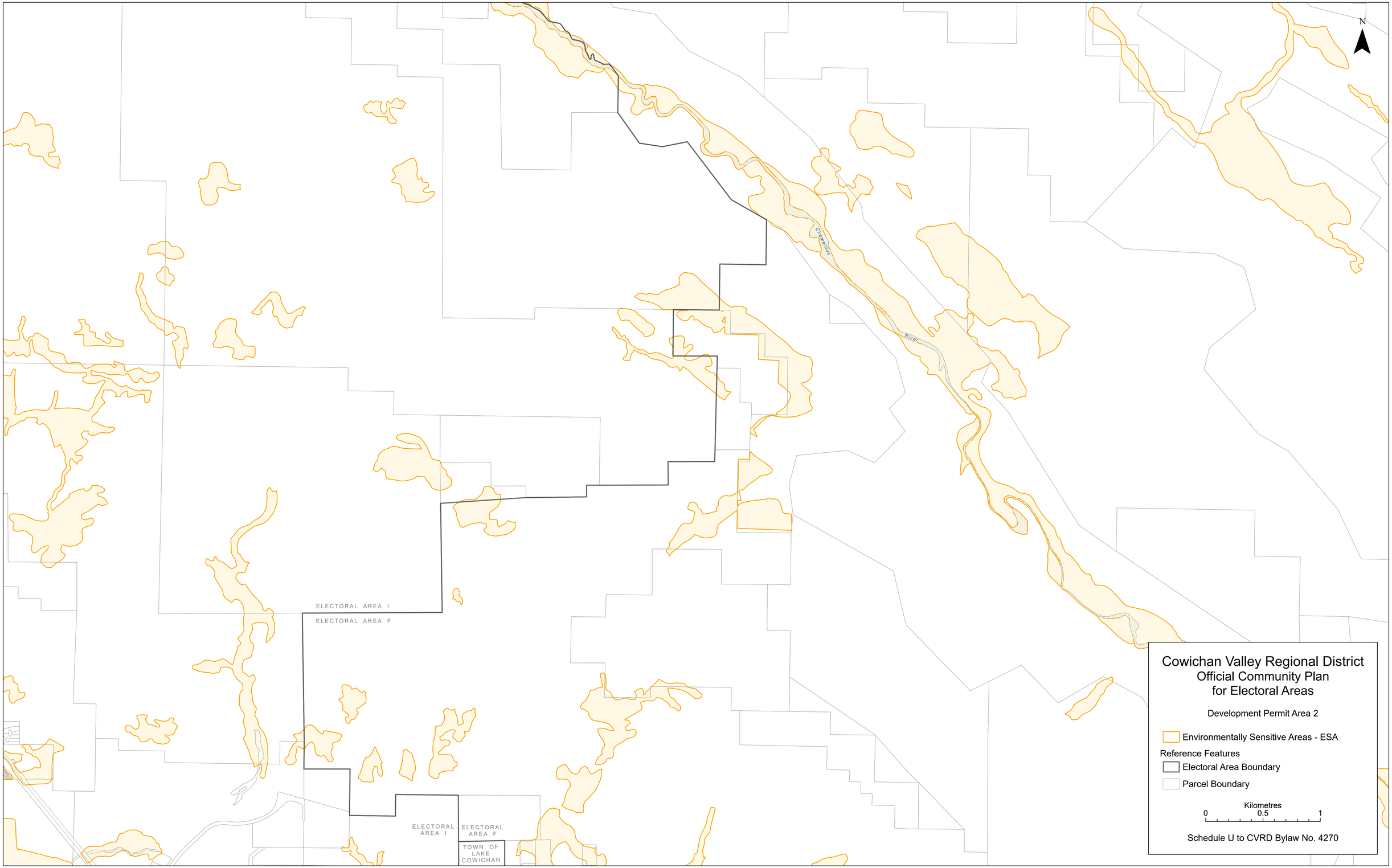
0.5
1
Schedule U to CVRD Bylaw No. 4270


N
Chemainus
River
ELECTORAL AREA I
ELECTORAL AREA F
ELECTORAL AREA I
ELECTORAL AREA F
TOWN OF LAKE COWICHAN
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
Kilometres
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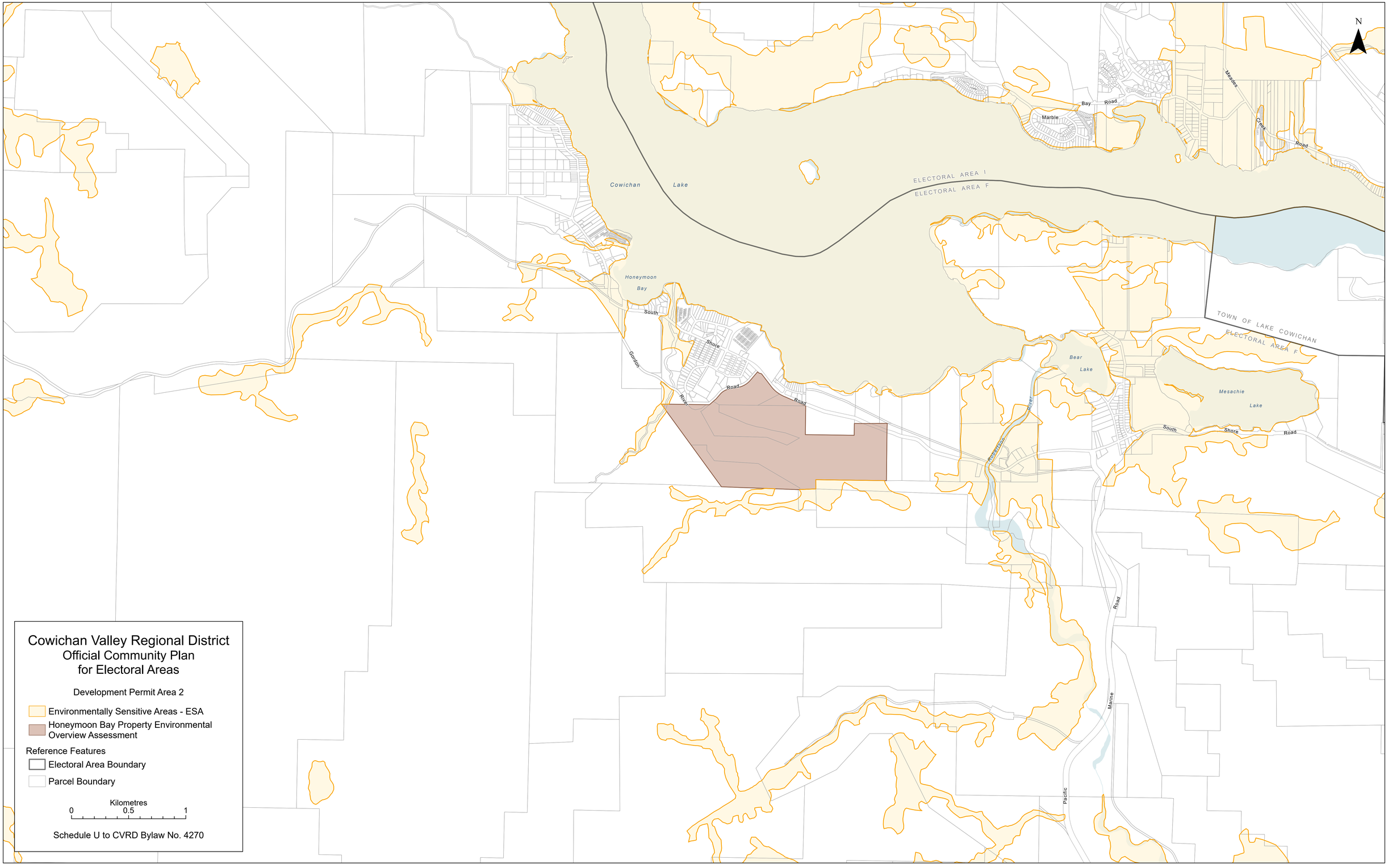
1
Schedule U to CVRD Bylaw No. 4270

UDPA2.6 Environmentally Sensitive Areas Protection - Areas F/I



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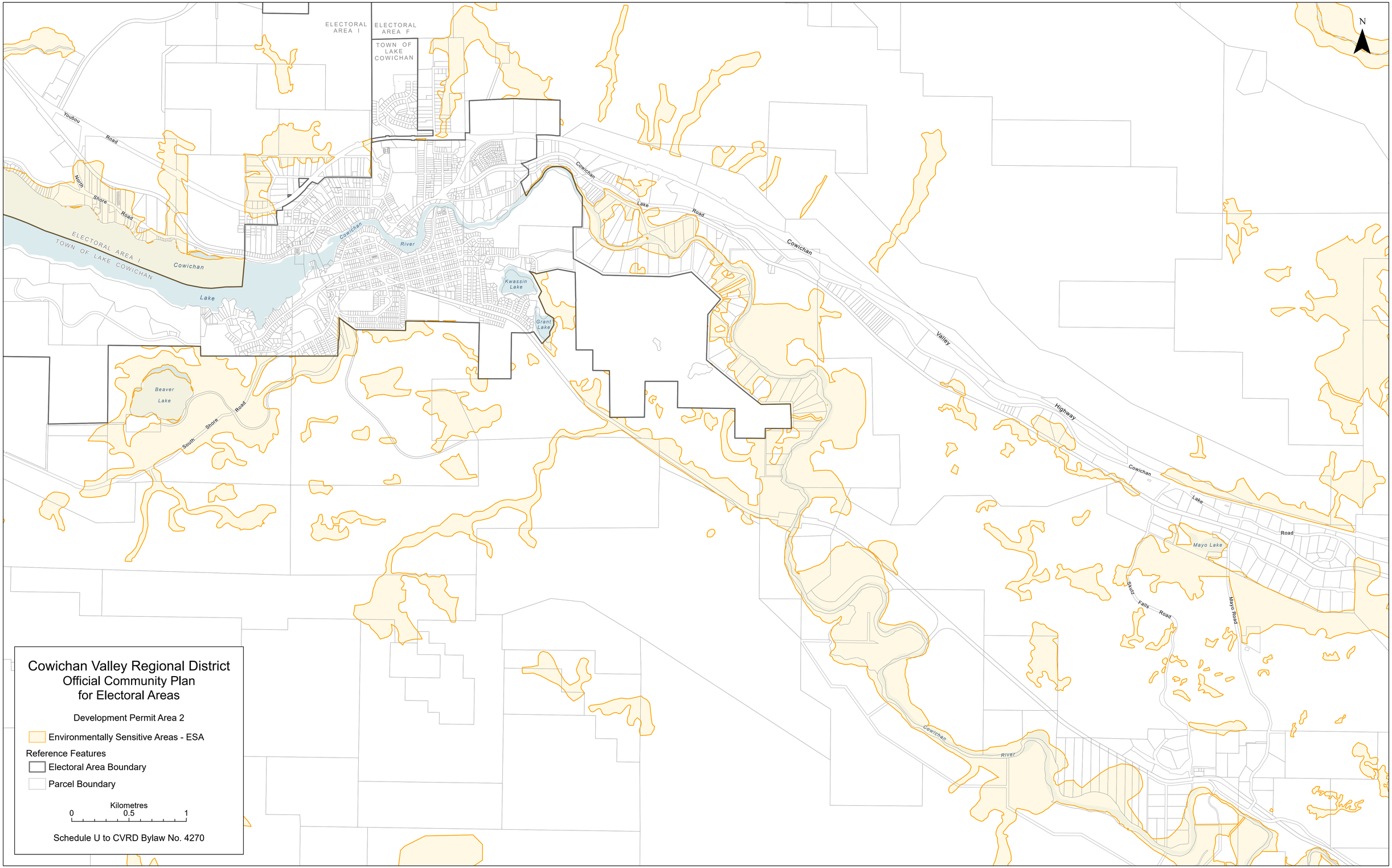


Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 2

Western Toad*

Environmentally Sensitive Areas - ESA

Reference Features

Electoral Area Boundary

Parcel Boundary

*Area E only

Kilometres
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

N

Chemainus River

Cowichan Valley Highway

Cowichan Lake Road

Riverbottom Road

Cowichan Lake Road

Kapoor Road

Payne Road

Cowichan Lake Road

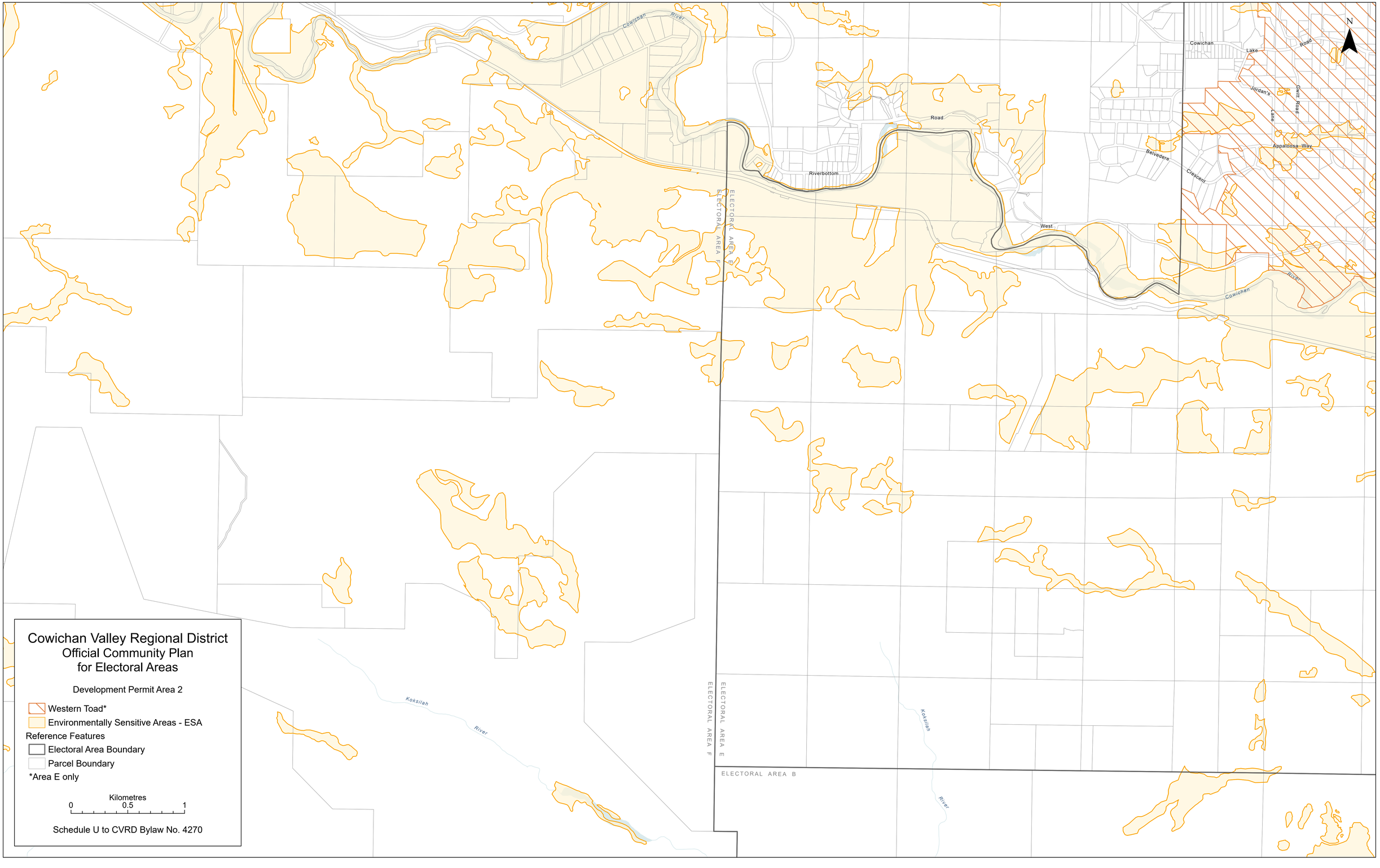
Cowichan River West

MUNICIPALITY OF NORTH COWICHAN

ELECTORAL AREA E

ELECTORAL AREA F

UDPA2.9 Environmentally Sensitive Areas Protection - Areas B/E/F



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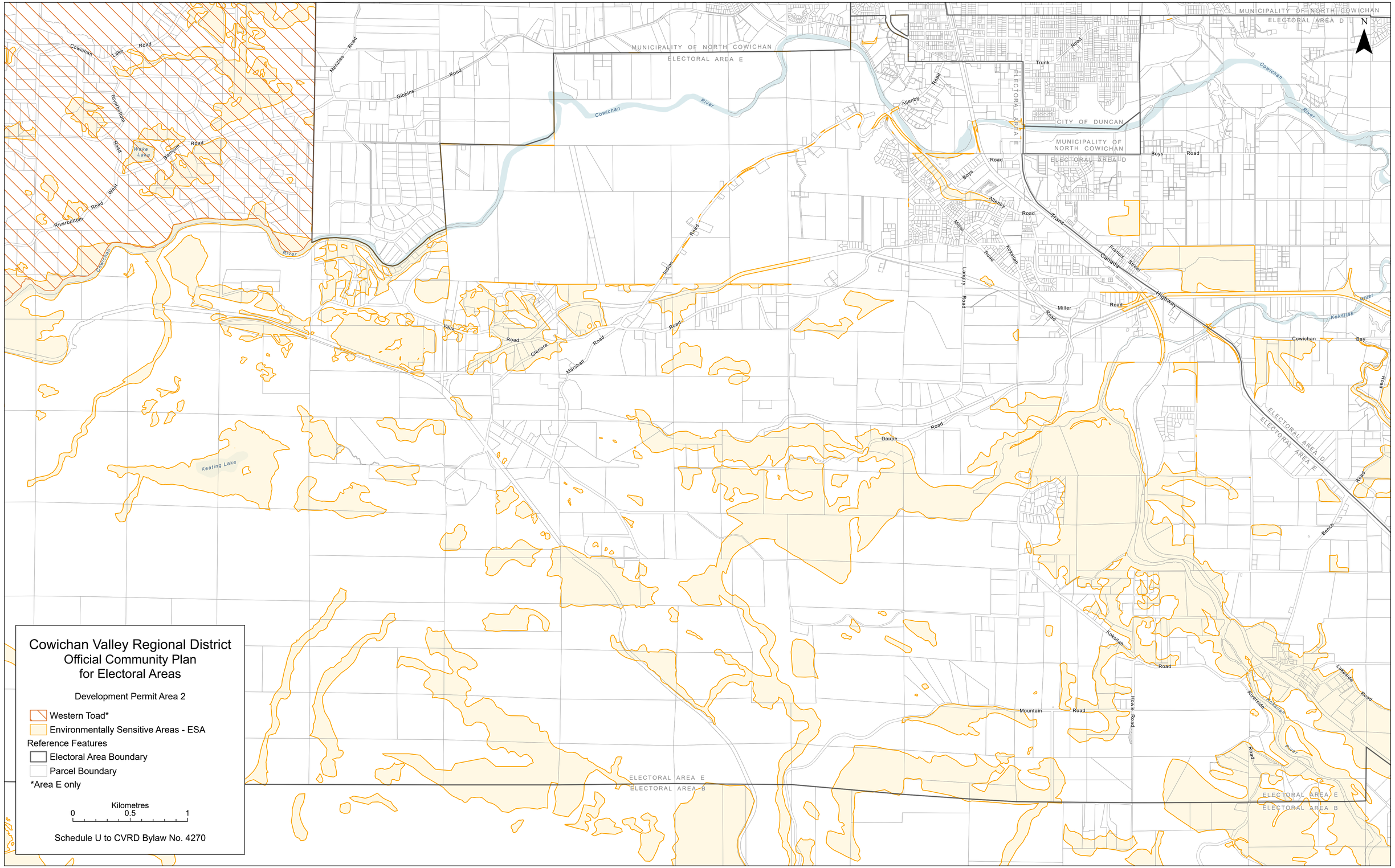

Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 2

- Western Toad*
- Environmentally Sensitive Areas - ESA

Reference Features

- Electoral Area Boundary
- Parcel Boundary

*Area E only

Kilometres
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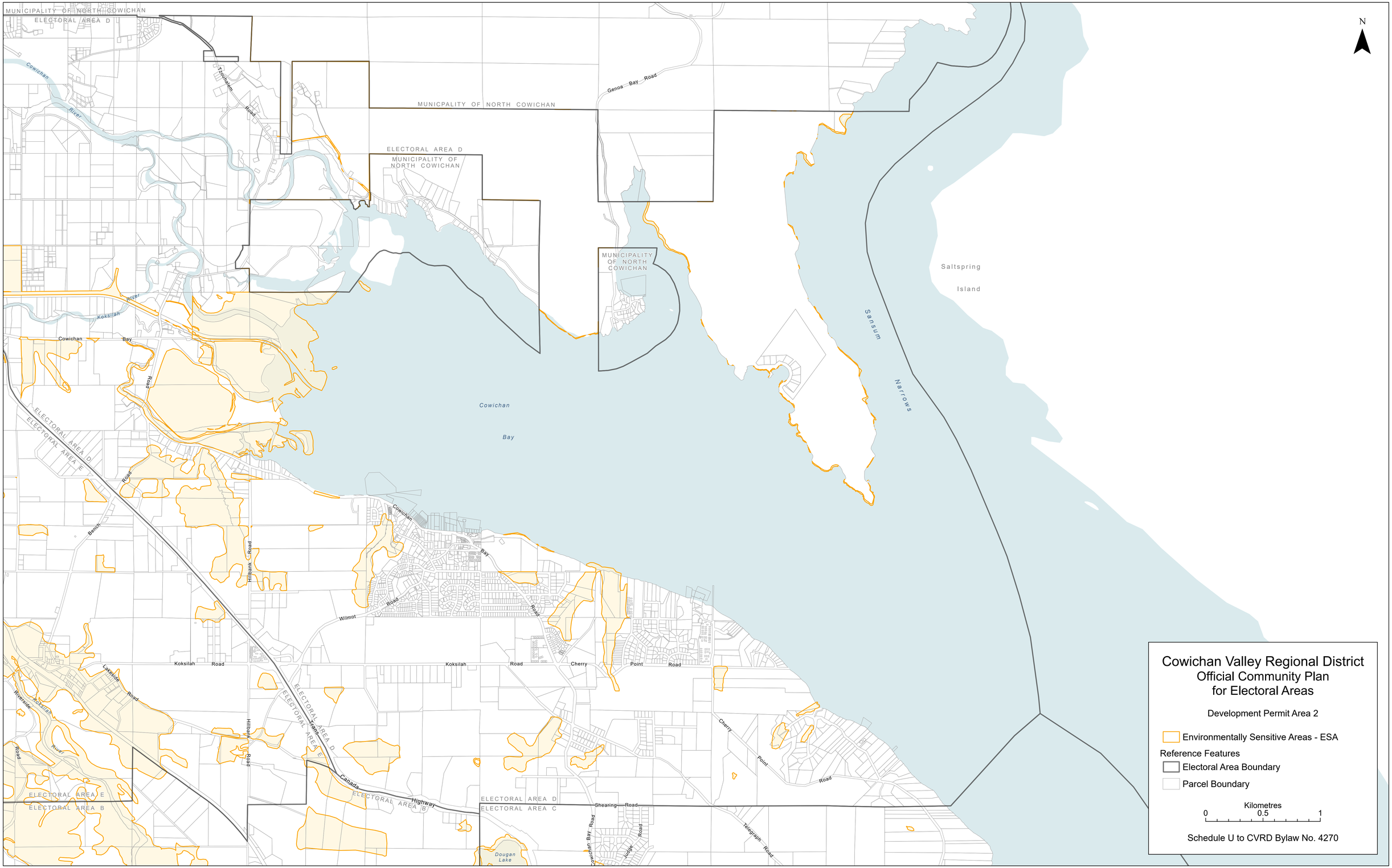
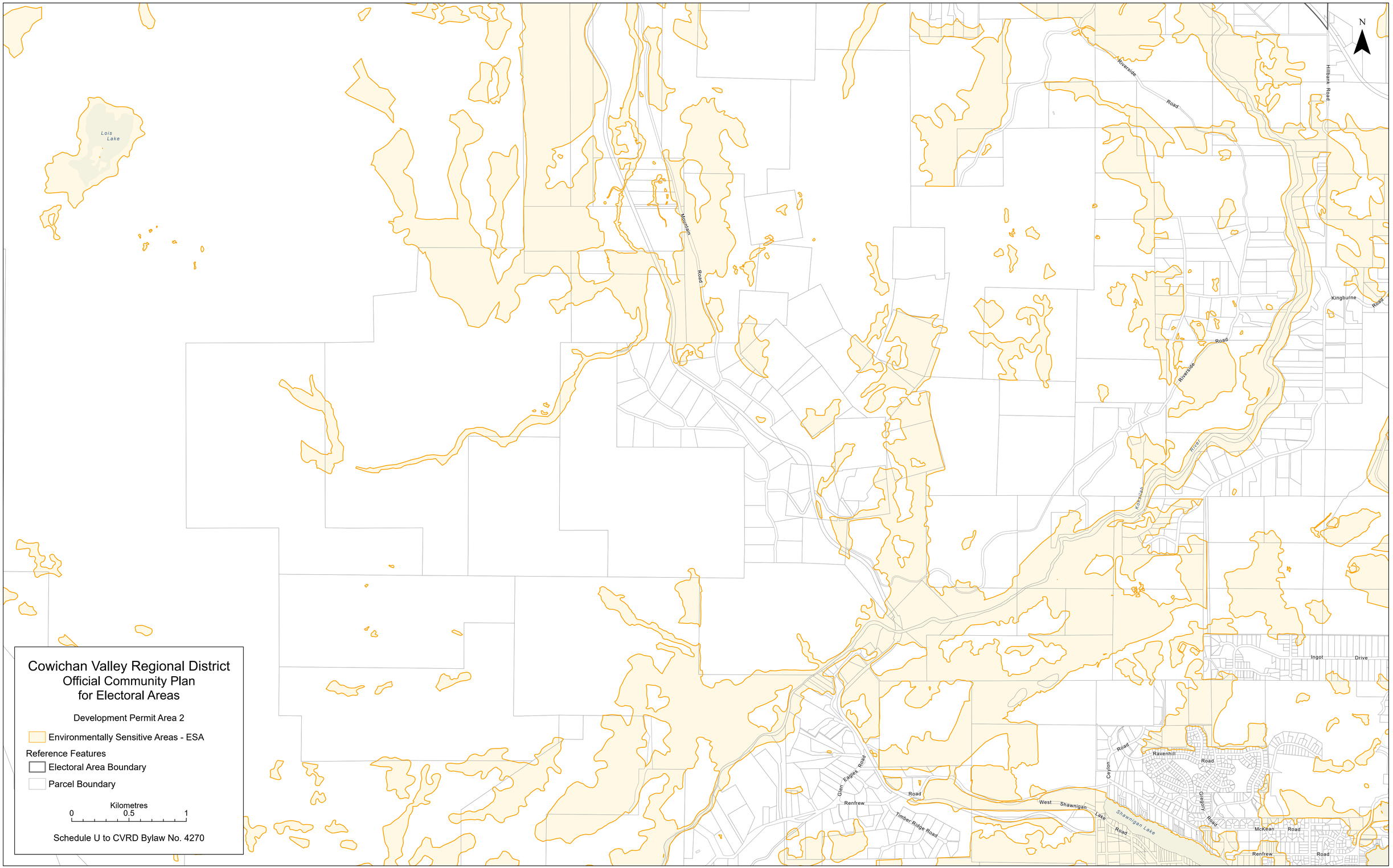
Schedule U to CVRD Bylaw No. 4270

UDPA2.11 Environmentally Sensitive Areas Protection - Areas B/C/D/E



UDPA2.12 Environmentally Sensitive Areas Protection - Area B



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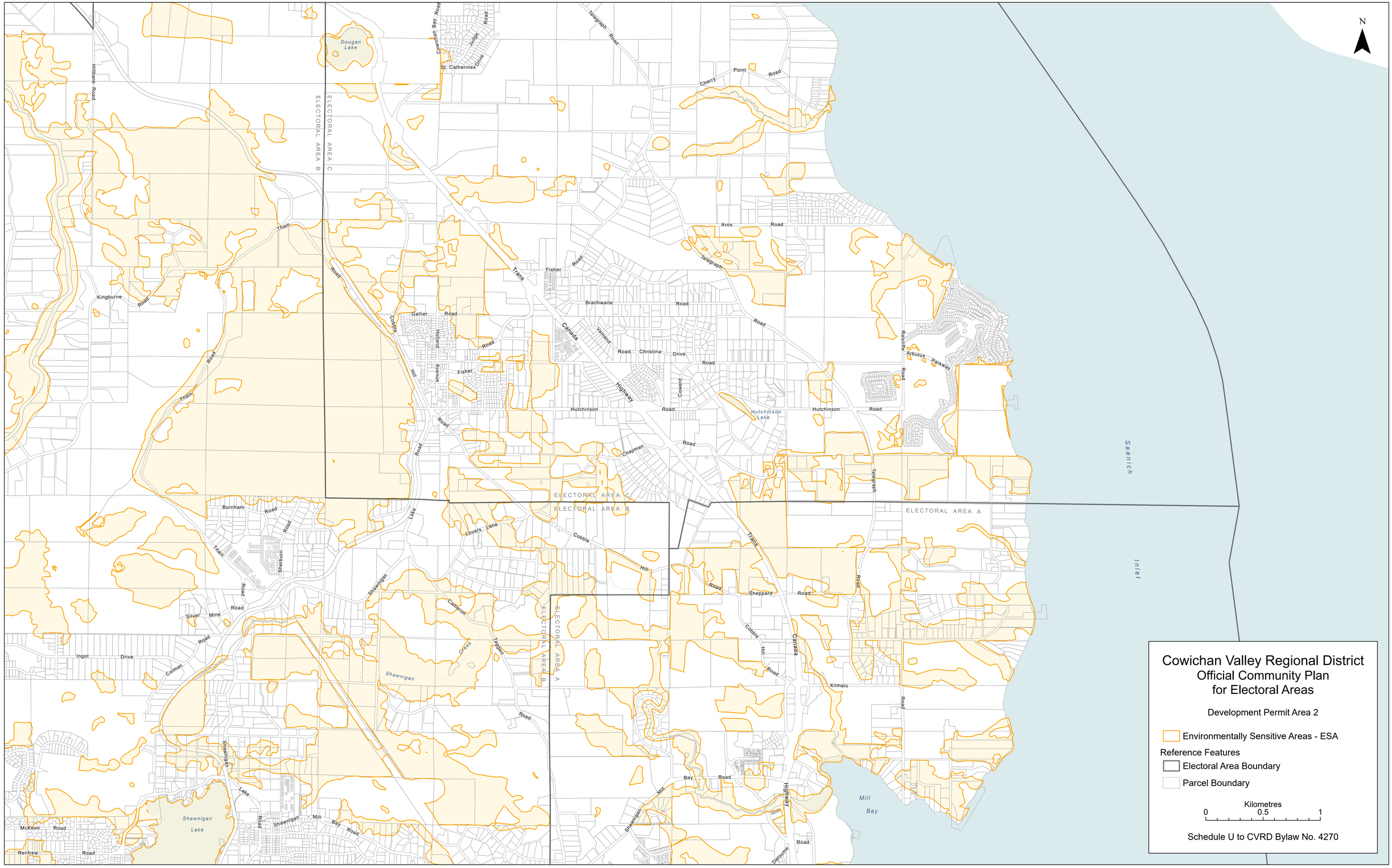


Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 2

Environmentally Sensitive Areas - ESA

Reference Features

Electoral Area Boundary

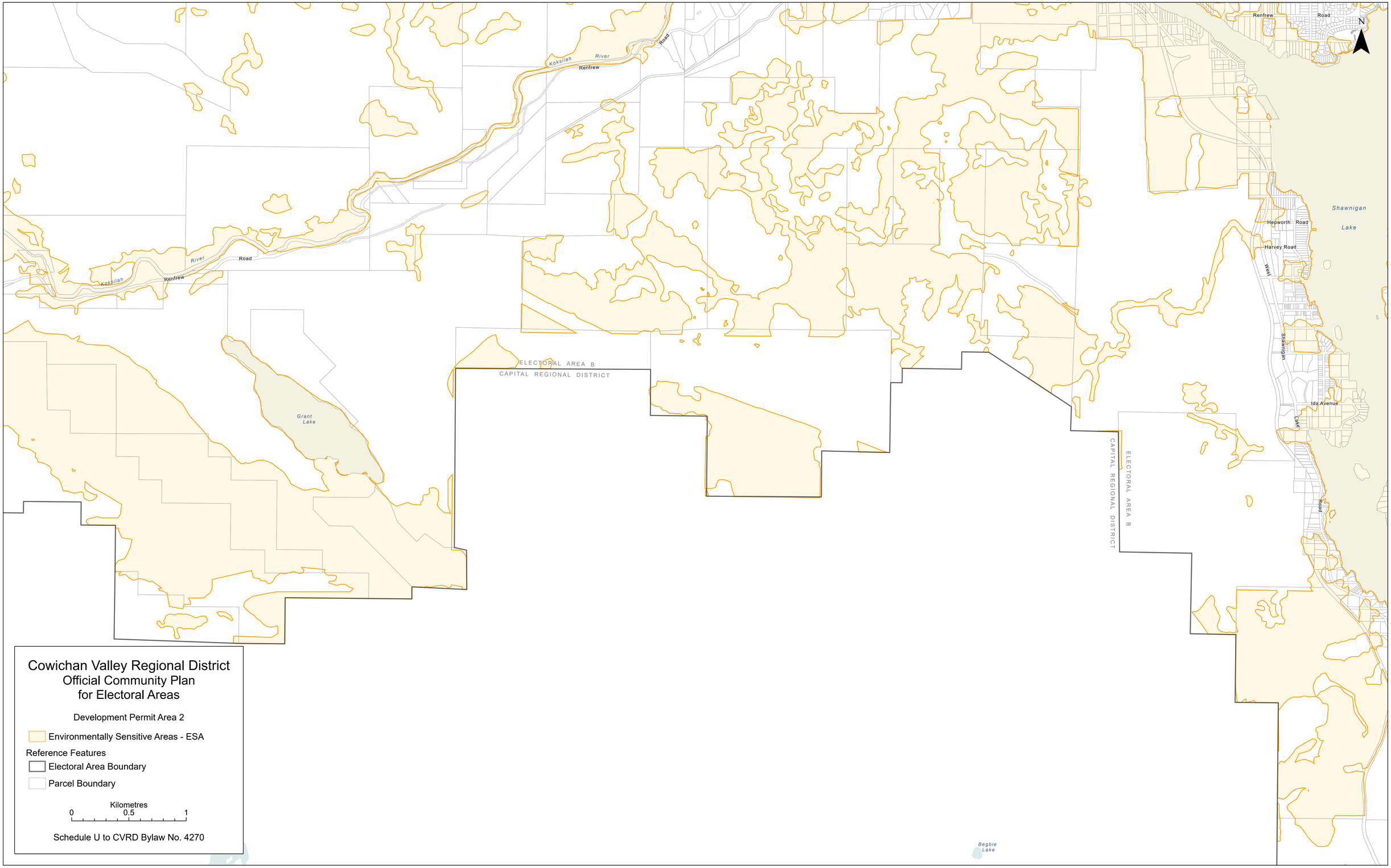
Parcel Boundary

Kilometres

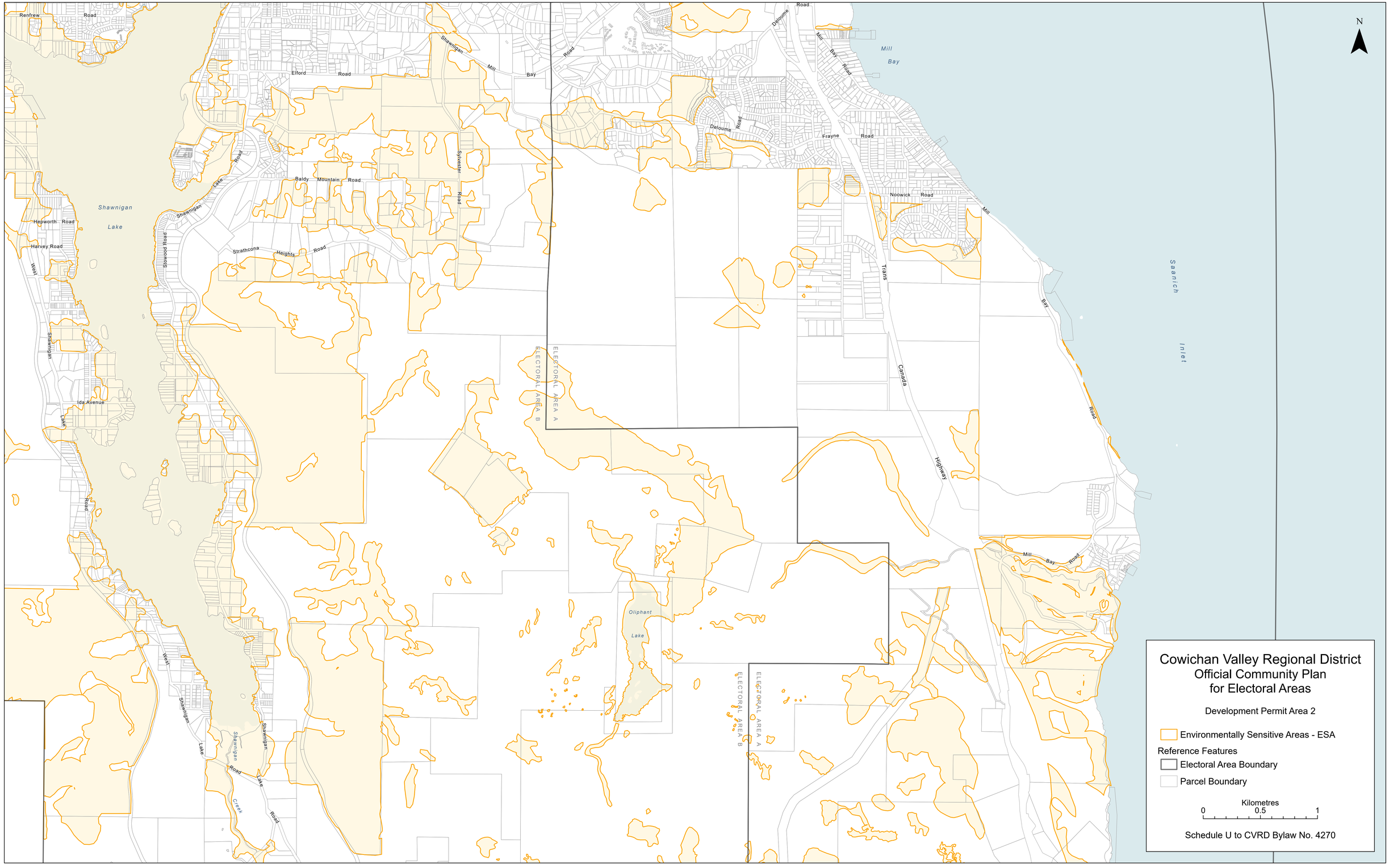
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

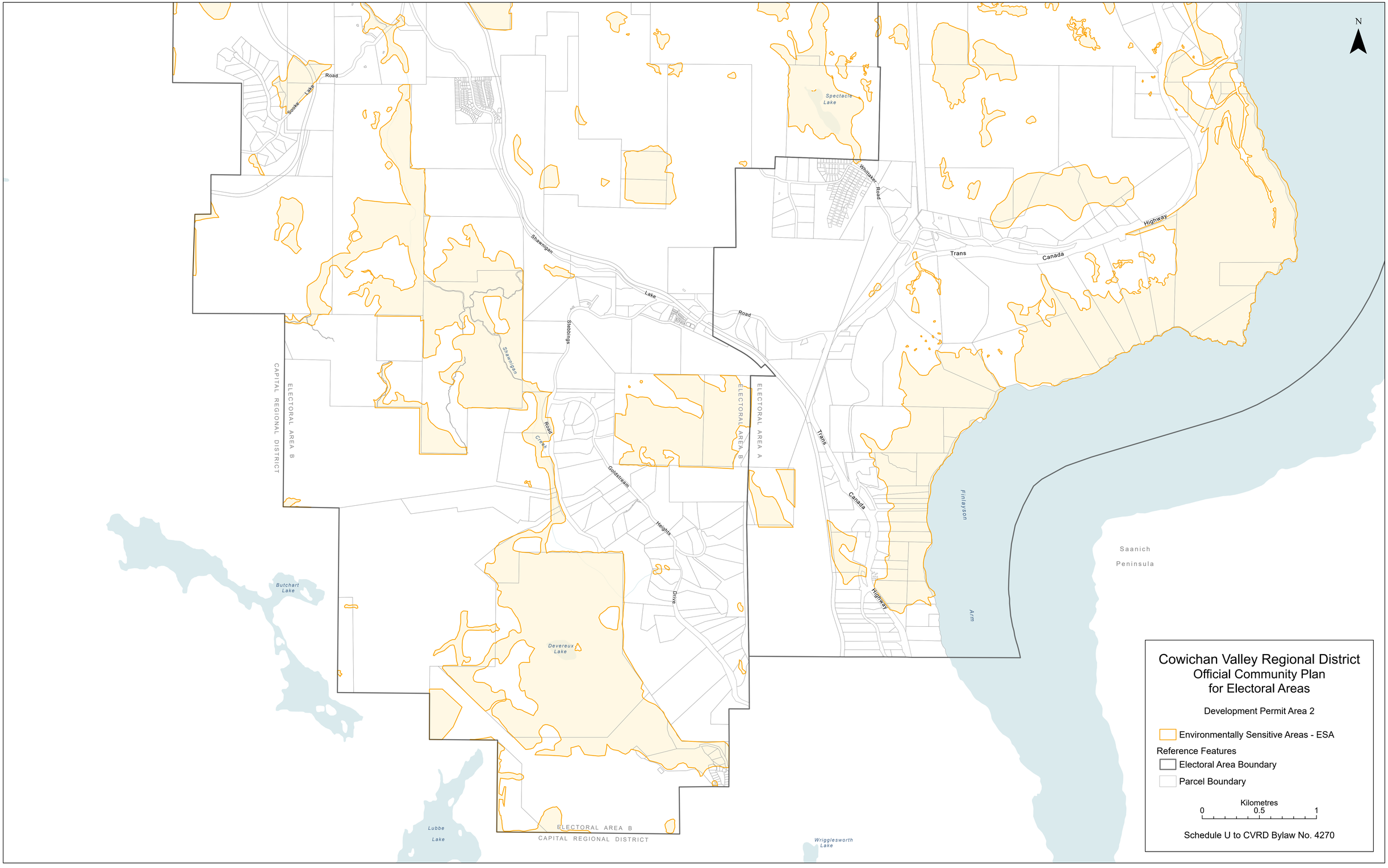
UDPA2.14 Environmentally Sensitive Areas Protection - Area B



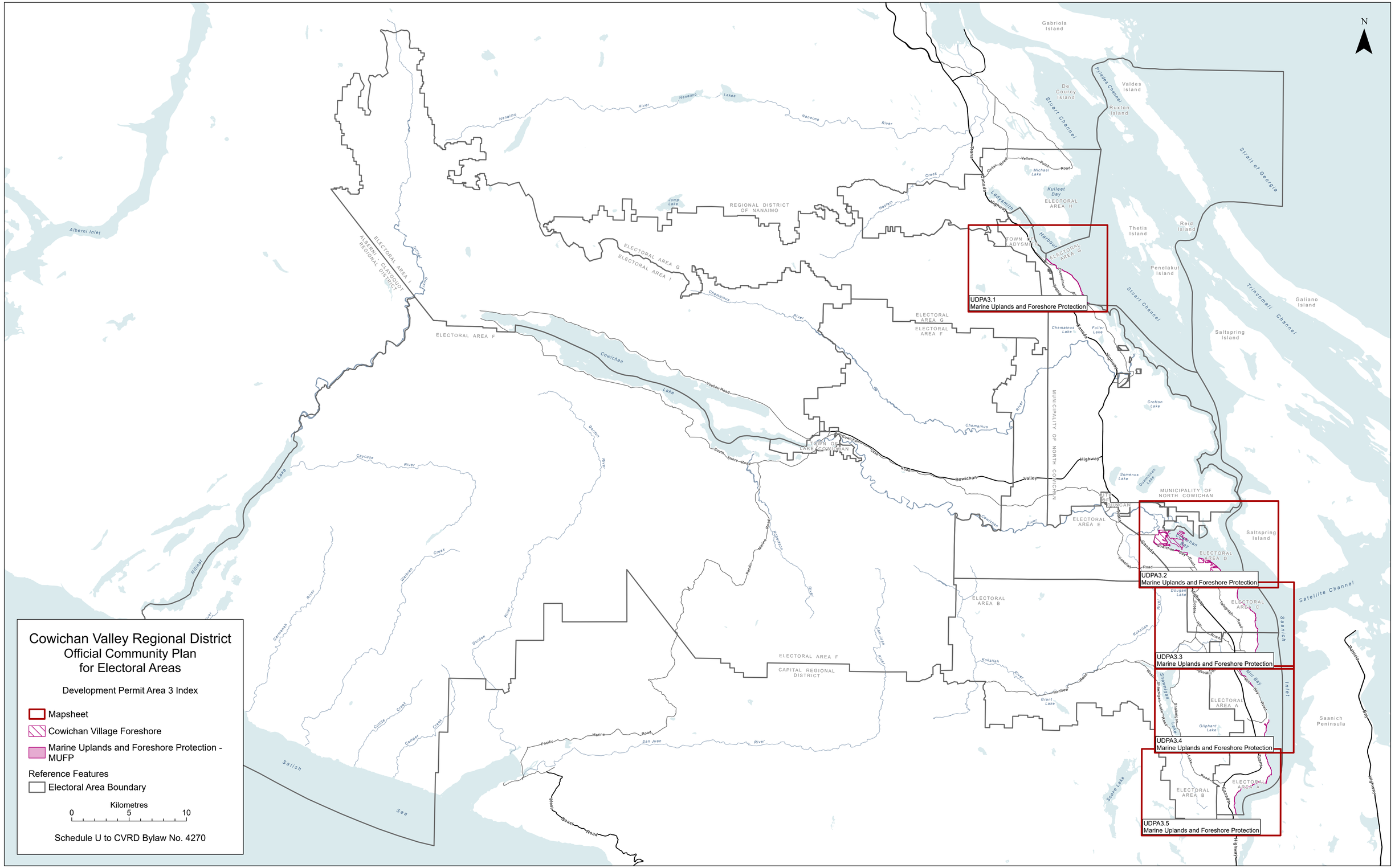
UDPA2.15 Environmentally Sensitive Areas Protection - Areas A/B



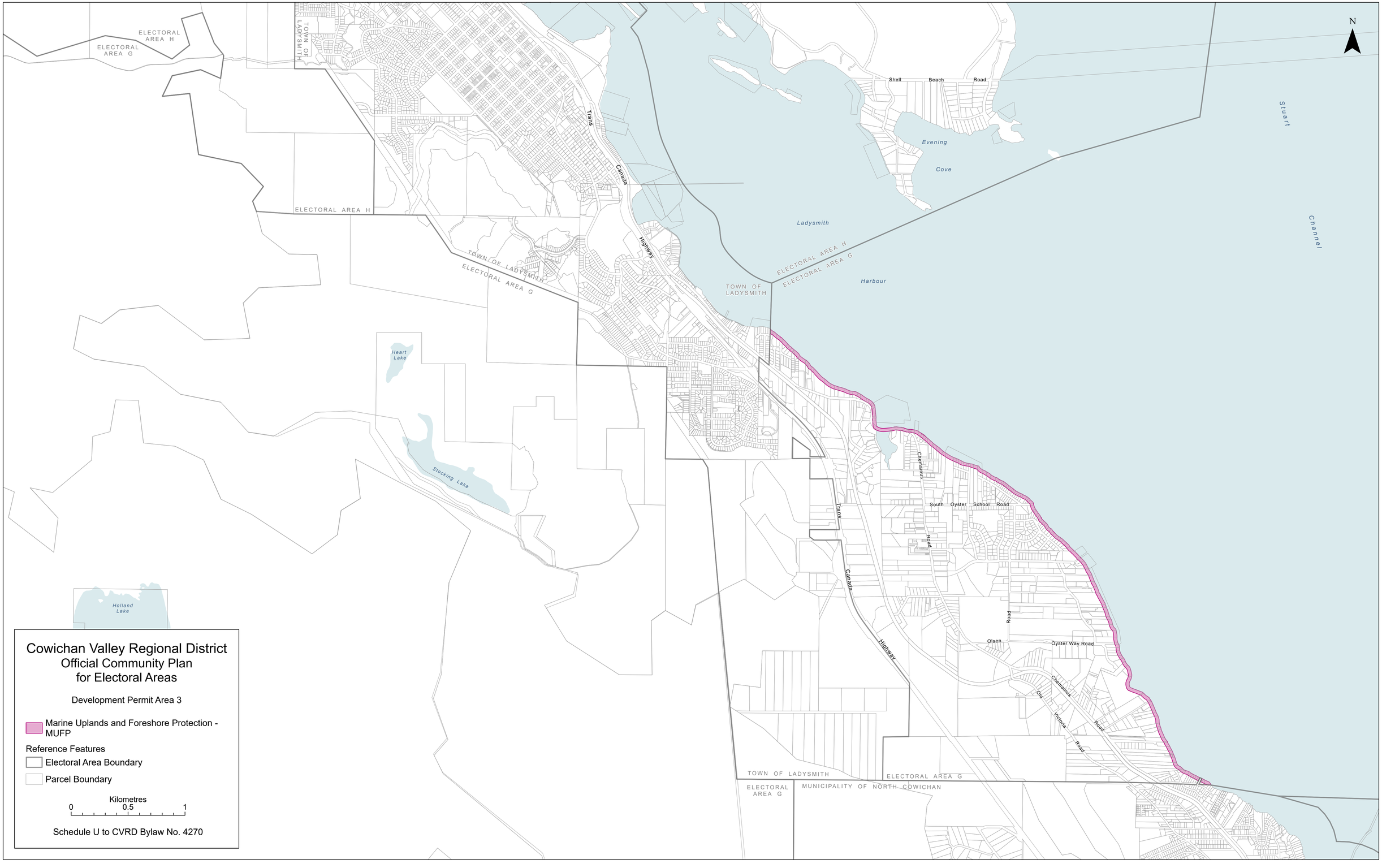
UDPA2.16 Environmentally Sensitive Areas Protection - Areas A/B



UDPA3 Marine Uplands and Foreshore Protection Index - Regional (excluding the Gulf Islands)



UDPA3.1 Marine Uplands and Foreshore Protection - Area G (excluding the Gulf Islands)



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 3

Marine Uplands and Foreshore Protection - MUFP

Reference Features

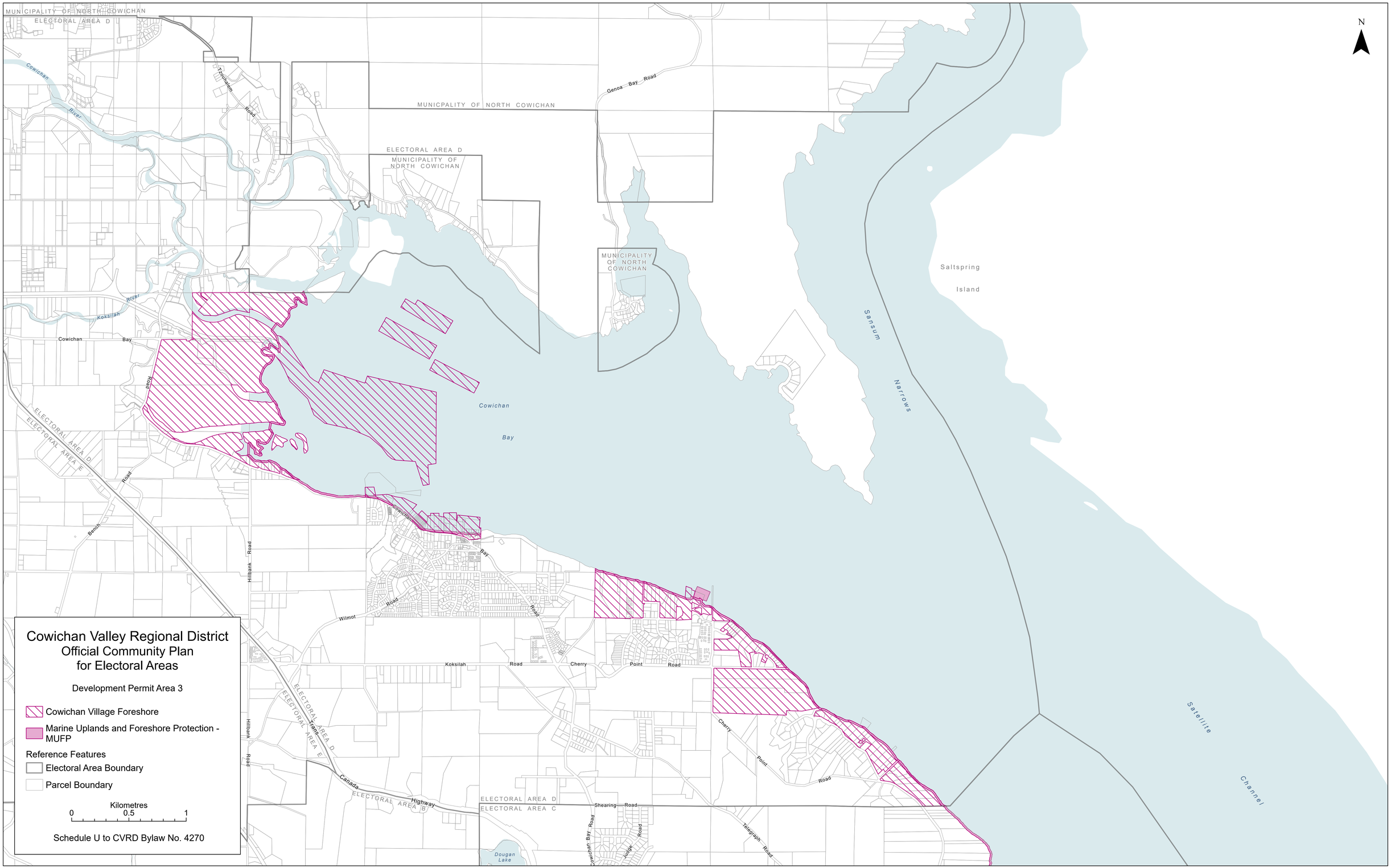
Electoral Area Boundary

Parcel Boundary

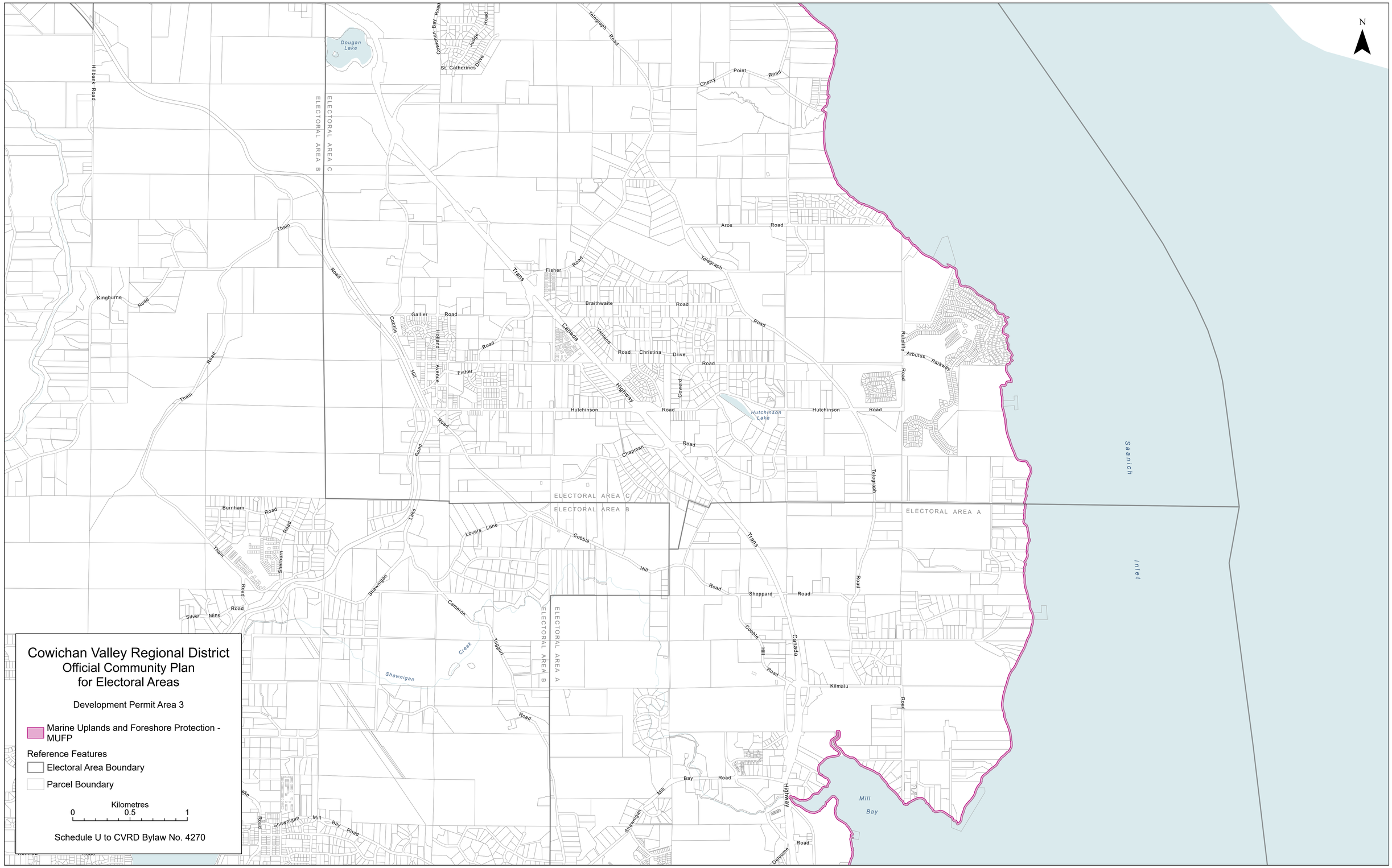
Kilometres
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

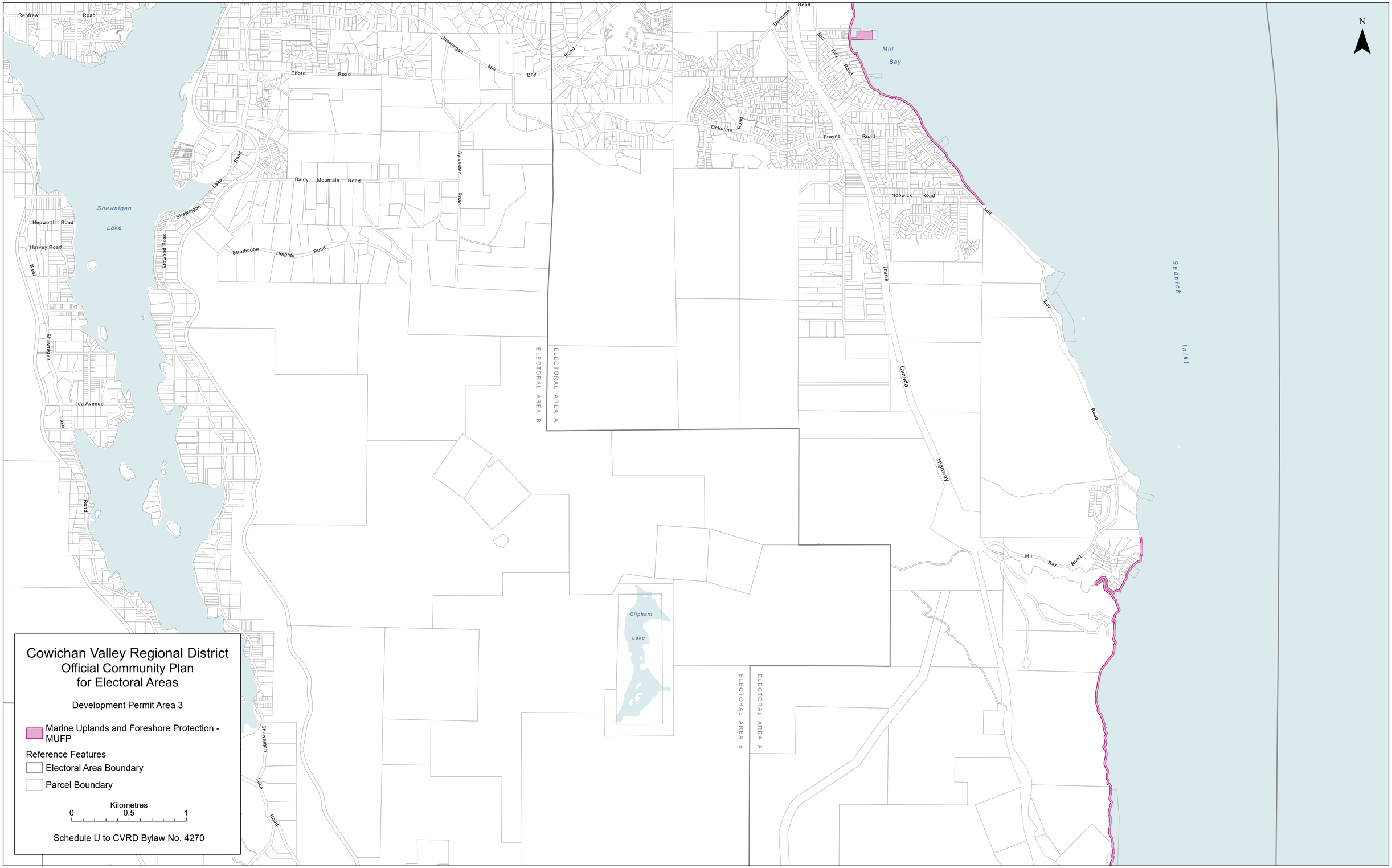
UDPA3.2 Marine Uplands and Foreshore Protection - Areas C/D



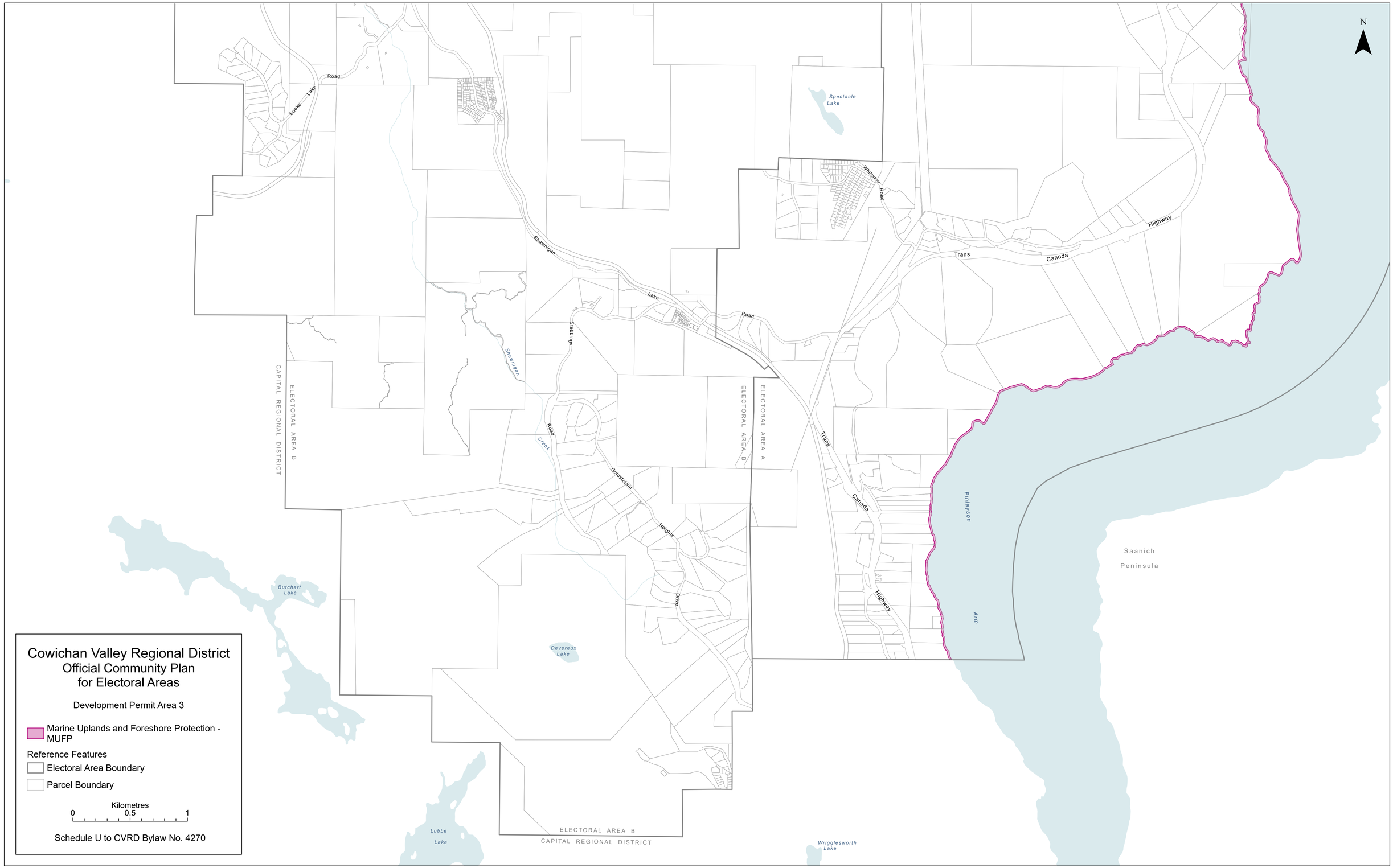
UDPA3.3 Marine Uplands and Foreshore Protection - Areas A/C



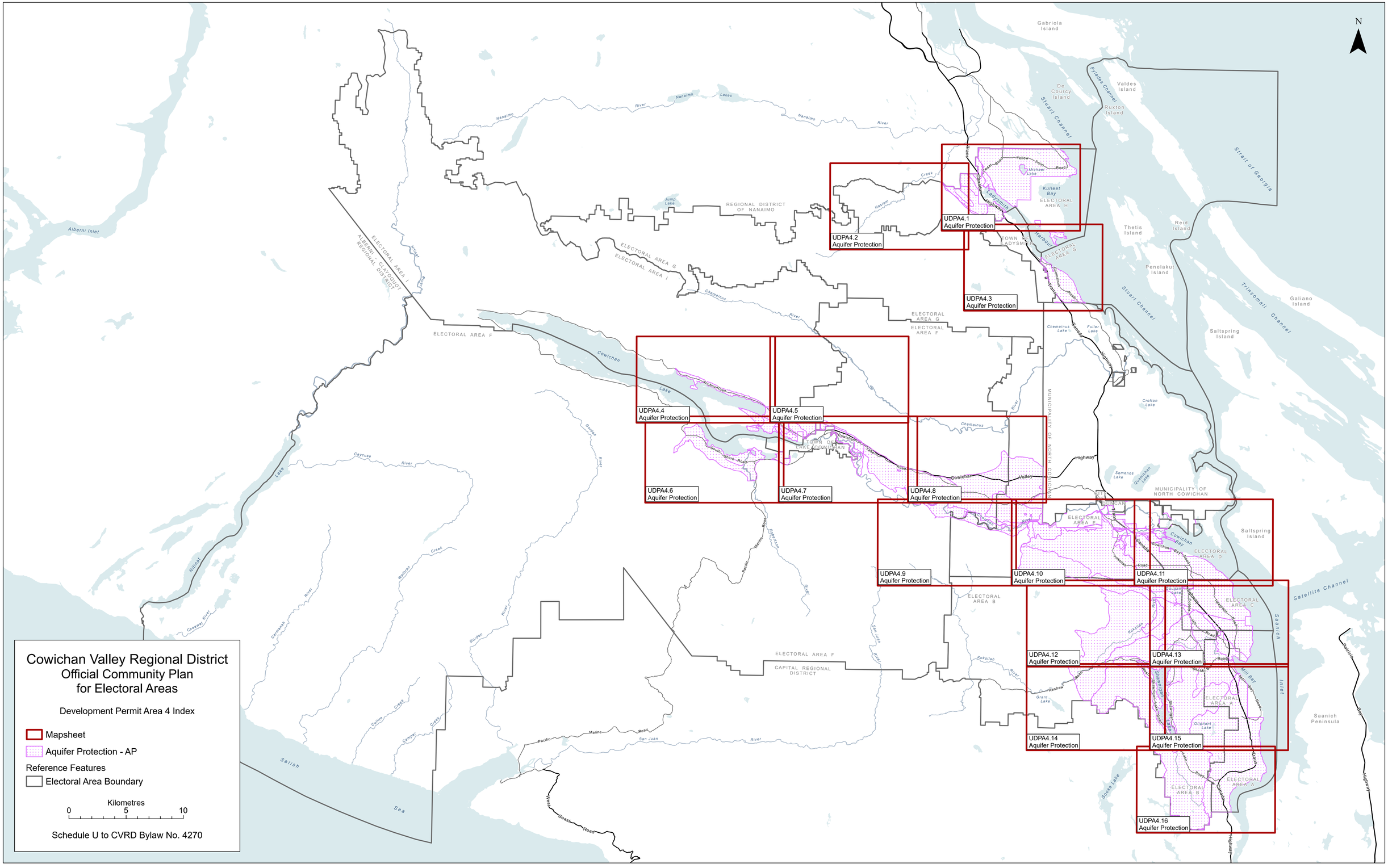
UDPA3.4 Marine Uplands and Foreshore Protection - Area A



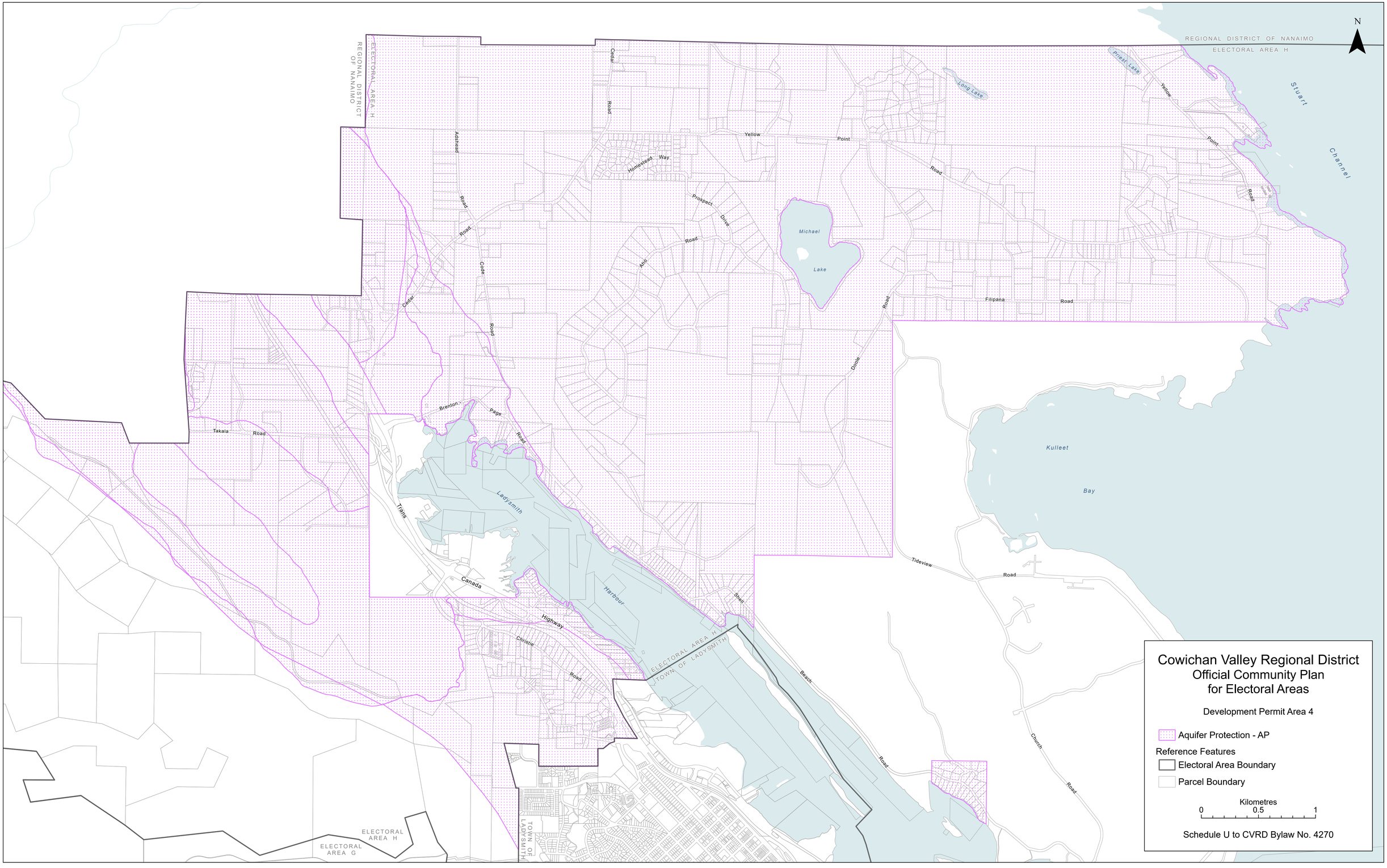
UDPA3.5 Marine Uplands and Foreshore Protection - Area A



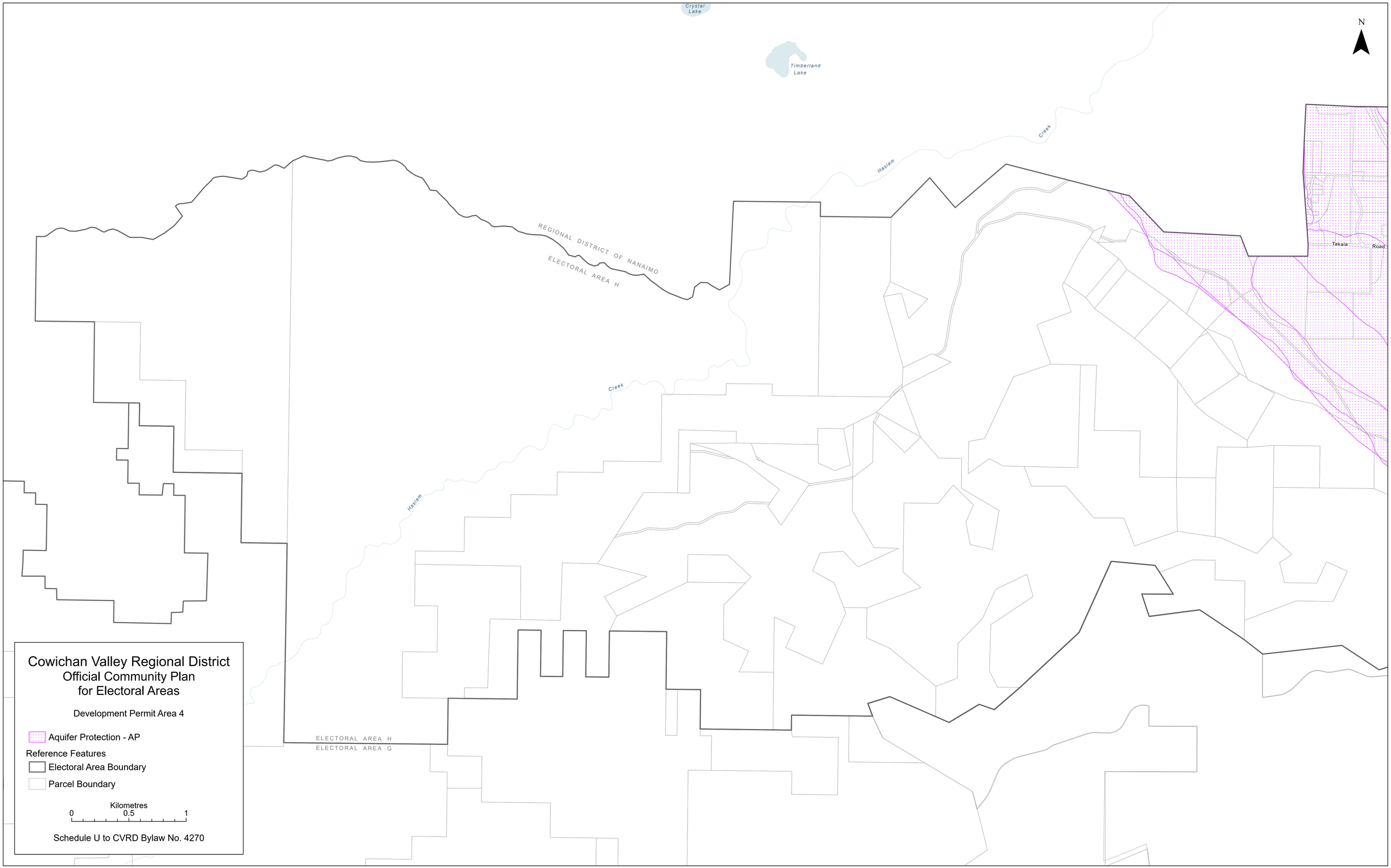
UDPA4 Aquifer Protection Index - Regional (excluding the Gulf Islands)



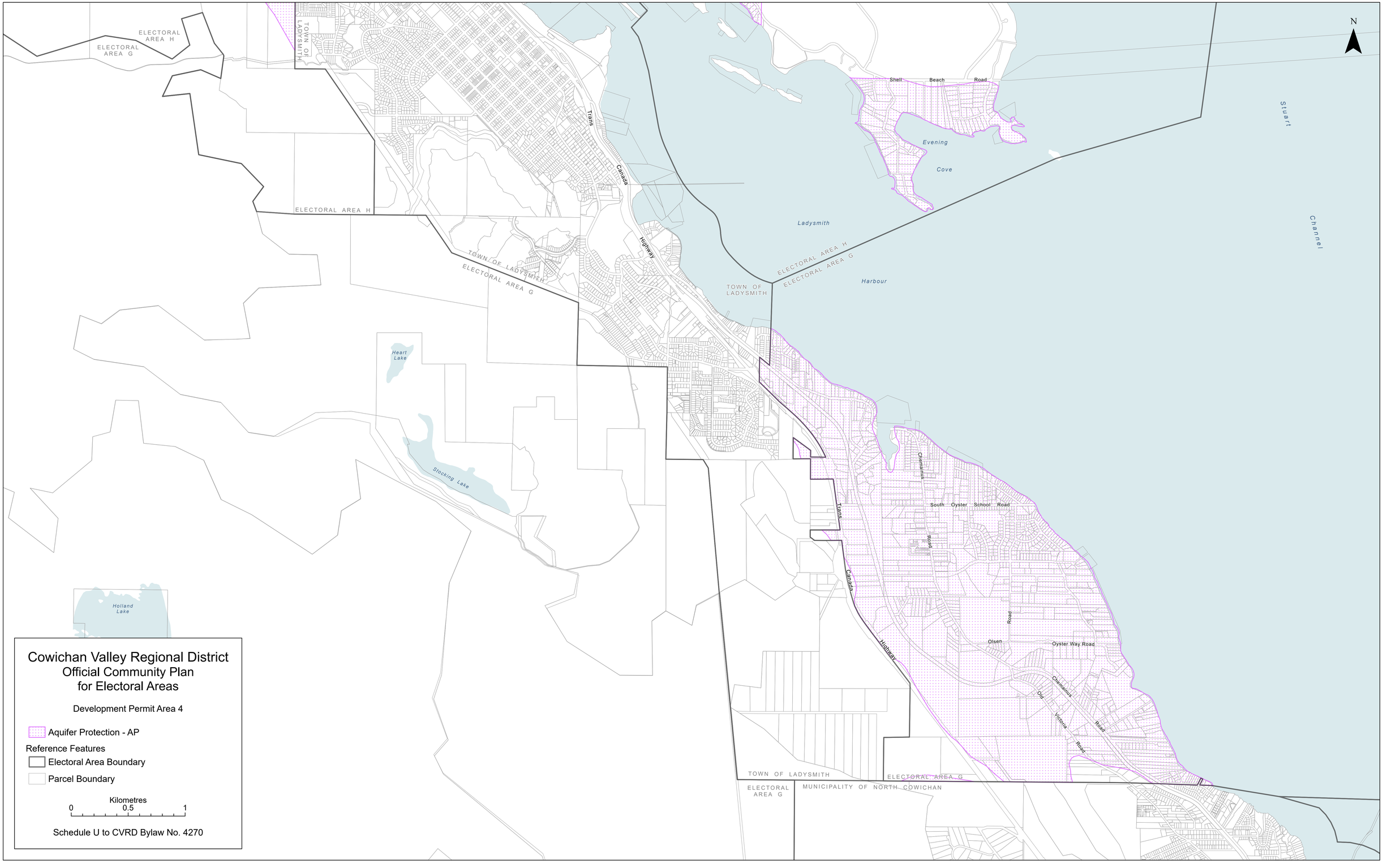
UDPA4.1 Aquifer Protection - Area H



UDPA4.2 Aquifer Protection - Area H



UDPA4.3 Aquifer Protection - Areas G/H (excluding the Gulf Islands)



Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 4

Aquifer Protection - AP

Reference Features

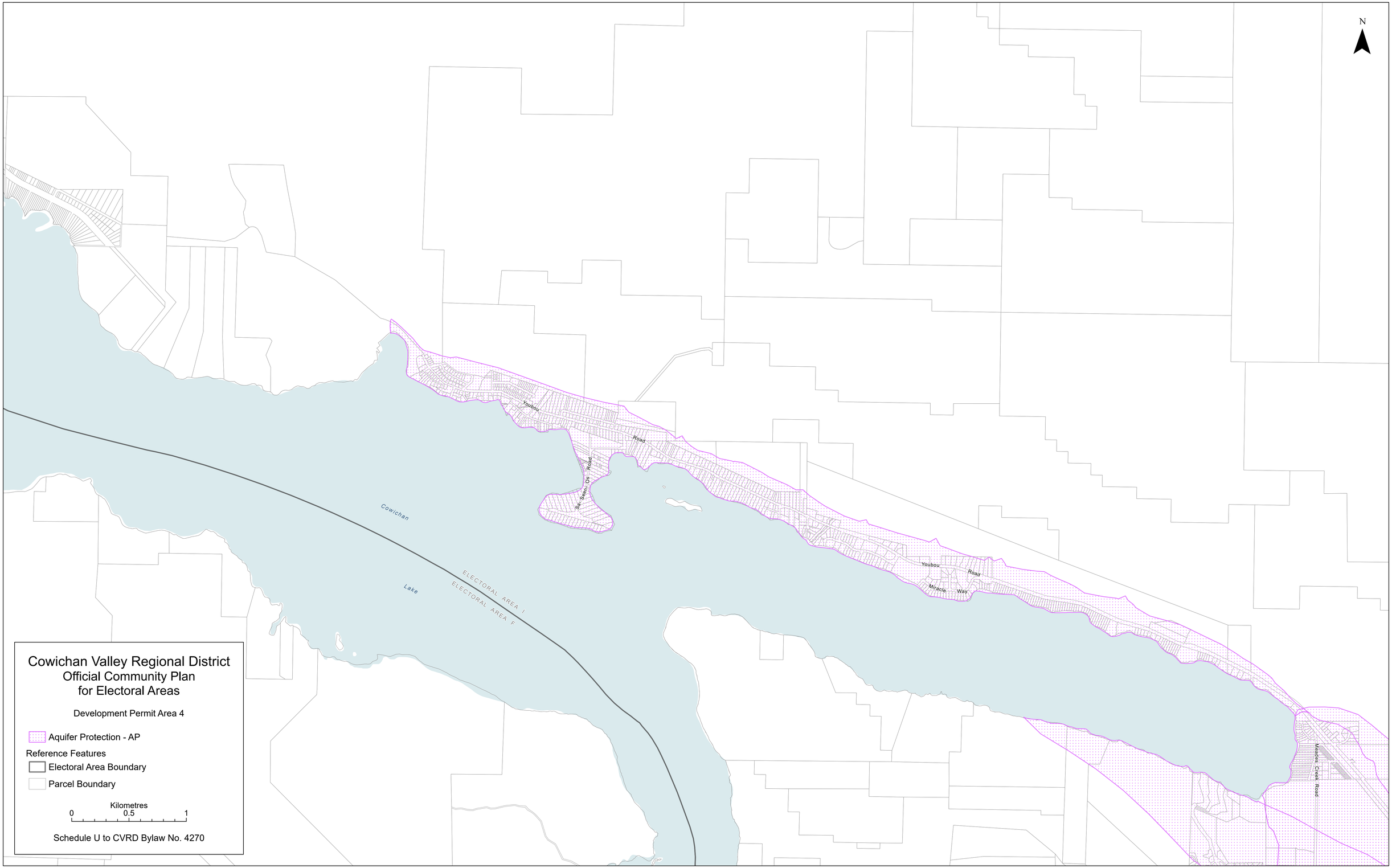
Electoral Area Boundary

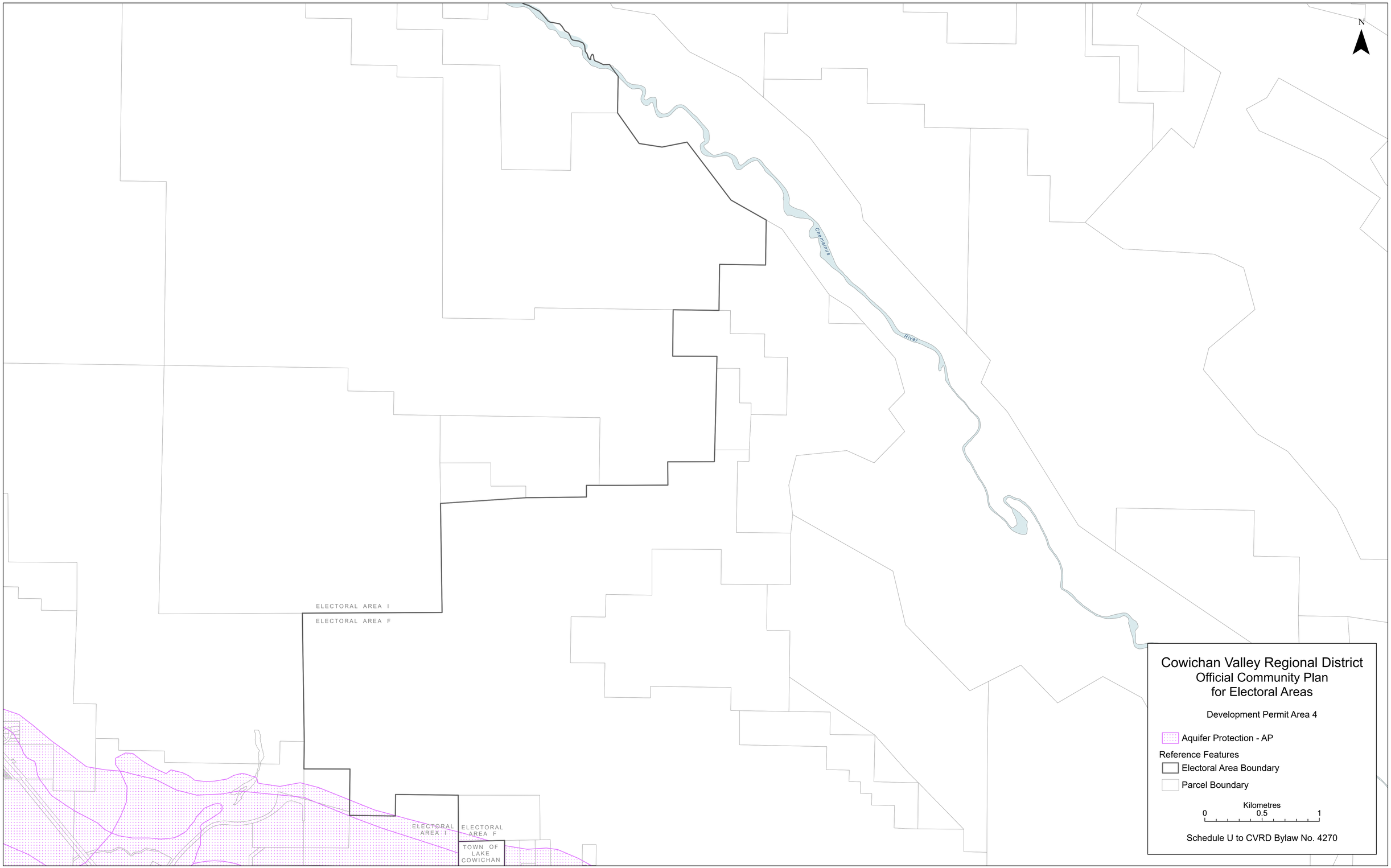
Parcel Boundary

Kilometres
0 0.5 1

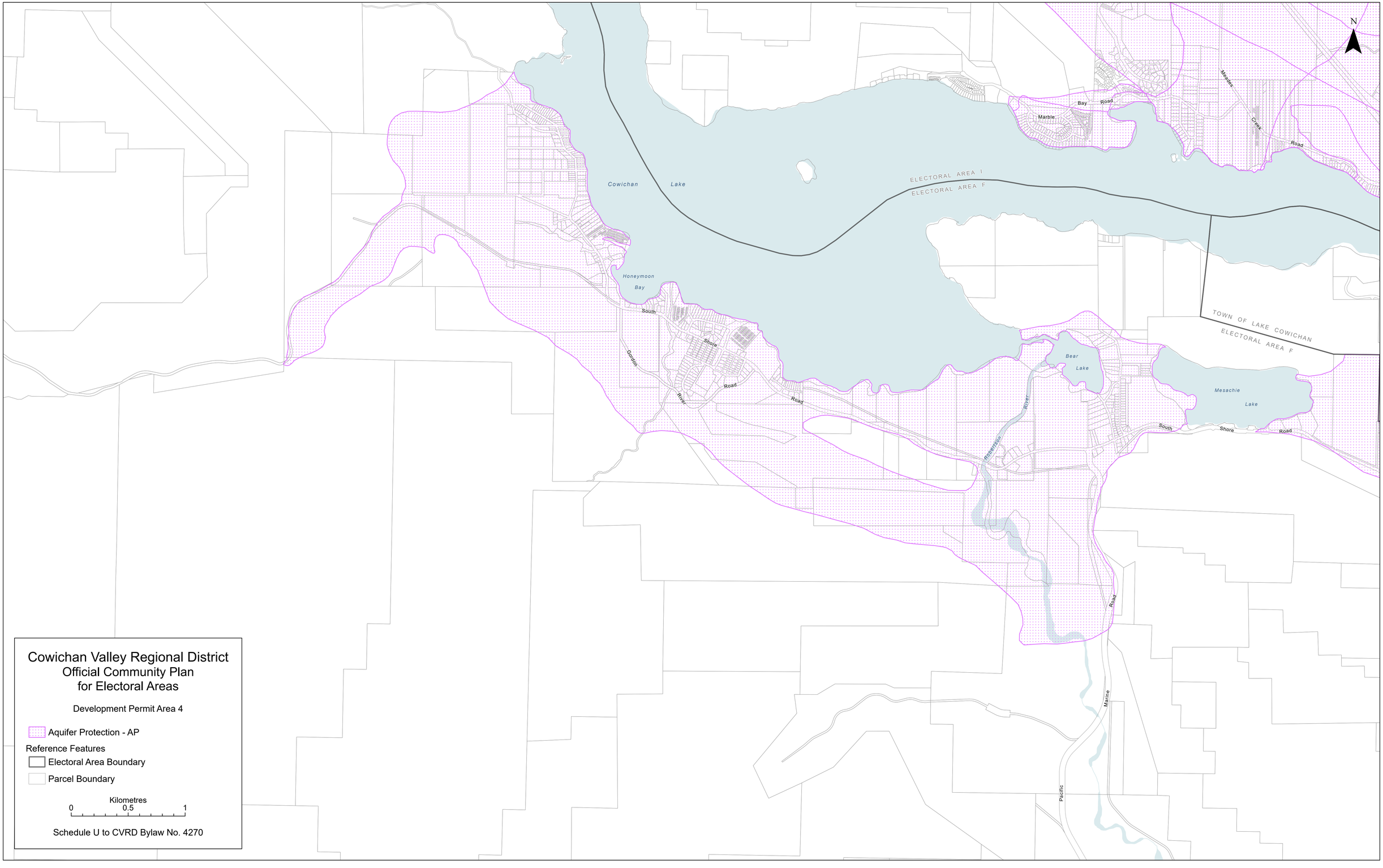
Schedule U to CVRD Bylaw No. 4270

UDPA4.4 Aquifer Protection - Area I

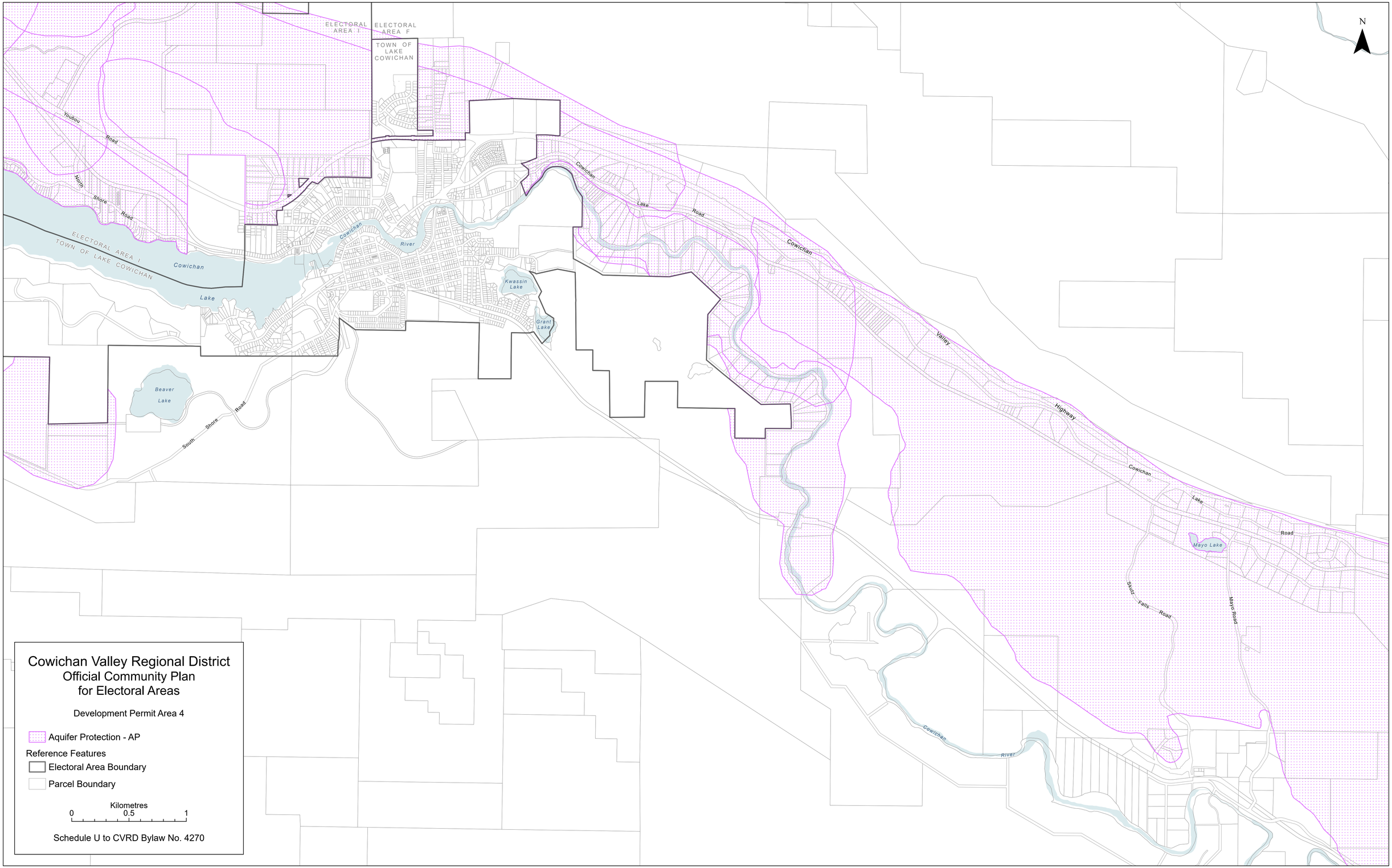



N
Cheminus
River
ELECTORAL AREA I
ELECTORAL AREA F
ELECTORAL AREA I
ELECTORAL AREA F
TOWN OF LAKE COWICHAN
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 4
Aquifer Protection - AP
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

UDPA4.6 Aquifer Protection - Areas F/I



UDPA4.7 Aquifer Protection - Areas F/I



Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 4

Aquifer Protection - AP

Reference Features

Electoral Area Boundary

Parcel Boundary

Kilometres
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

N

MUNICIPALITY OF NORTH COWICHAN

ELECTORAL AREA E

ELECTORAL AREA F

Chemainus River

Cowichan Valley Highway

Cowichan Lake Road

Riverbottom Road

Cowichan Lake Road

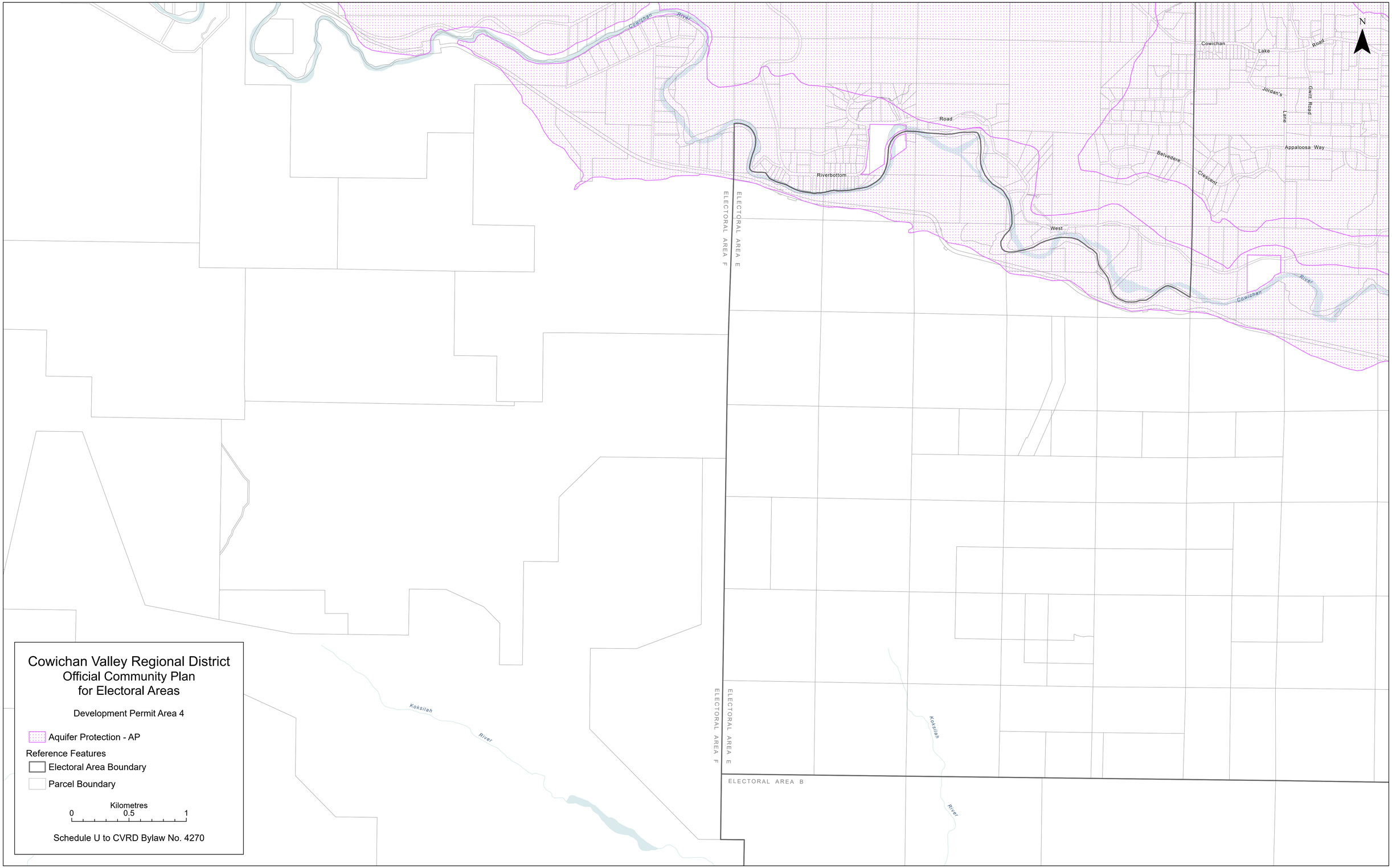
Kapoor Road

Payne Road

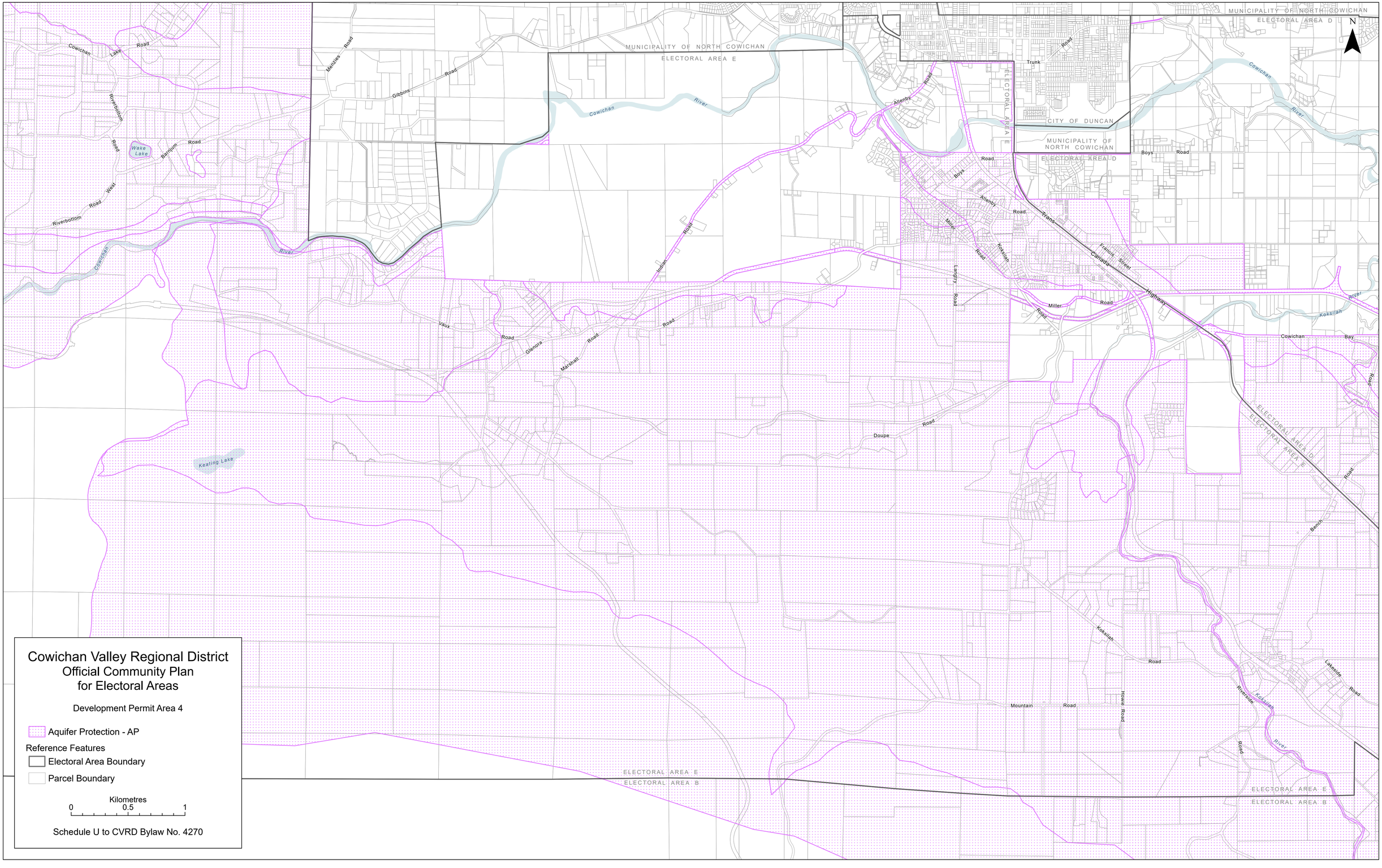
Cowichan Lake Road

Cowichan River

UDPA4.9 Aquifer Protection - Areas E/F



UDPA4.10 Aquifer Protection - Areas B/D/E



Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 4

Aquifer Protection - AP

Reference Features

Electoral Area Boundary

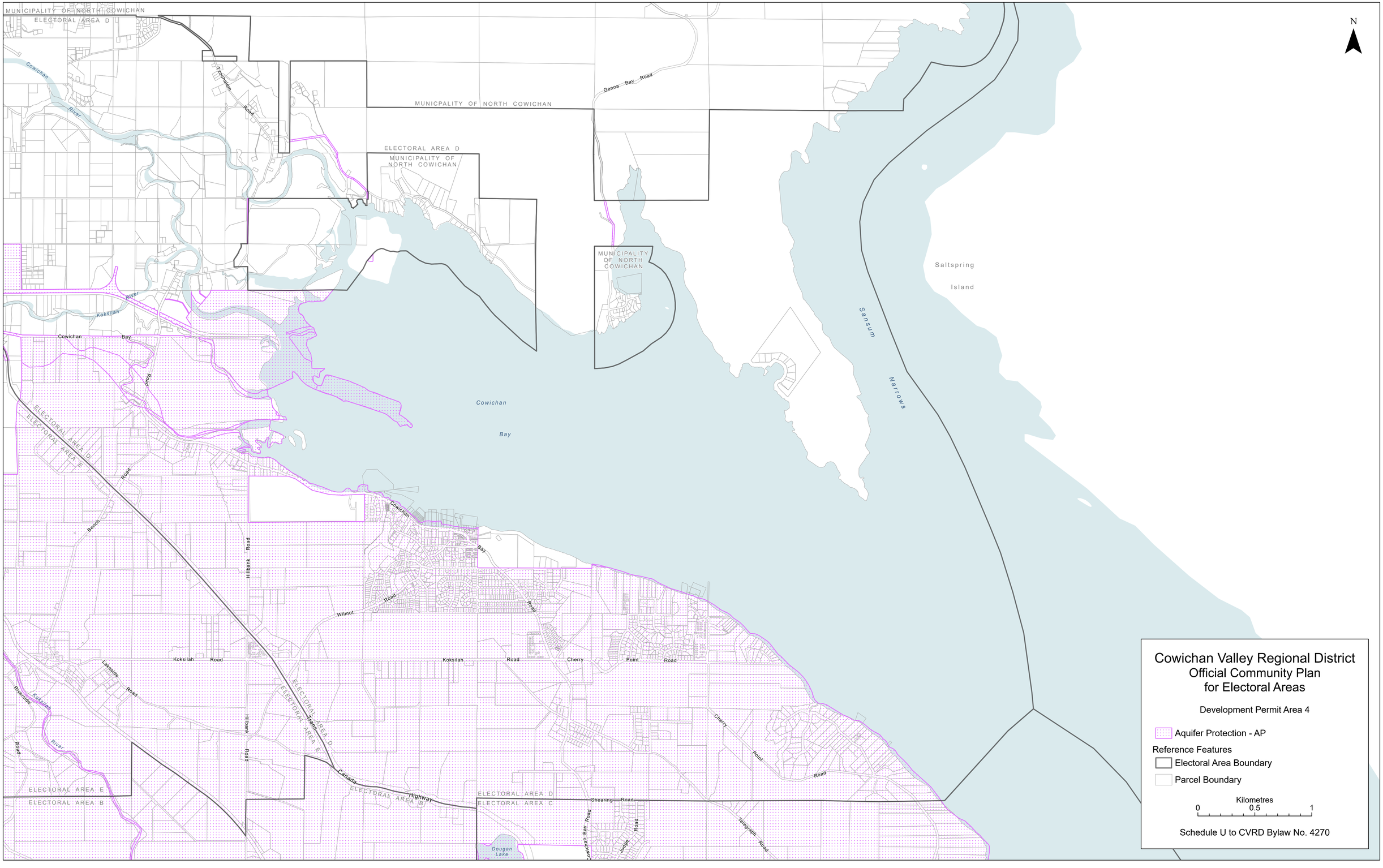
Parcel Boundary

Kilometres

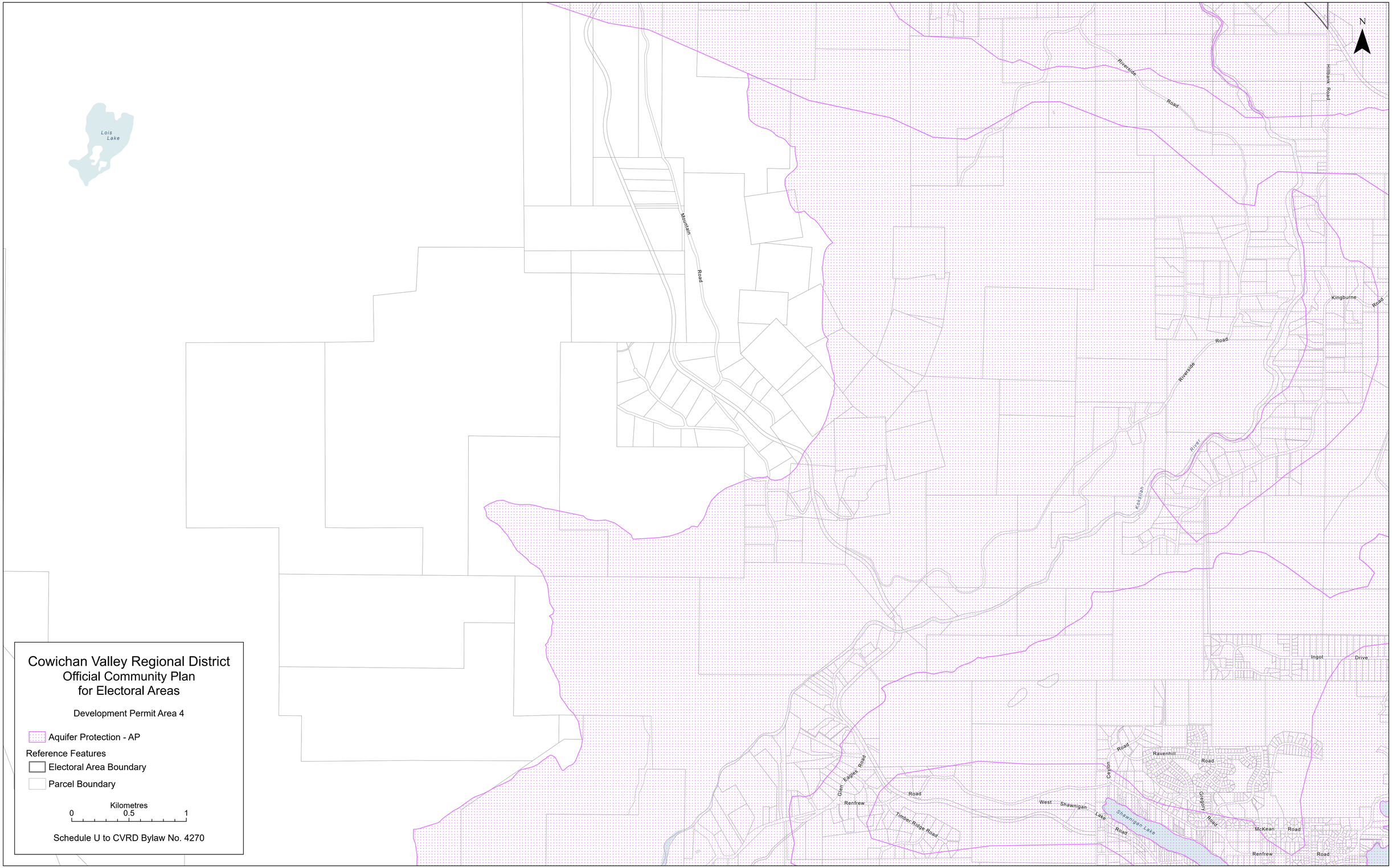
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

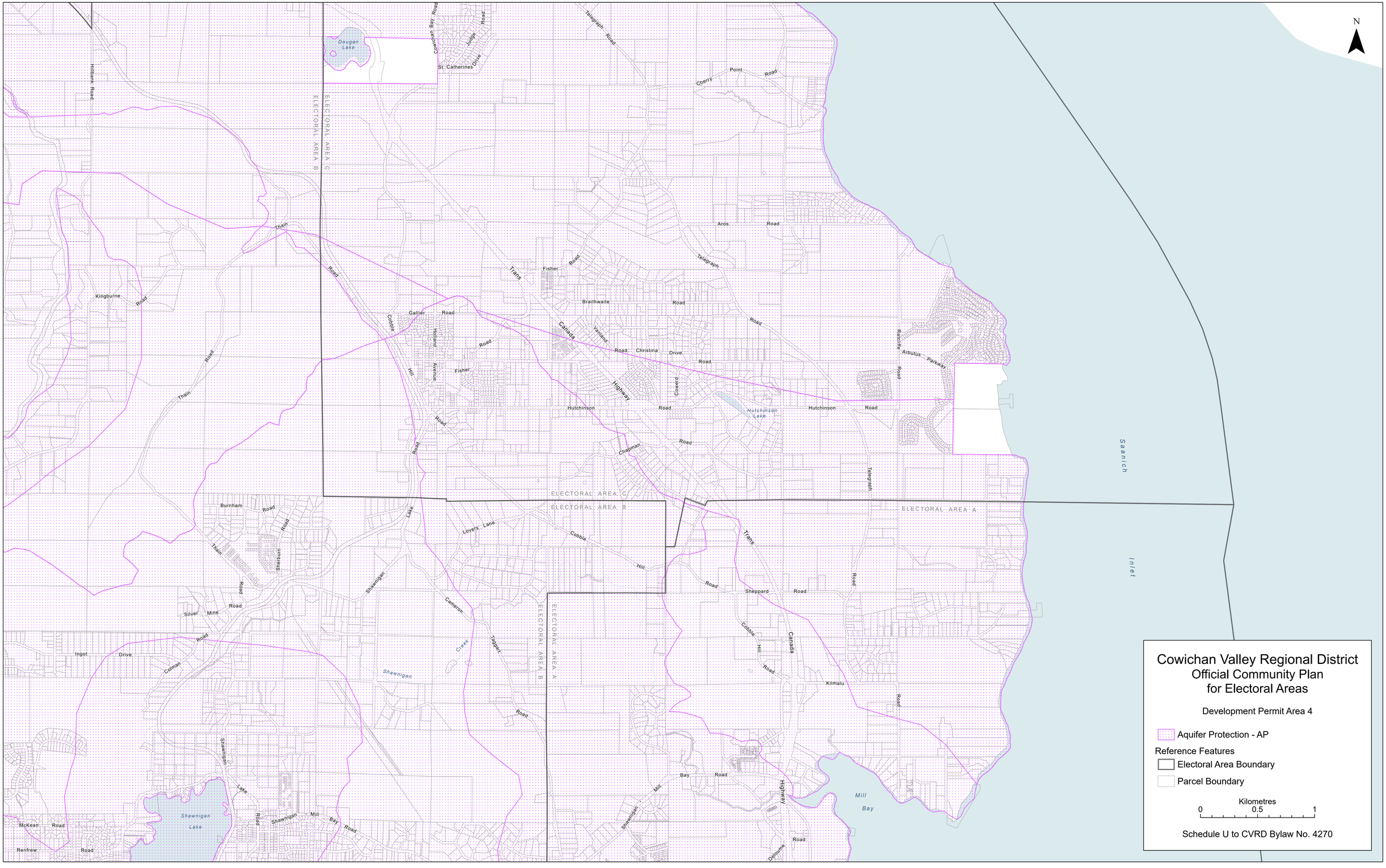
UDPA4.11 Aquifer Protection - Areas B/C/D/E



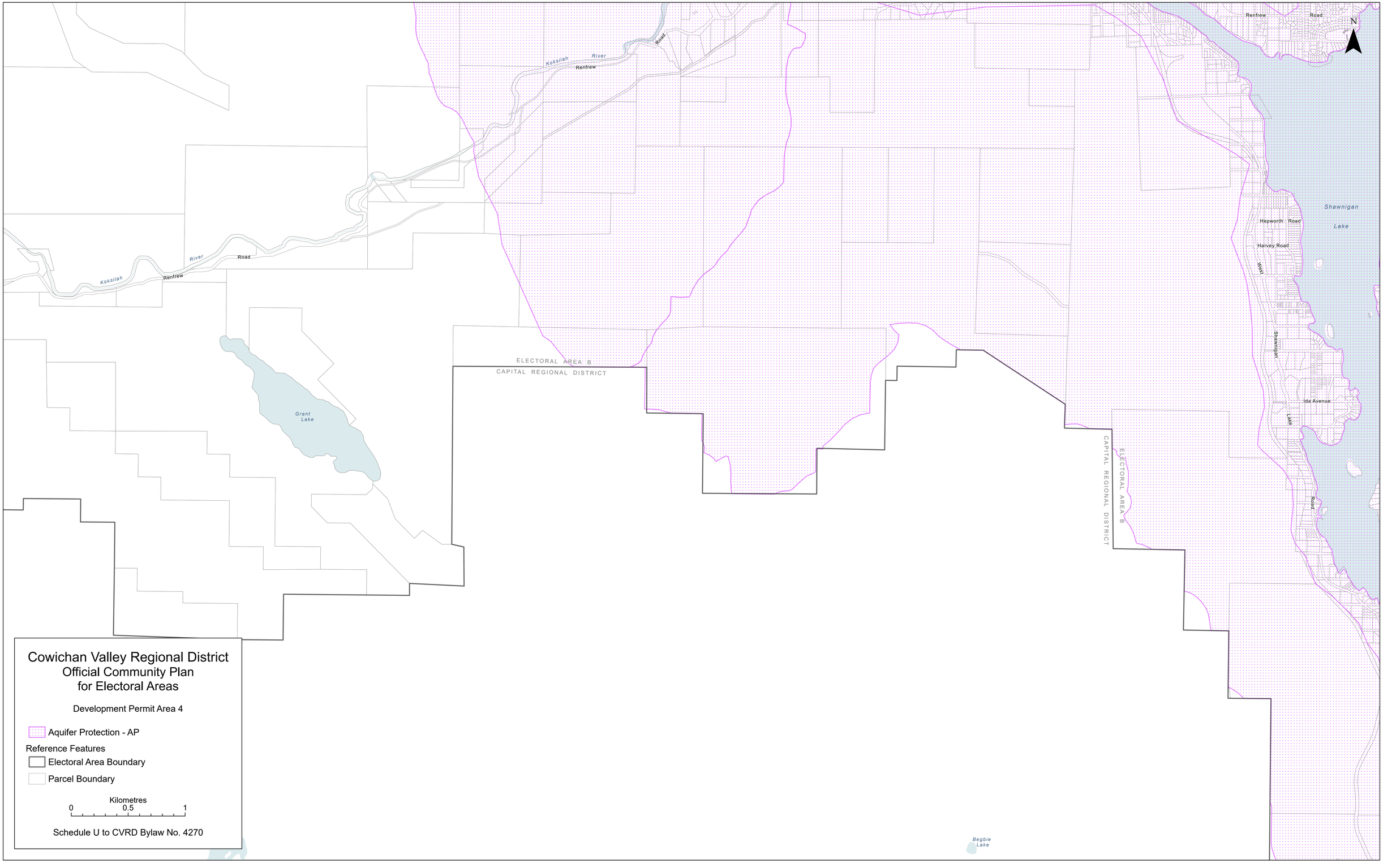
UDPA4.12 Aquifer Protection - Area B



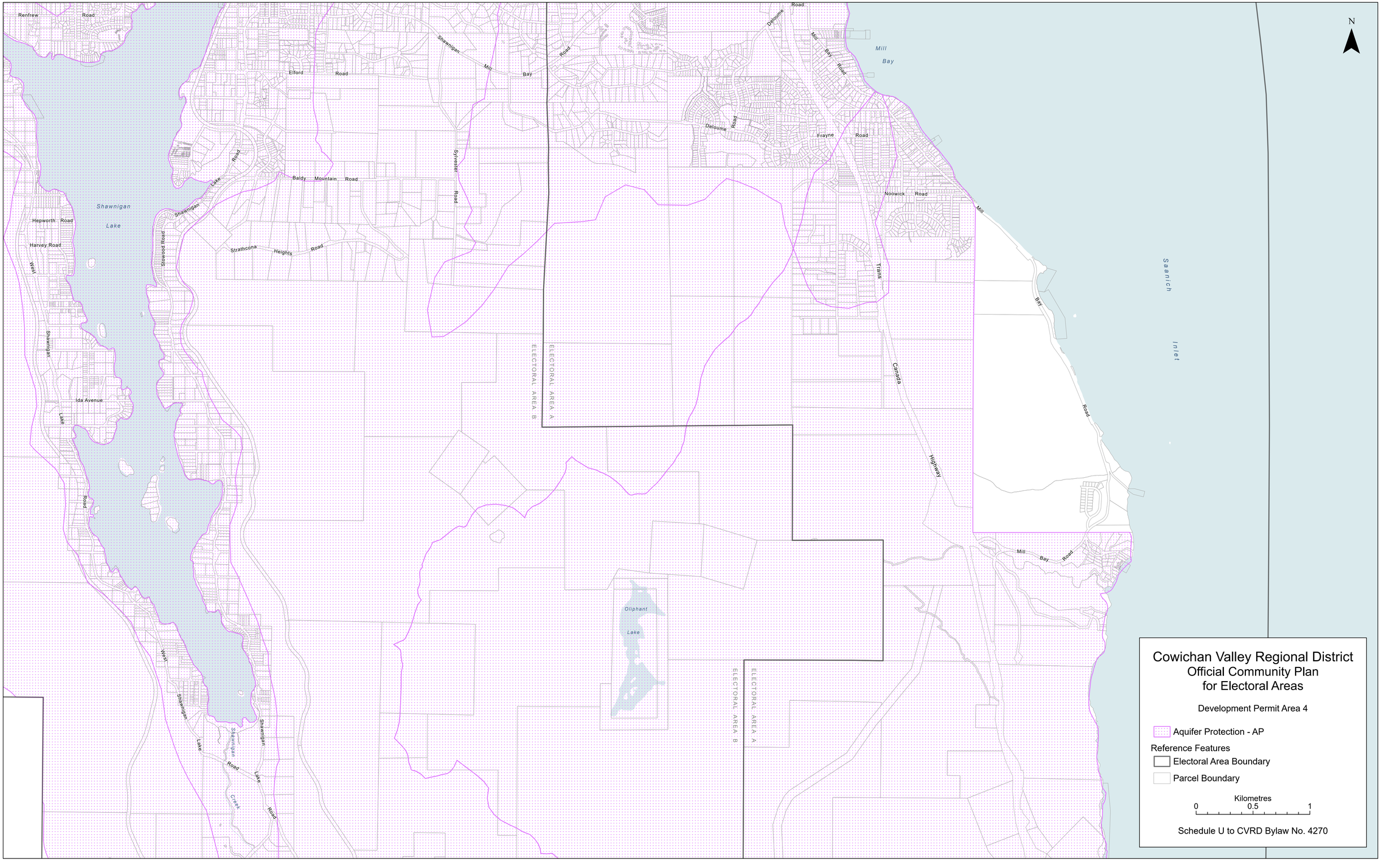
UDPA4.13 Aquifer Protection - Areas A/B/C



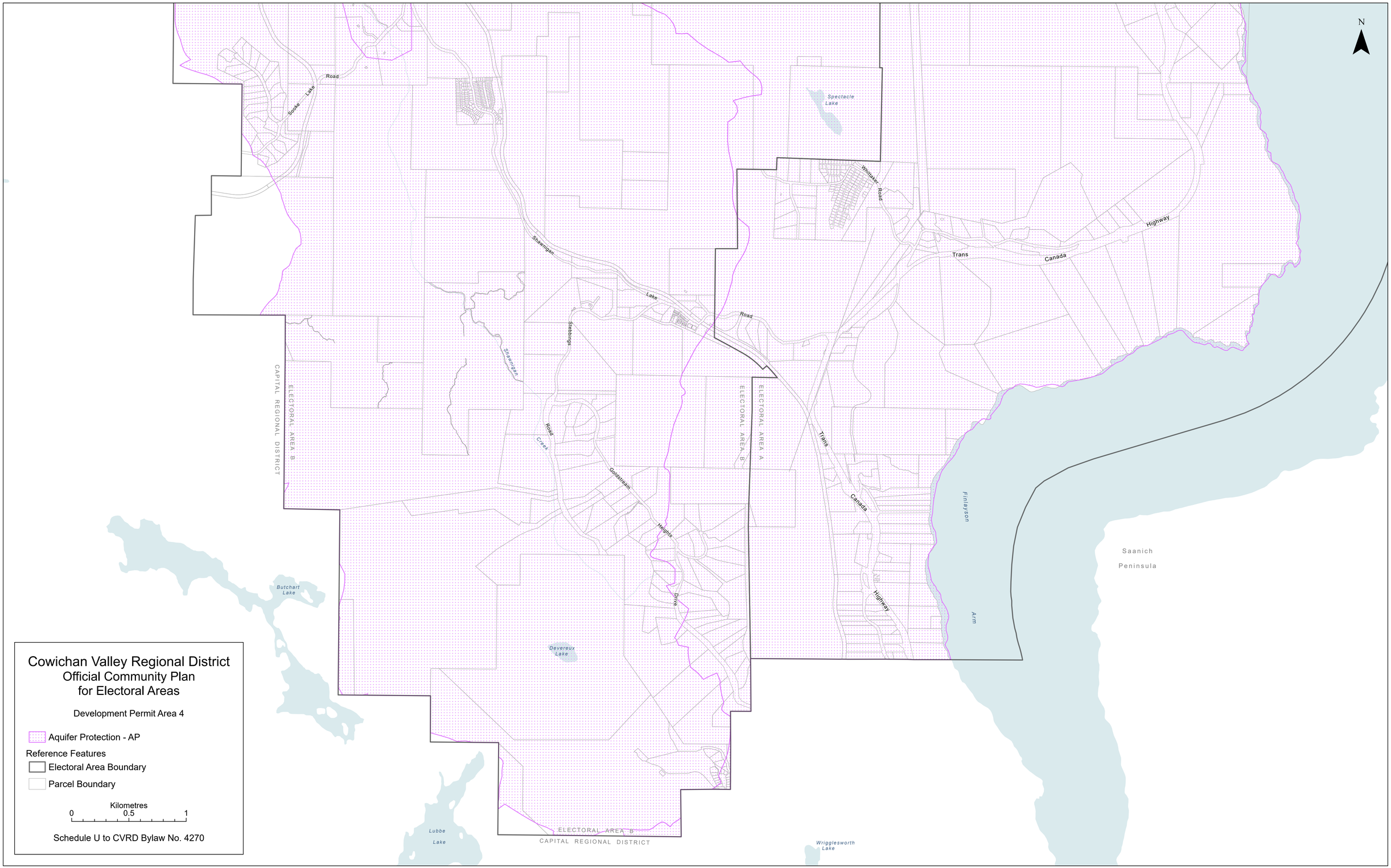
UDPA4.14 Aquifer Protection - Area B



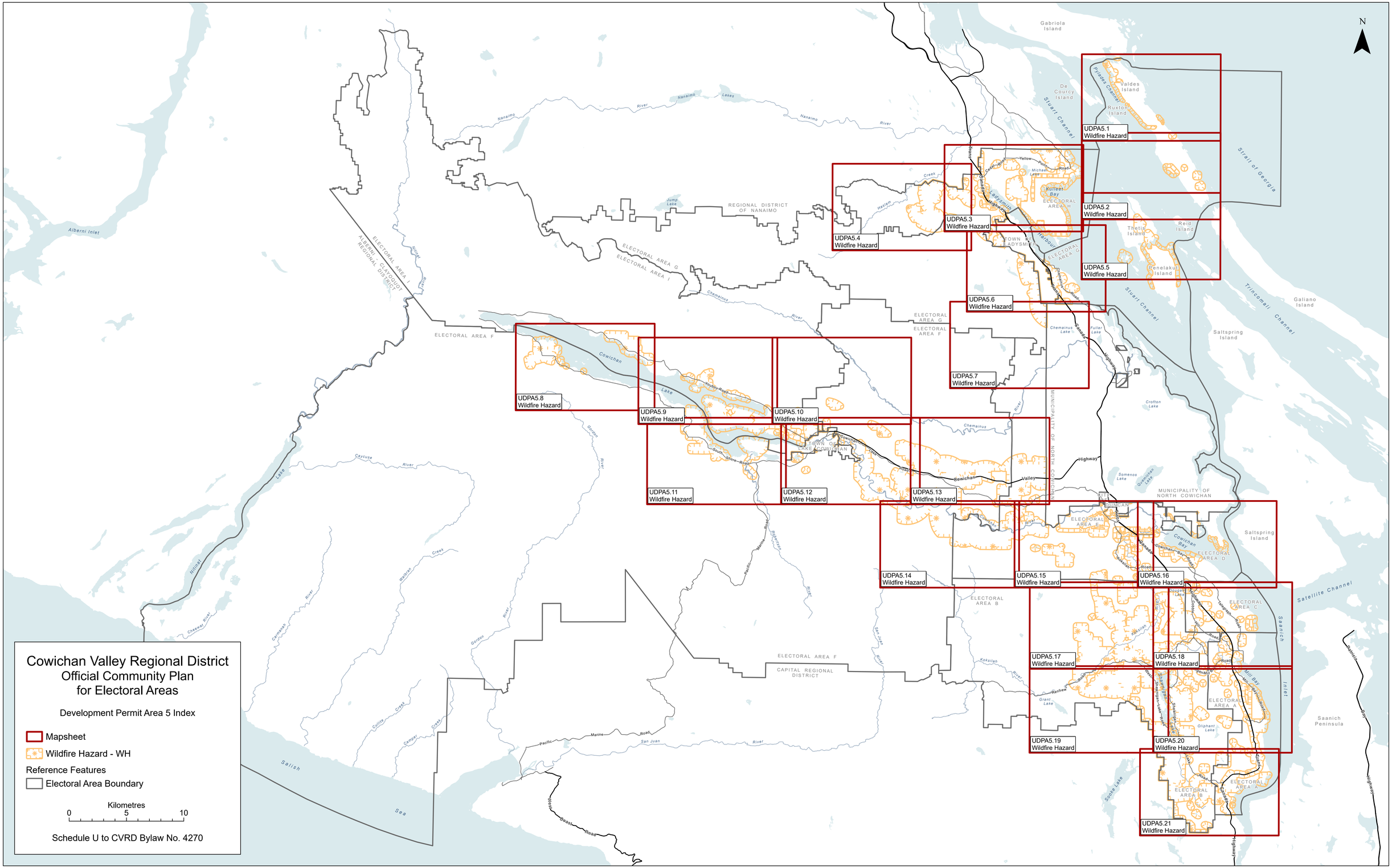
UDPA4.15 Aquifer Protection - Areas A/B



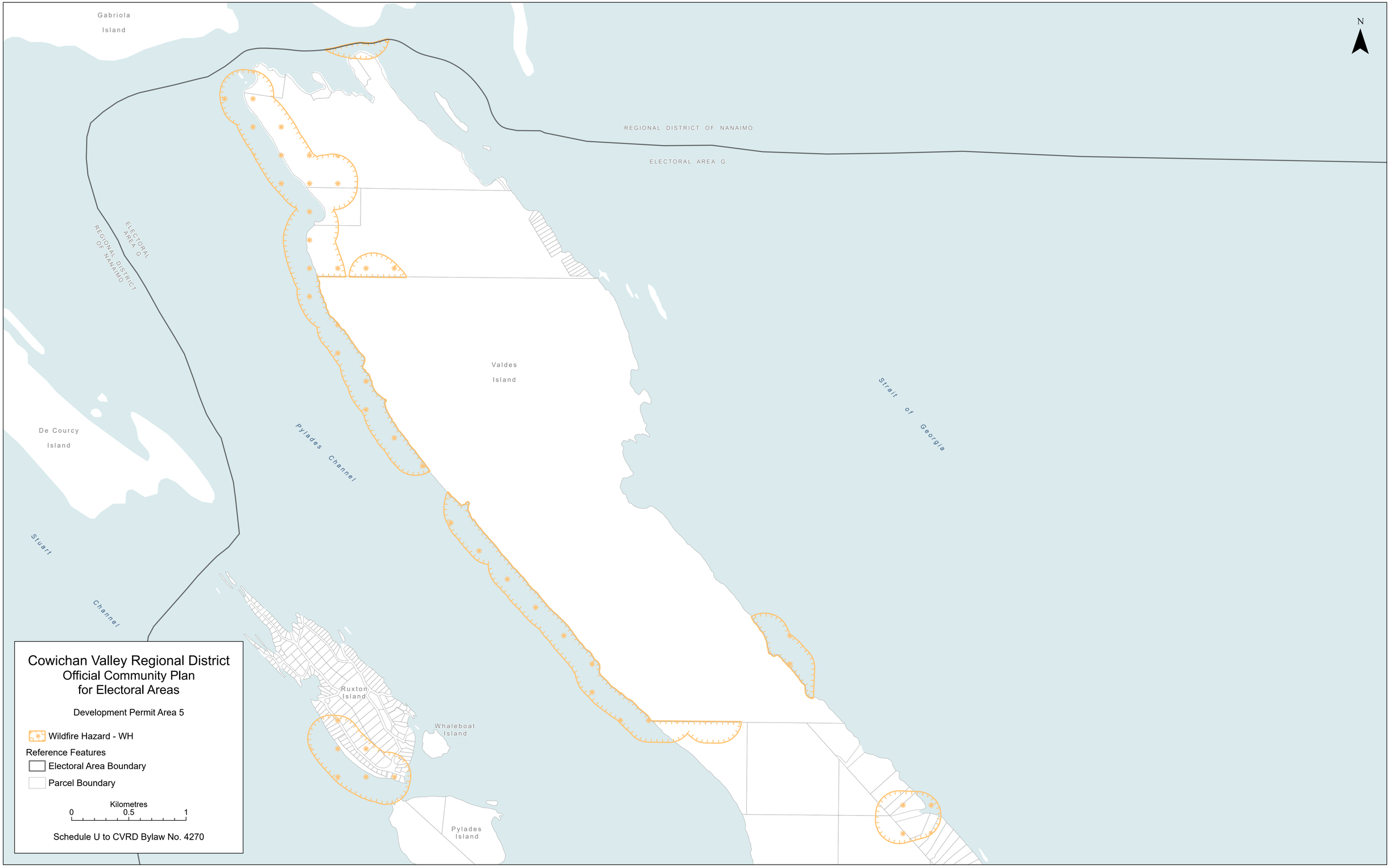
UDPA4.16 Aquifer Protection - Areas A/B



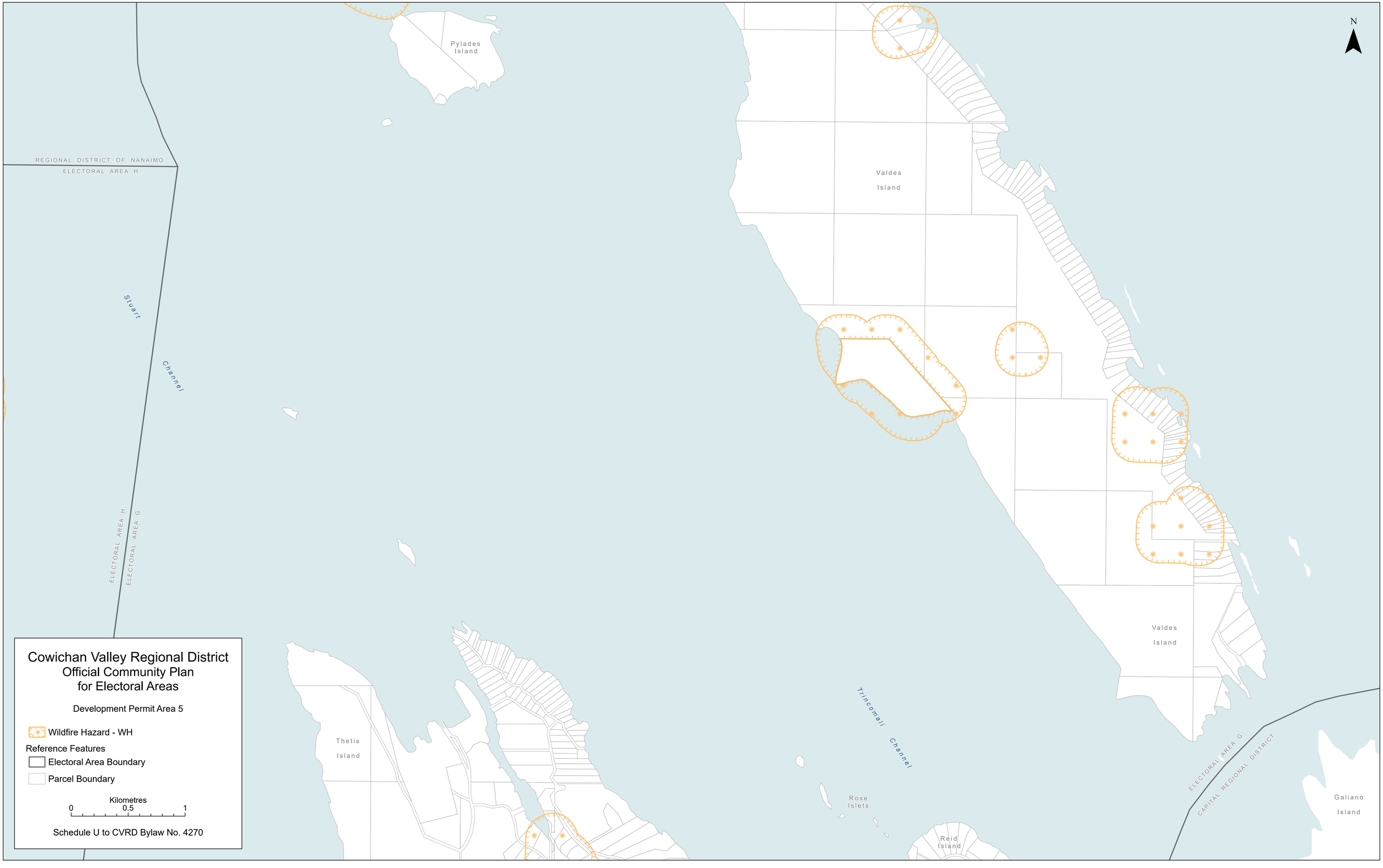
UDPA5 Wildfire Hazard Index - Regional


N
UDPA5.1 Wildfire Hazard
UDPA5.2 Wildfire Hazard
UDPA5.3 Wildfire Hazard
UDPA5.4 Wildfire Hazard
UDPA5.5 Wildfire Hazard
UDPA5.6 Wildfire Hazard
UDPA5.7 Wildfire Hazard
UDPA5.8 Wildfire Hazard
UDPA5.9 Wildfire Hazard
UDPA5.10 Wildfire Hazard
UDPA5.11 Wildfire Hazard
UDPA5.12 Wildfire Hazard
UDPA5.13 Wildfire Hazard
UDPA5.14 Wildfire Hazard
UDPA5.15 Wildfire Hazard
UDPA5.16 Wildfire Hazard
UDPA5.17 Wildfire Hazard
UDPA5.18 Wildfire Hazard
UDPA5.19 Wildfire Hazard
UDPA5.20 Wildfire Hazard
UDPA5.21 Wildfire Hazard
Gabriola Island
De Courcy Island
Valdes Island
Ruxton Island
Reid Island
Thetis Island
Galiano Island
Saltspring Island
Crofton Lake
Somenos Lake
Quamichan Lake
Shawnigan Lake
Mill Bay
Koksilah
Cowichan Lake
Alberni Inlet
Nitinat Lake
Caycuse River
Cheewat River
Sarita River
Gordon River
Walbran Creek
Cameron River
Cowlitz Creek
Camper Creek
Nanaimo River
Nanaimo Lakes
Jump Lake
Haslam Creek
Chemainus River
Koksilah River
San Juan River
Cowichan Lake
Cowichan Bay
Cowichan River
Strait of Georgia
Trincomali Channel
Stuart Channel
Satellite Channel
Saanich Inlet
Saanich Peninsula
Sansum Narrows
Dyke Channel
Yellow Point Road
Michael Lake
Kulleet Bay
Ladysmith
Chemainus
Fuller Lake
Grant Lake
Oliphant Lake
Jacobsen Lake
Jouganes Lake
Renfrew
Koksilah
Pacific Marine Road
Port Renfrew
West Coast Road
Nitinat Main
Lake Cowichan
Youbou
Meade Creek
Honeymoon Bay
Sahtlam
Shawnigan Lake
Mill Bay
Cobble Hill
Cowichan Bay
Maple Bay
Duncan
Chemainus
Crofton
Thetis Island
Reid Island
Renelakut Island
Pylades Channel
Roberts Channel
Ladysmith Chemainus Road
Yellow Point Road
Stuart Channel
Trincomali Channel
Satellite Channel
Saanich Inlet
Saltspring Island
Saanich Peninsula
Galiano Island
Gabriola Island
De Courcy Island
Valdes Island
Ruxton Island
Reid Island
Thetis Island
Renelakut Island
Crofton Lake
Somenos Lake
Quamichan Lake
Shawnigan Lake
Mill Bay
Koksilah
Cowichan Lake
Cowichan Bay
Cowichan River
Strait of Georgia
Trincomali Channel
Stuart Channel
Satellite Channel
Saanich Inlet
Saanich Peninsula
Sansum Narrows
Dyke Channel
Yellow Point Road
Michael Lake
Kulleet Bay
Ladysmith
Chemainus
Fuller Lake
Grant Lake
Oliphant Lake
Jacobsen Lake
Jouganes Lake
Renfrew
Koksilah
Pacific Marine Road
Port Renfrew
West Coast Road
Nitinat Main
Lake Cowichan
Youbou
Meade Creek
Honeymoon Bay
Sahtlam
Shawnigan Lake
Mill Bay
Cobble Hill
Cowichan Bay
Maple Bay
Duncan
Chemainus
Crofton
Thetis Island
Reid Island
Renelakut Island
Pylades Channel
Roberts Channel
Ladysmith Chemainus Road
Yellow Point Road
Stuart Channel
Trincomali Channel
Satellite Channel
Saanich Inlet
Saltspring Island

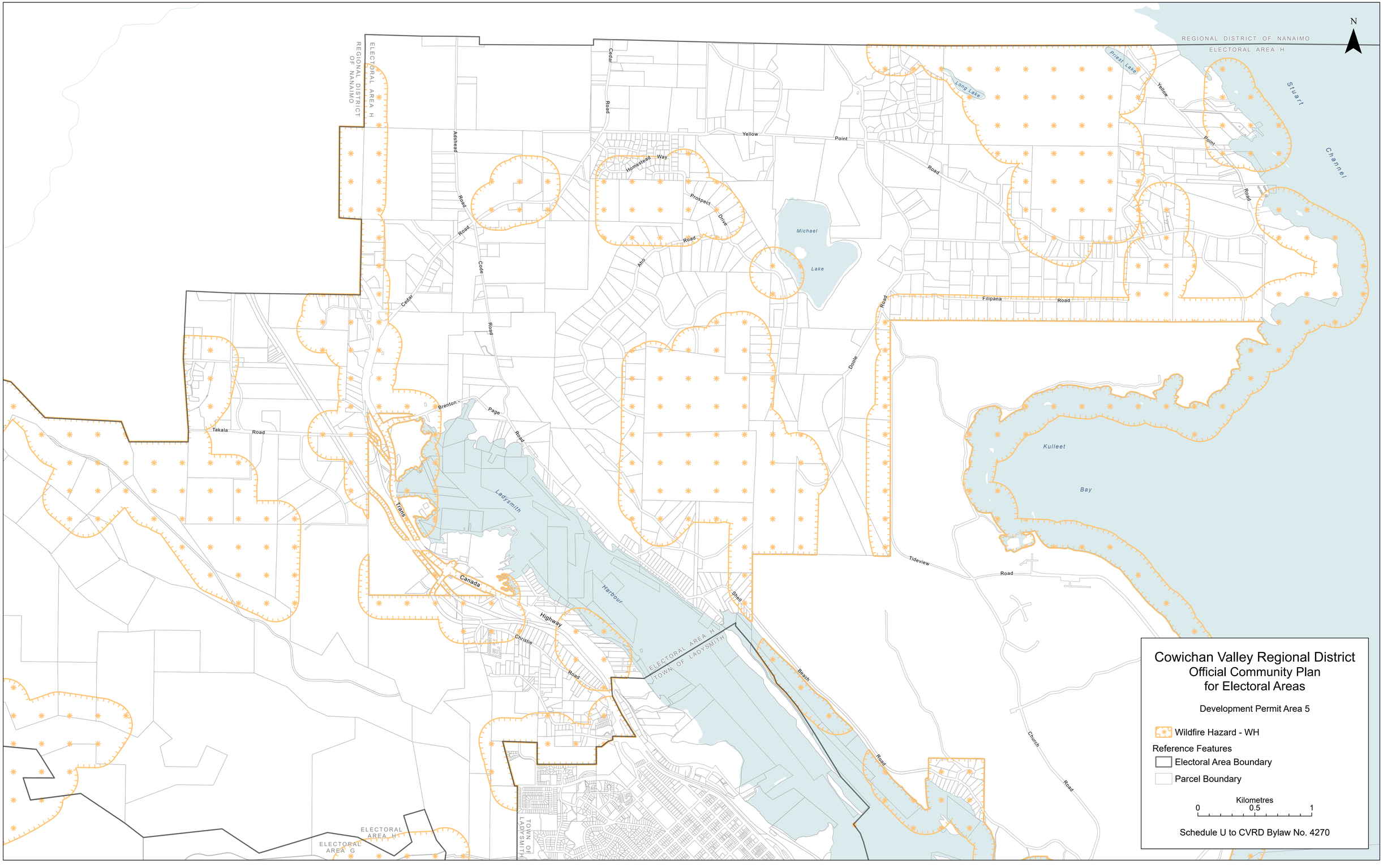
UDPA5.1 Wildfire Hazard - Area G



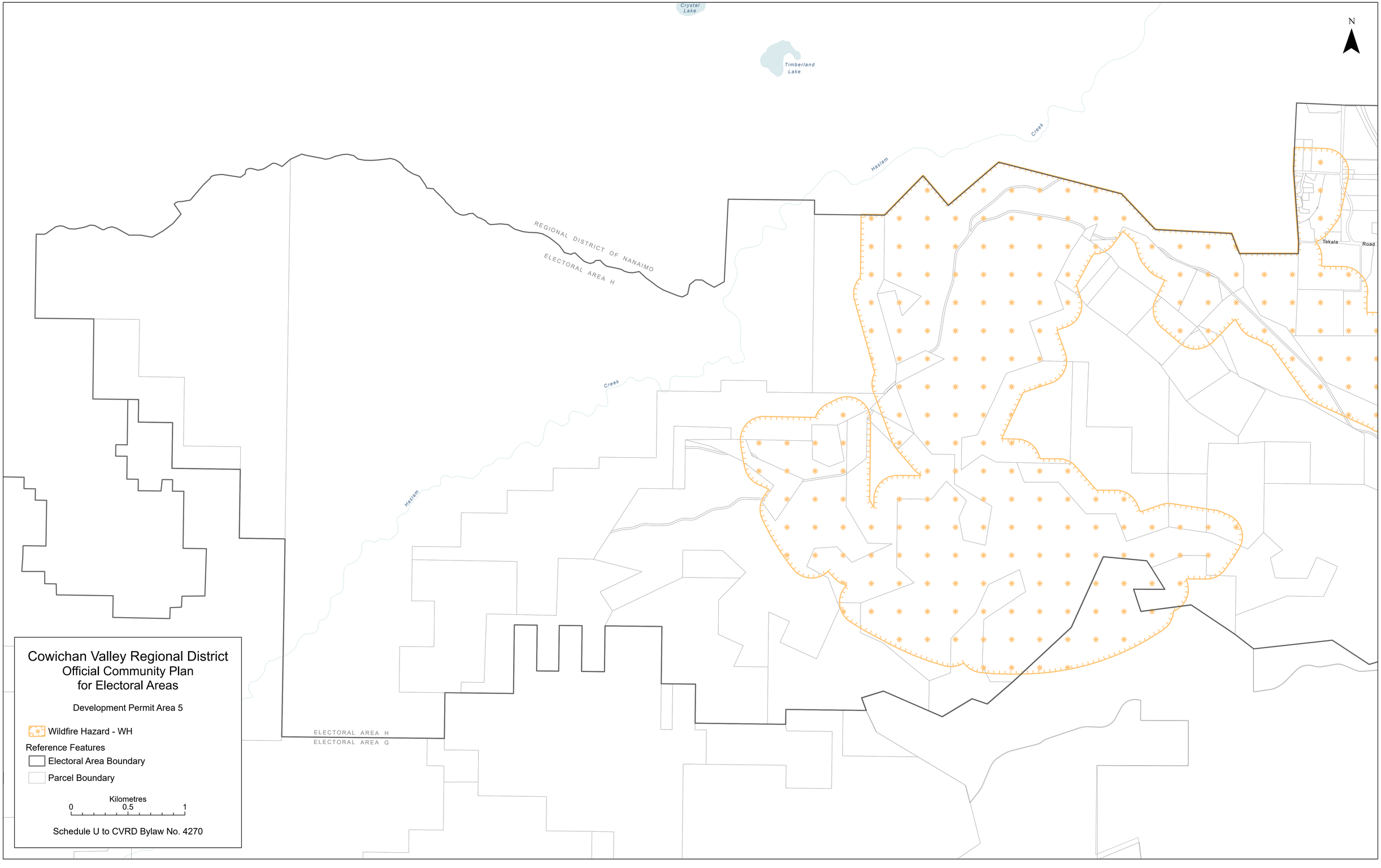
UDPA5.2 Wildfire Hazard - Area G



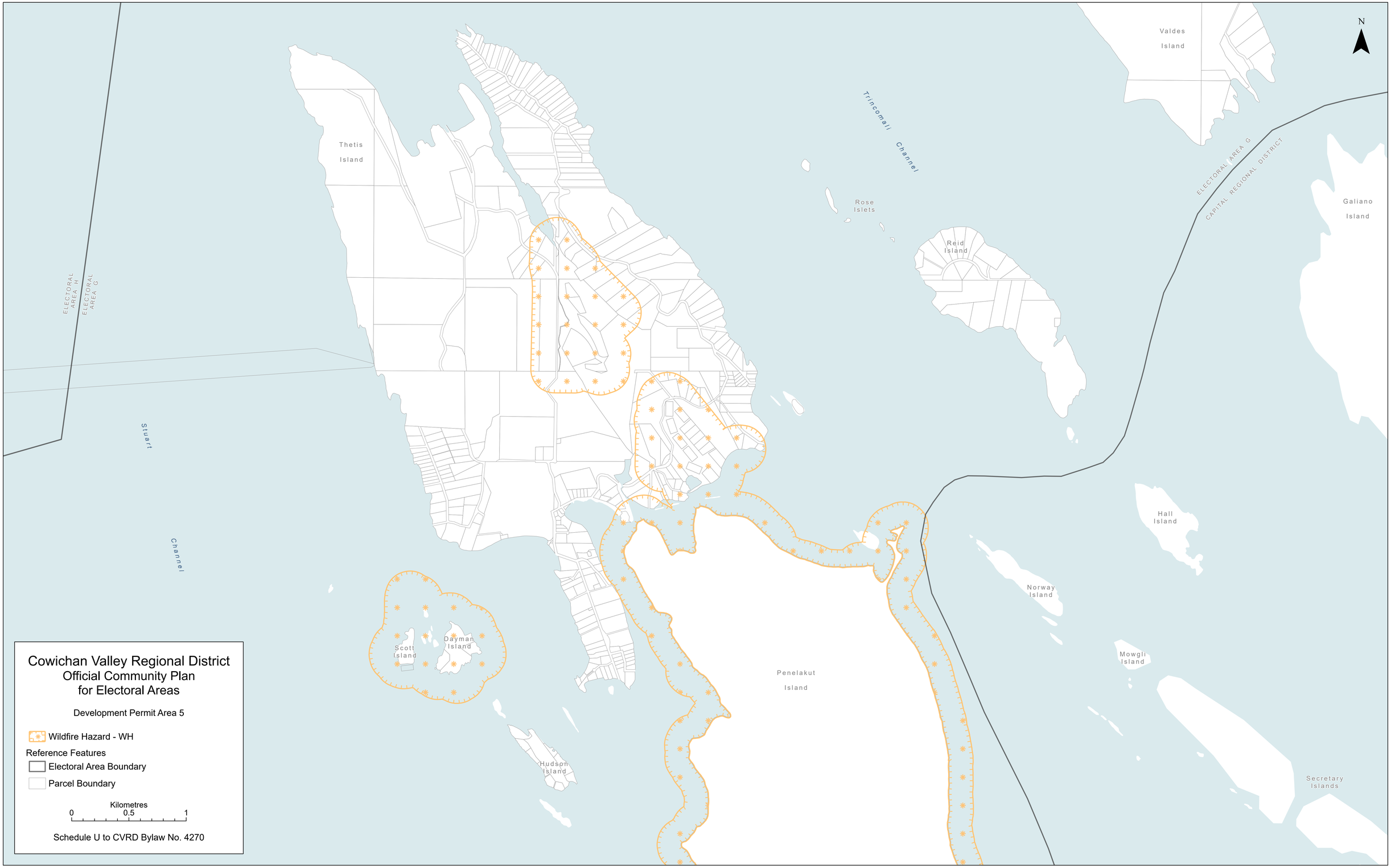
UDPA5.3 Wildfire Hazard - Areas G/H



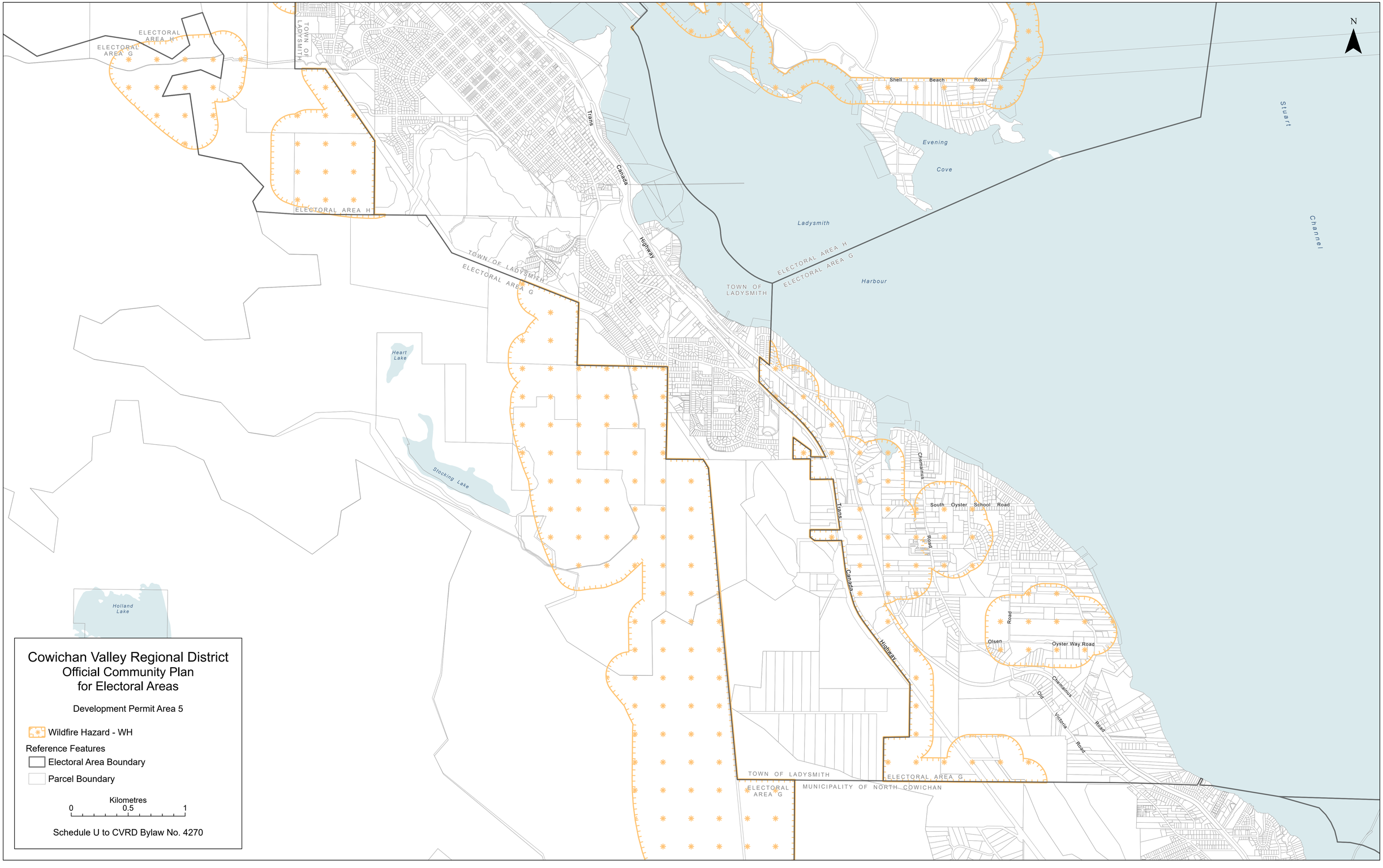
UDPA5.4 Wildfire Hazard - Areas G/H



UDPA5.5 Wildfire Hazard - Area G



UDPA5.6 Wildfire Hazard - Areas G/H



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 5

Wildfire Hazard - WH

Reference Features

Electoral Area Boundary

Parcel Boundary

Kilometres

0 0.5 1

Schedule U to CVRD Bylaw No. 4270

UDPA5.7 Wildfire Hazard - Area G

TOWN OF LADYSMITH
ELECTORAL AREA G
ELECTORAL AREA G
MUNICIPALITY OF NORTH COWICHAN
N
Chemainus Lake
MUNICIPALITY OF NORTH COWICHAN
Silver Lake
ELECTORAL AREA G
ELECTORAL AREA E
ELECTORAL AREA F
Holyoak Lake
Chemainus River

Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 5

Wildfire Hazard - WH

Reference Features

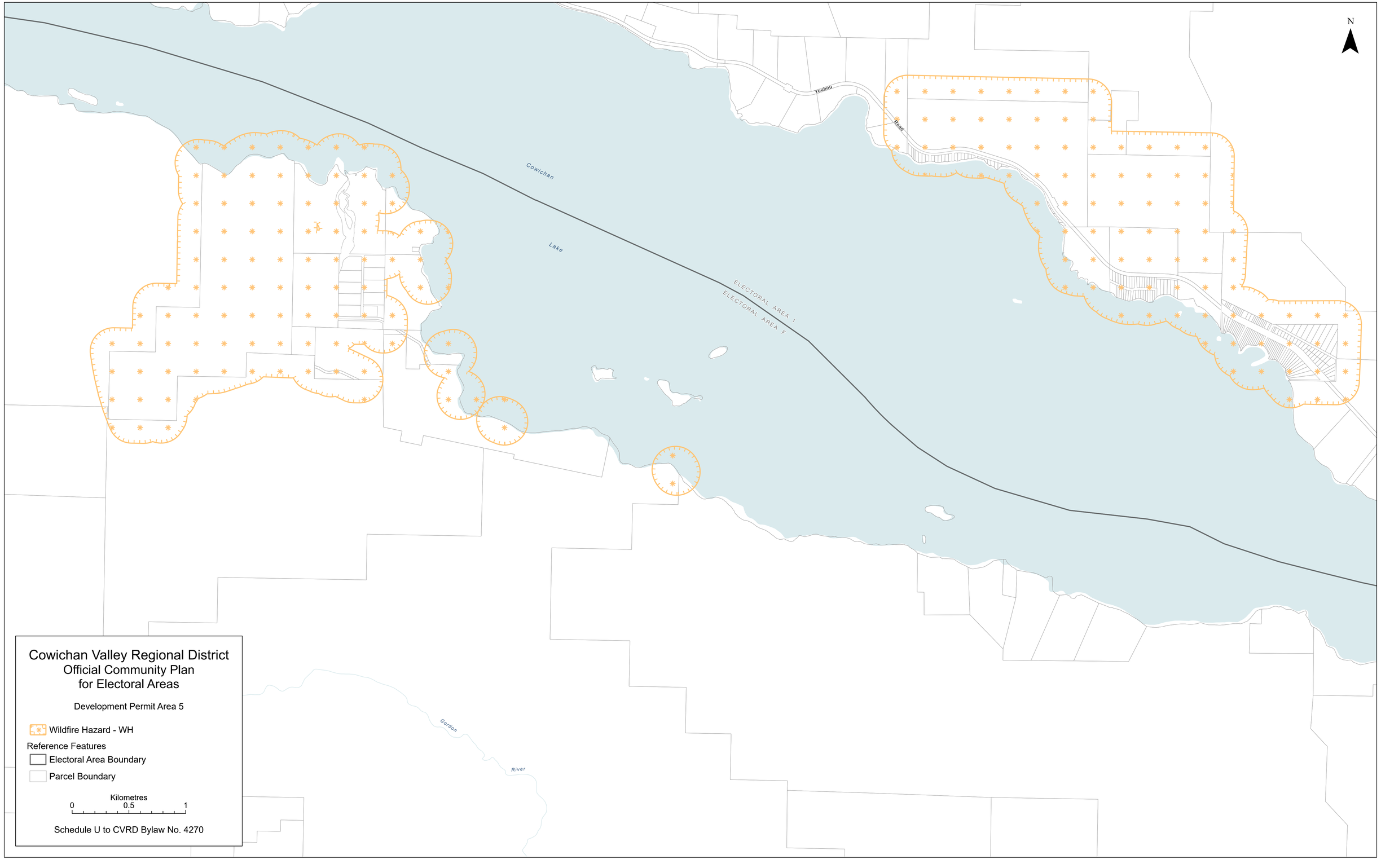
Electoral Area Boundary

Parcel Boundary

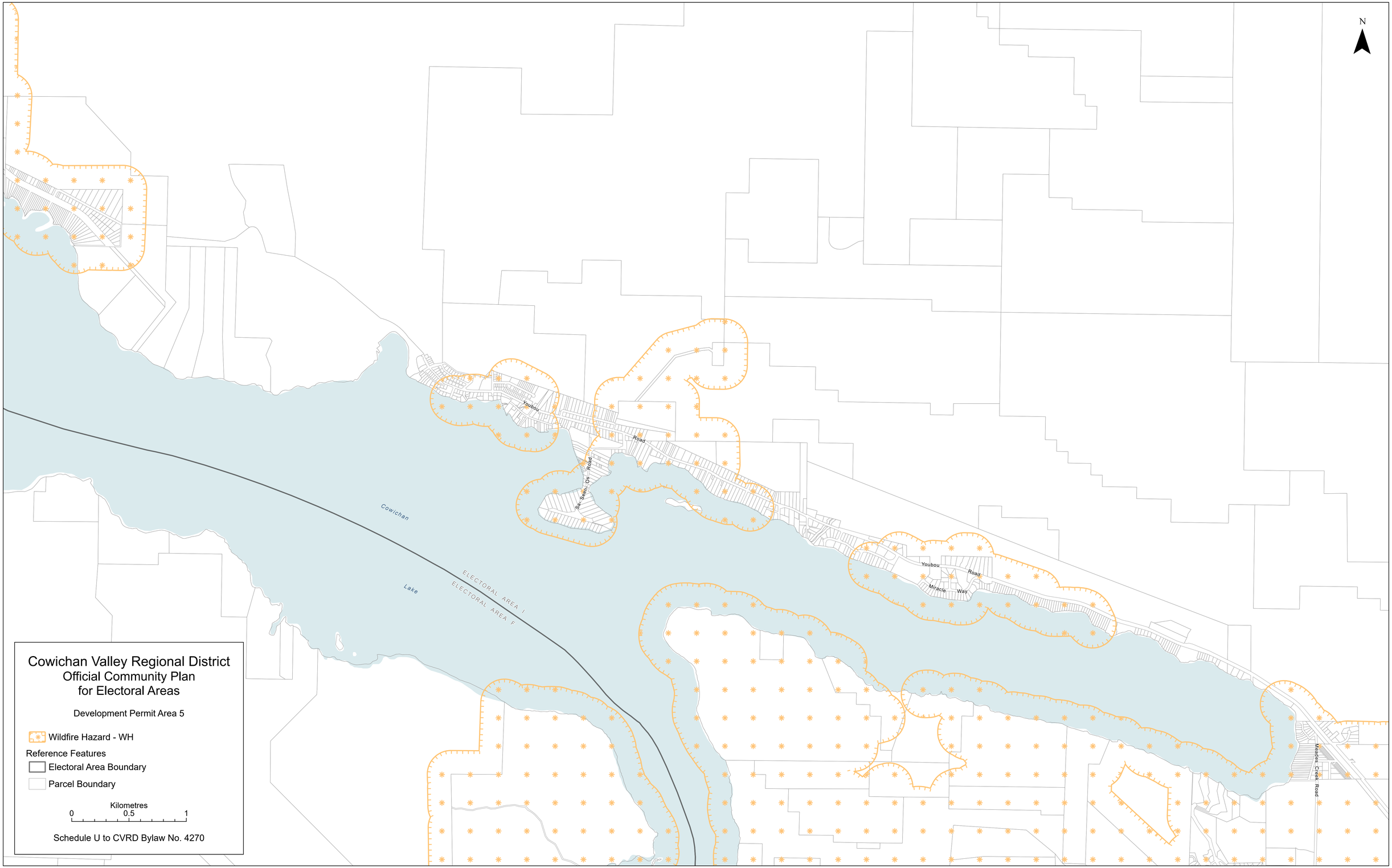
Kilometres
0 0.5 1

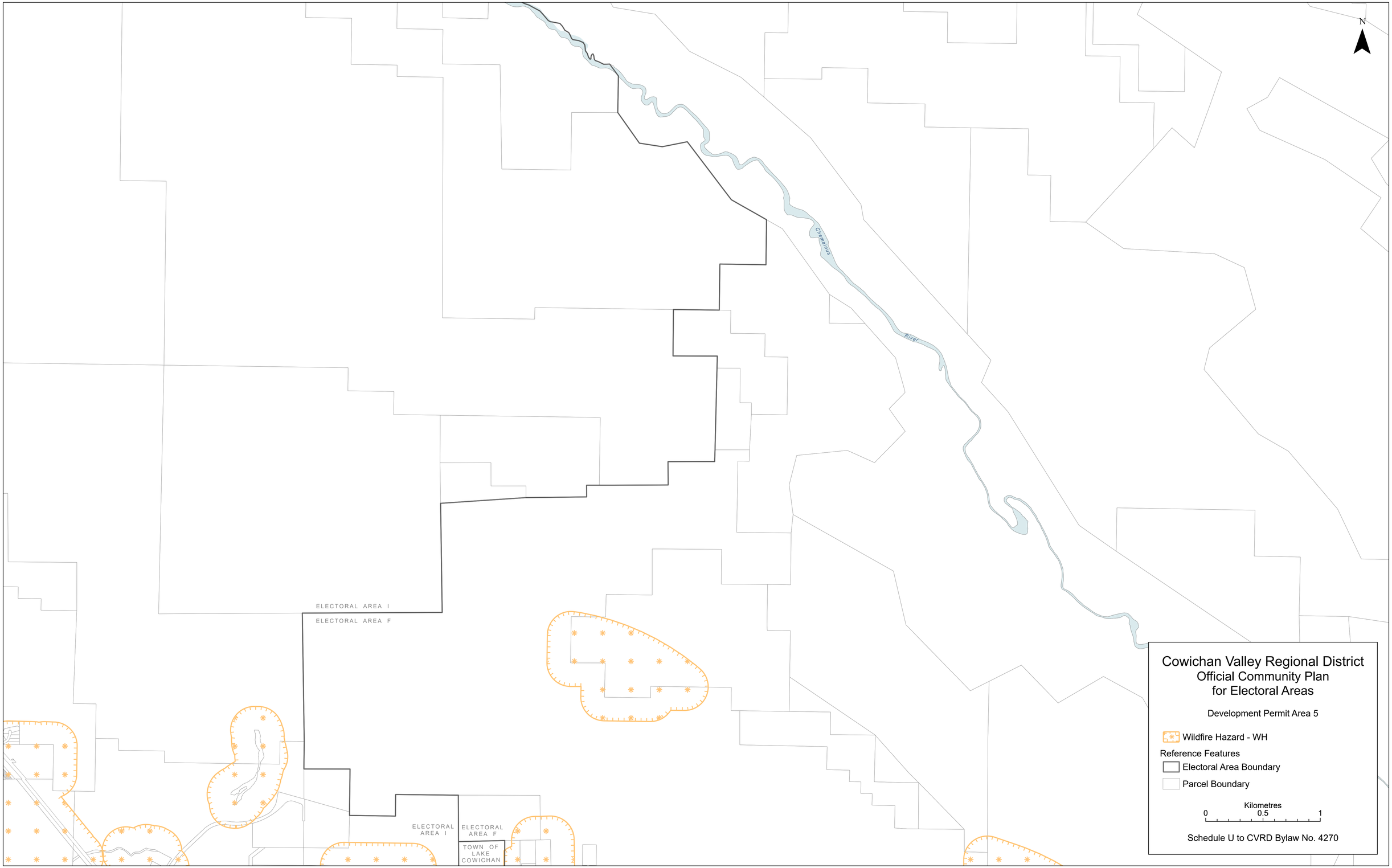
Schedule U to CVRD Bylaw No. 4270

UDPA5.8 Wildfire Hazard - Areas F/I

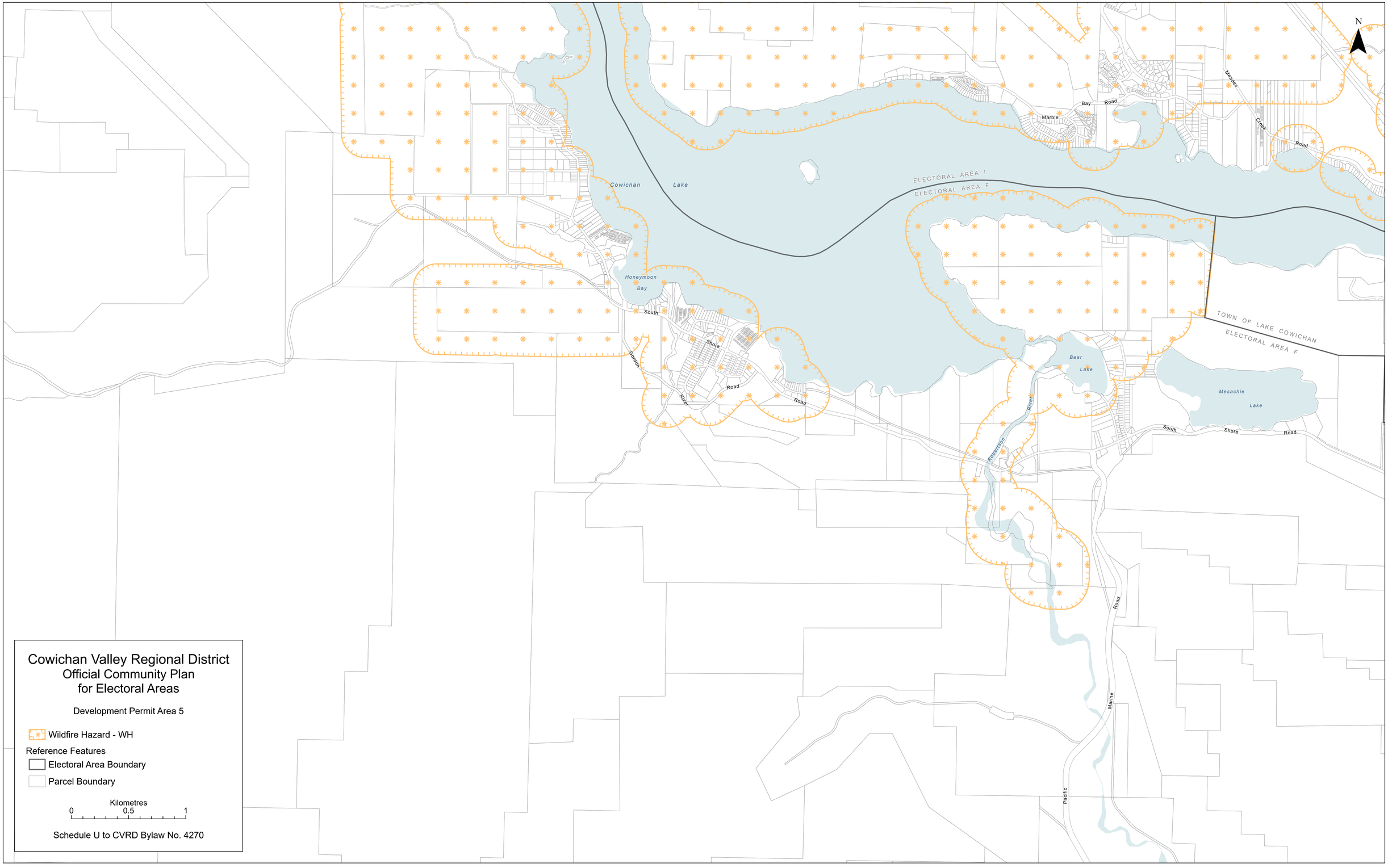


UDPA5.9 Wildfire Hazard - Areas F/I

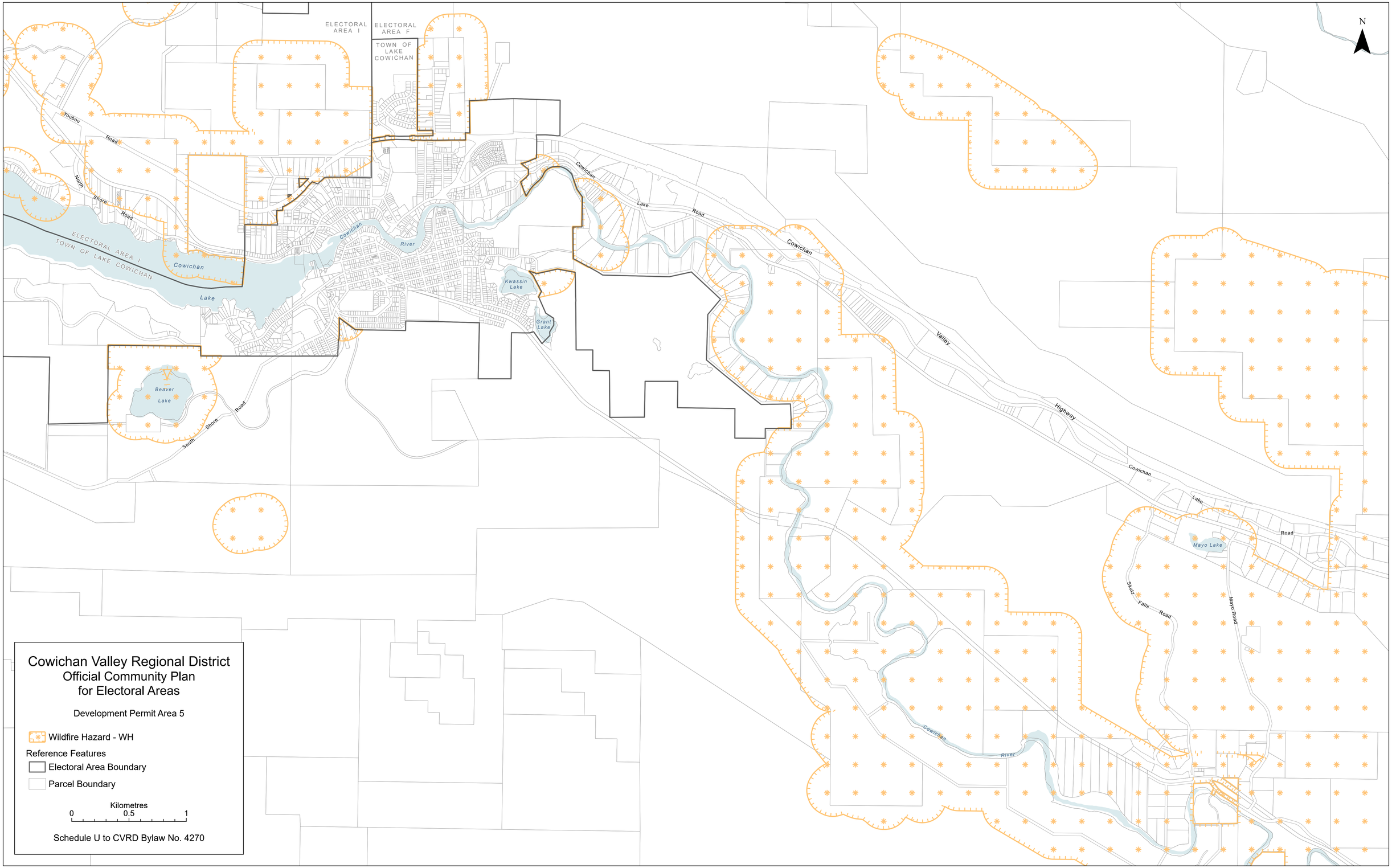



N
Cheemainus River
ELECTORAL AREA I
ELECTORAL AREA F
ELECTORAL AREA I
ELECTORAL AREA F
TOWN OF LAKE COWICHAN
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 5
Wildfire Hazard - WH
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

UDPA5.11 Wildfire Hazard - Areas F/I



UDPA5.12 Wildfire Hazard - Areas F/I



Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 5

Wildfire Hazard - WH

Reference Features

Electoral Area Boundary

Parcel Boundary

Kilometres
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

N

Chemainus River

Cowichan Lake Road

Cowichan Valley Highway

Riverbottom Road West

Cowichan River

Cowichan Lake Road

Kapoor Road

Payne Road

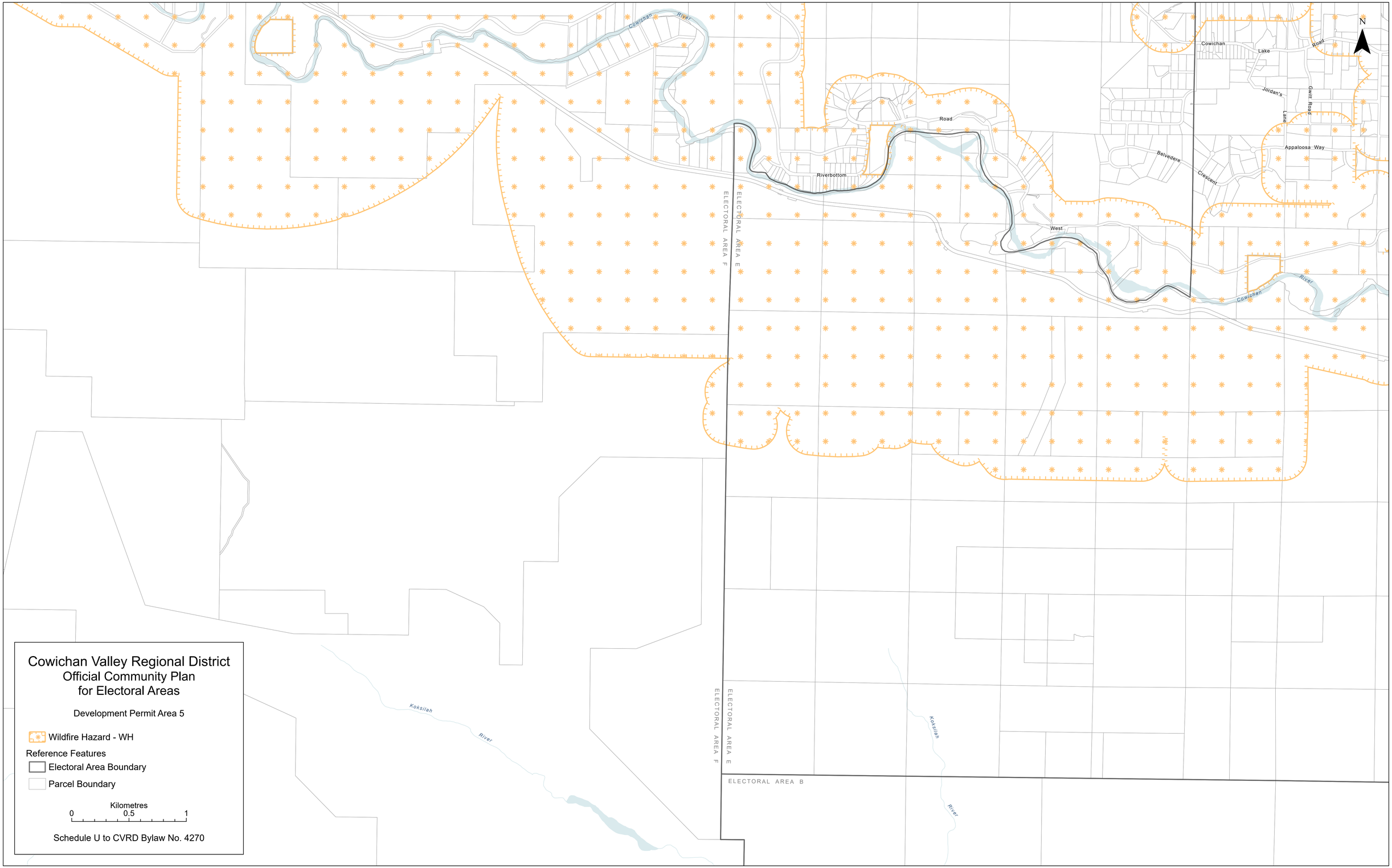
Cowichan Lake Road

MUNICIPALITY OF NORTH COWICHAN

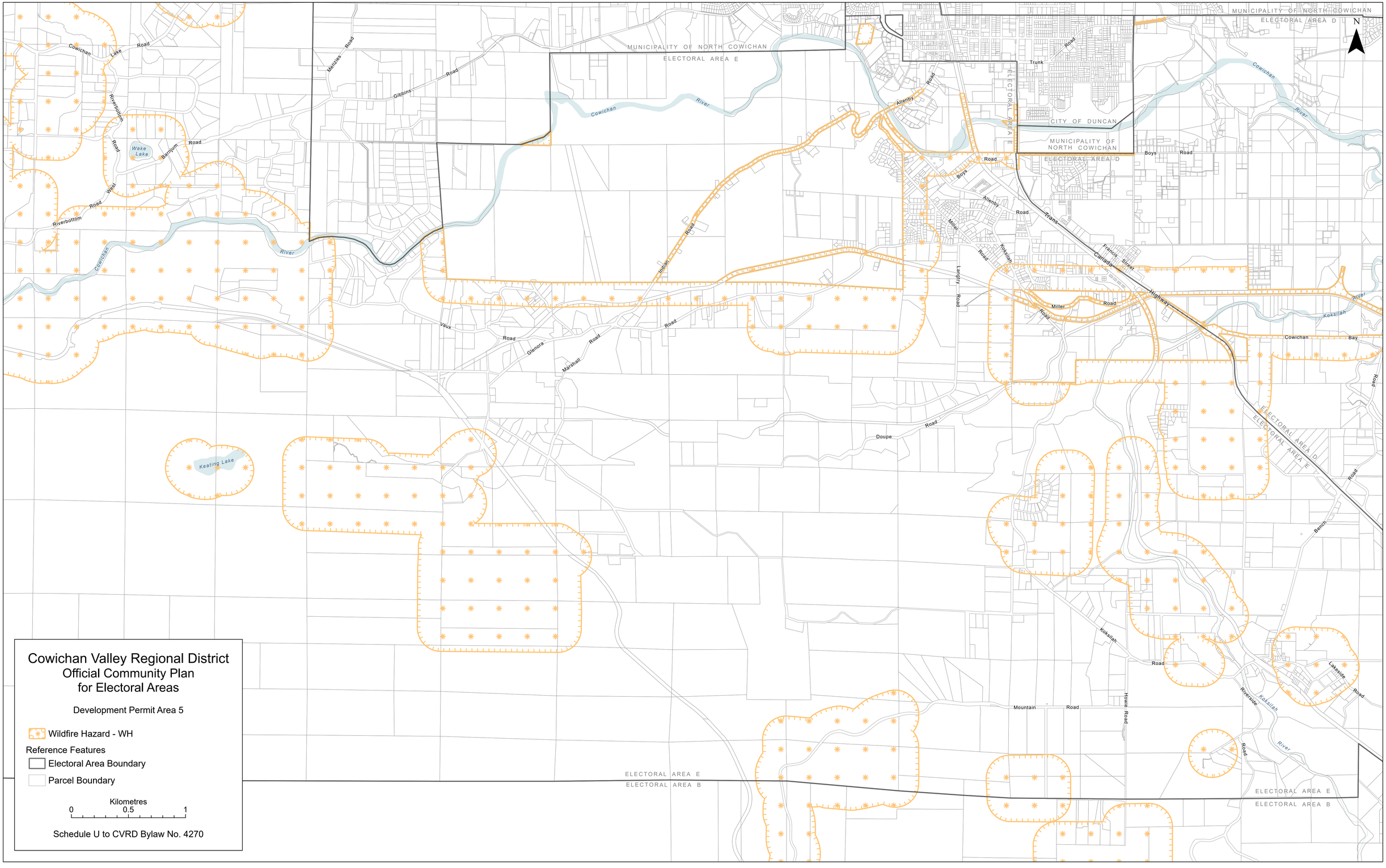
ELECTORAL AREA E

ELECTORAL AREA F

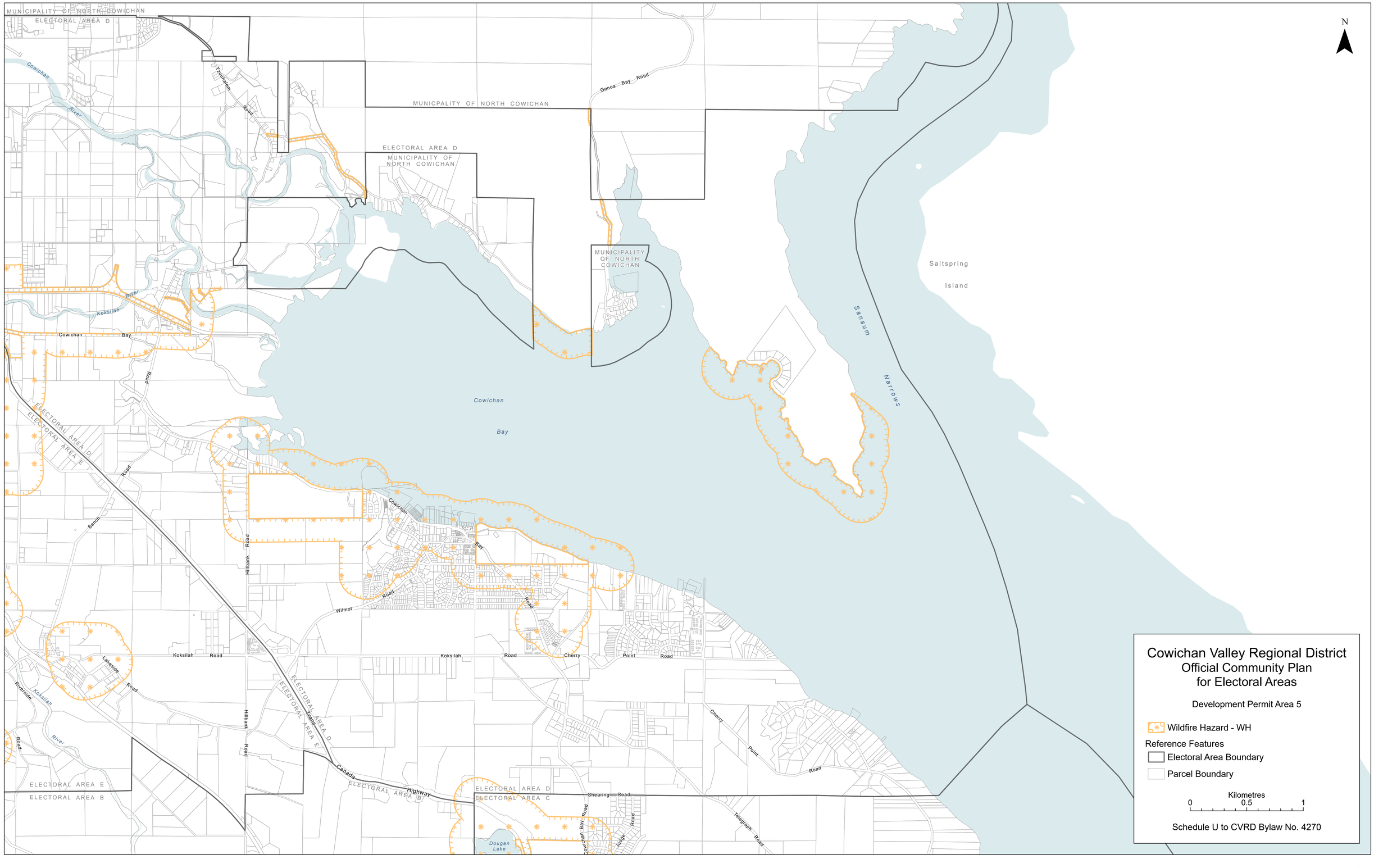
UDPA5.14 Wildfire Hazard - Areas E/F



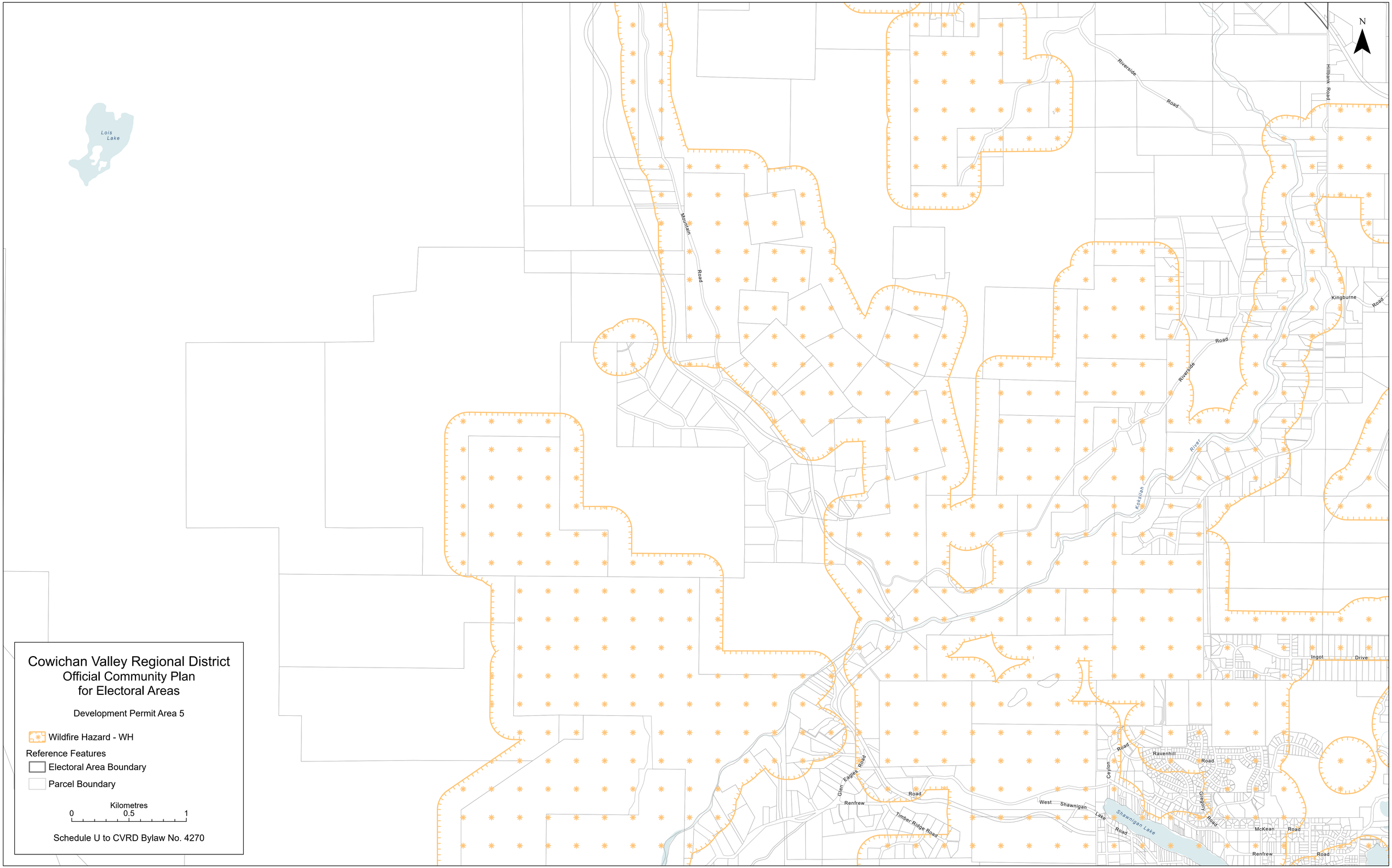
UDPA5.15 Wildfire Hazard - Areas B/D/E



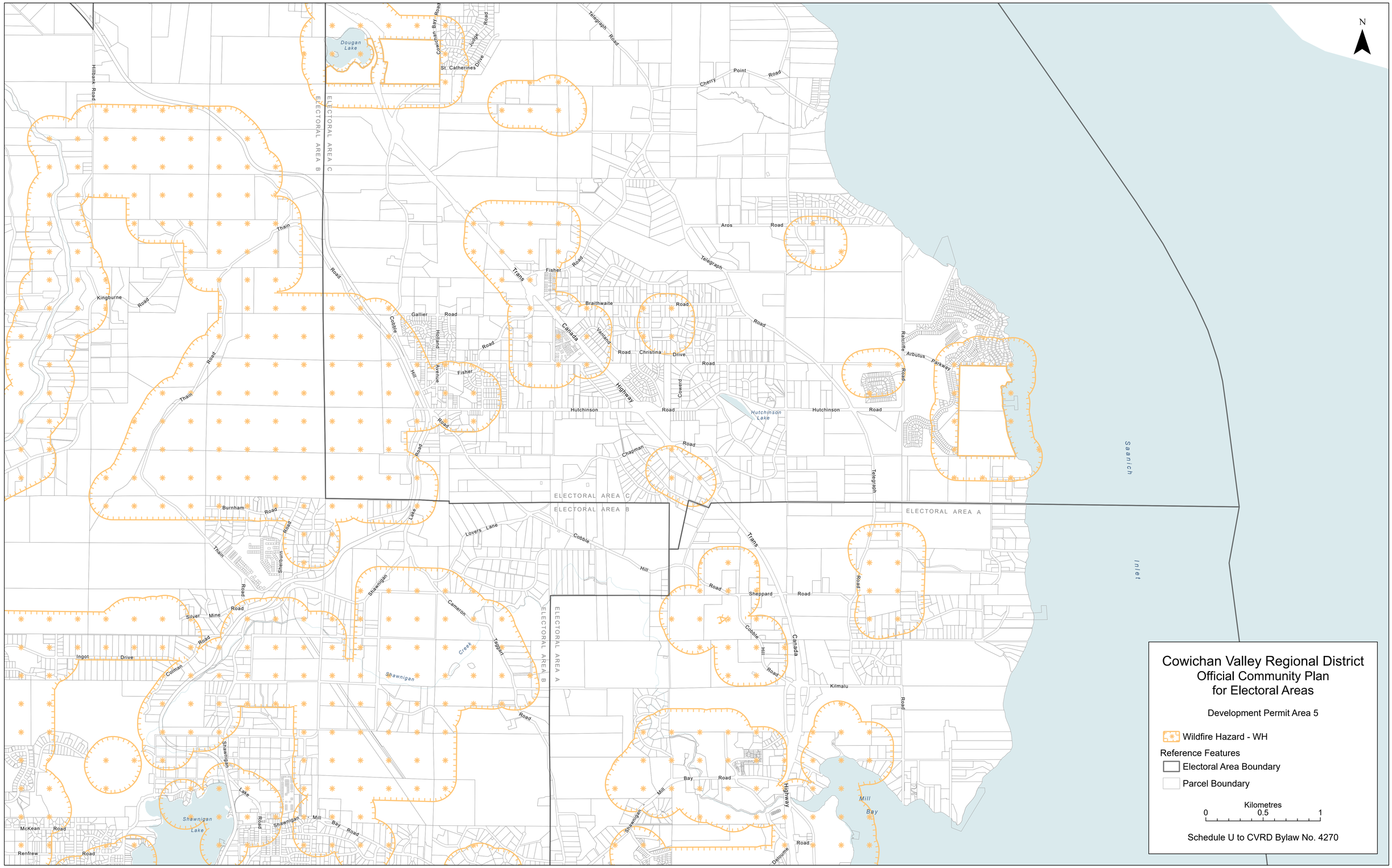
UDPA5.16 Wildfire Hazard - Areas B/C/D/E



UDPA5.17 Wildfire Hazard - Area B



UDPA5.18 Wildfire Hazard - Areas A/B/C



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 5

Wildfire Hazard - WH

Reference Features

Electoral Area Boundary

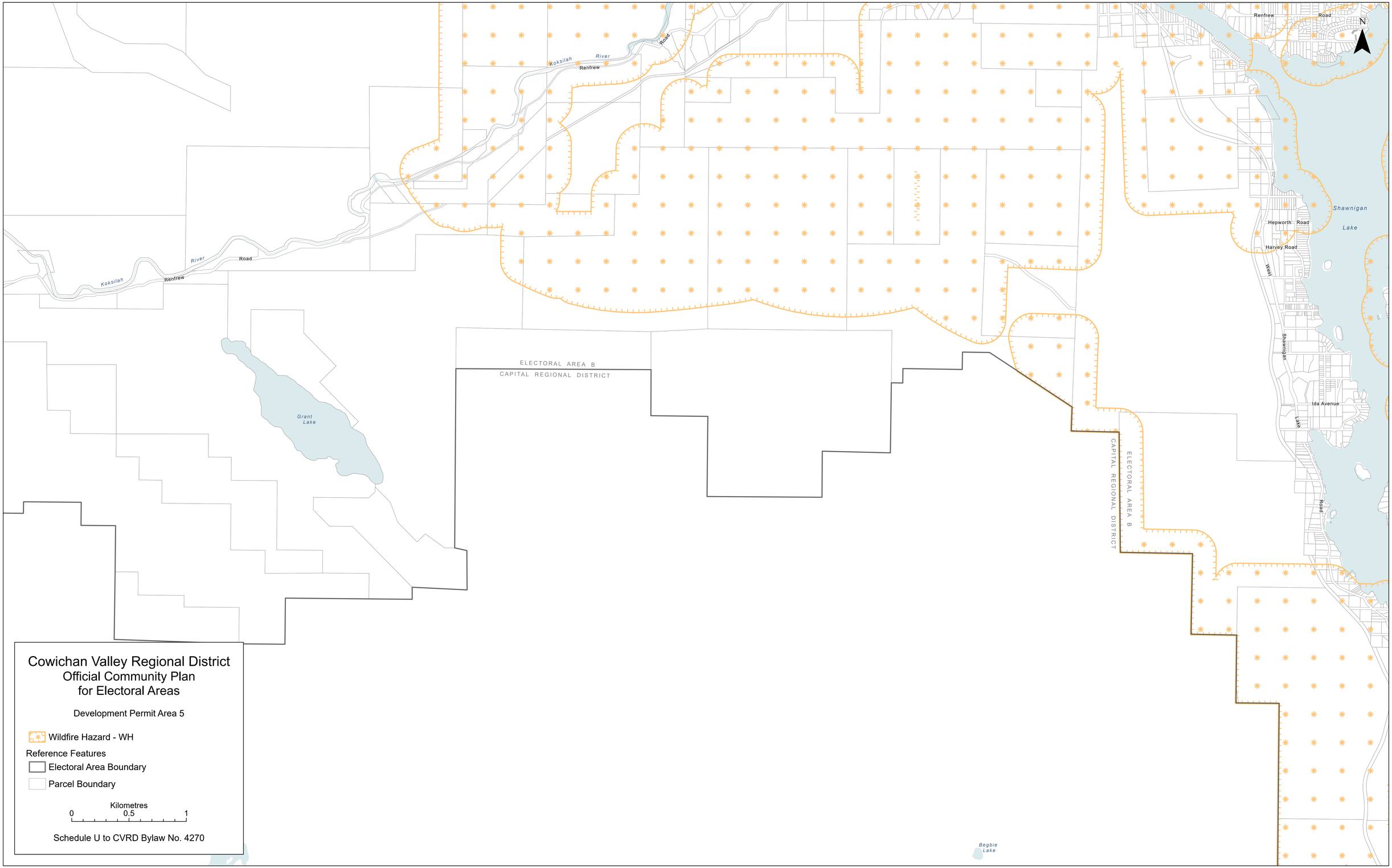
Parcel Boundary

Kilometres

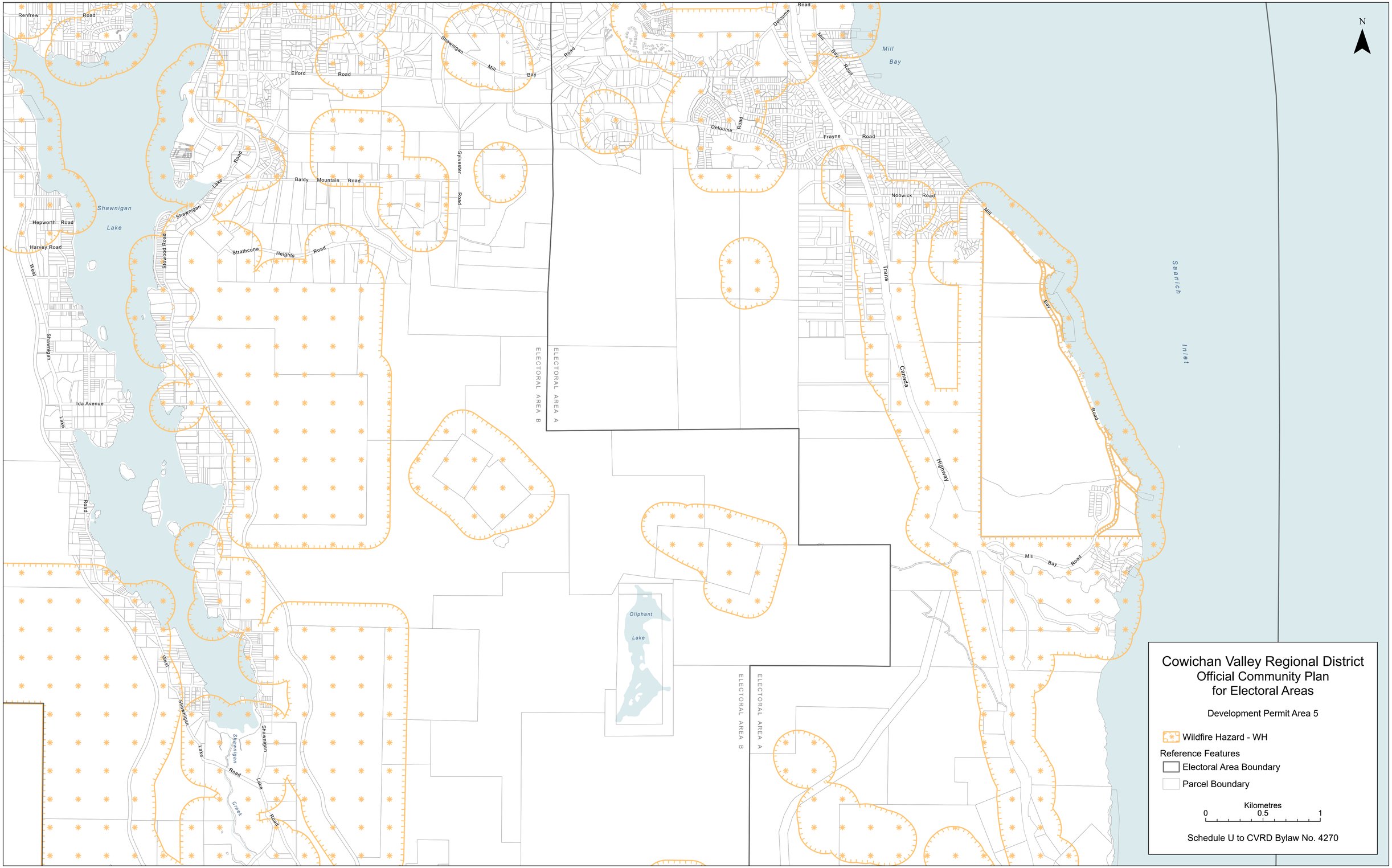
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

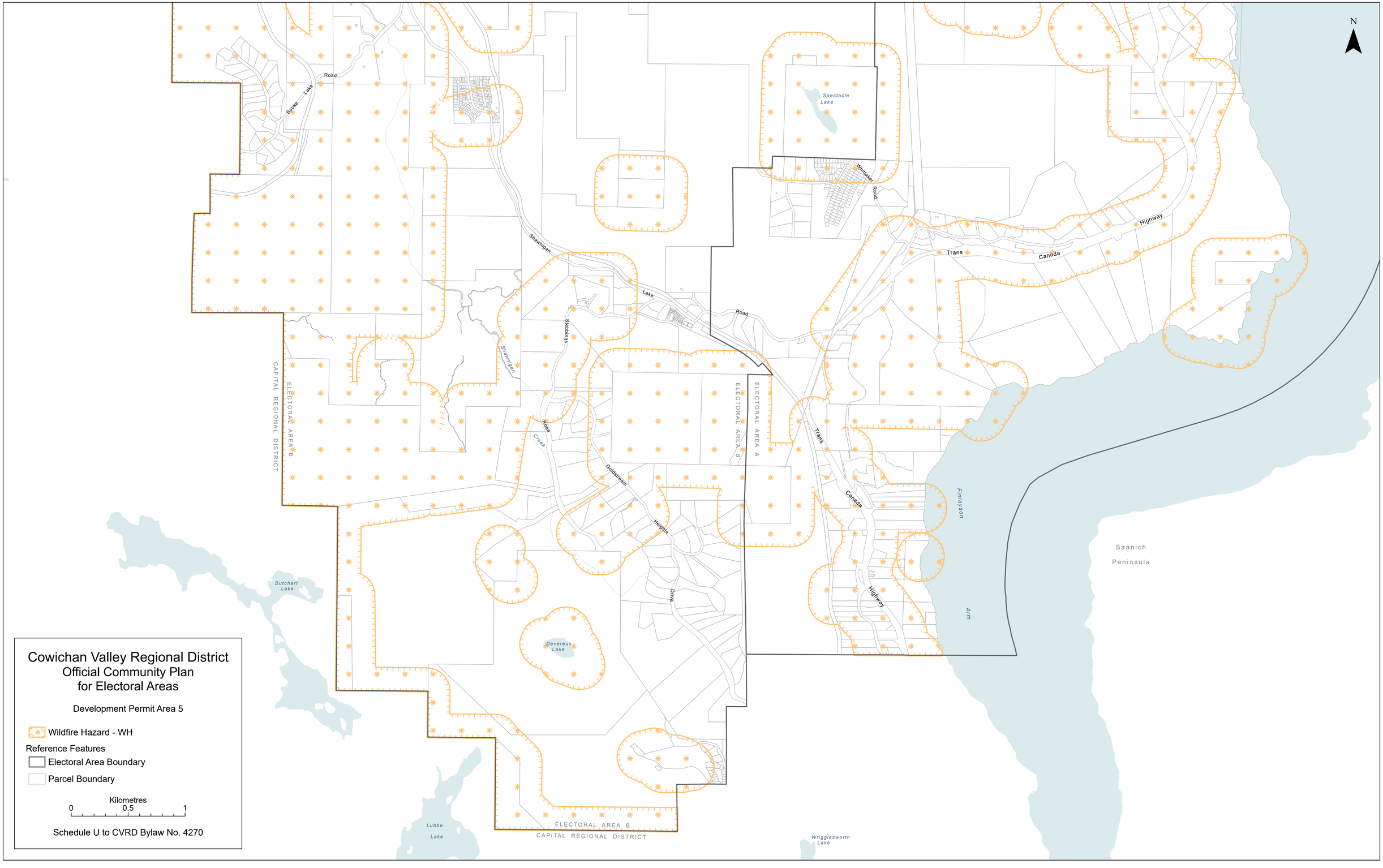
UDPA5.19 Wildfire Hazard - Area B



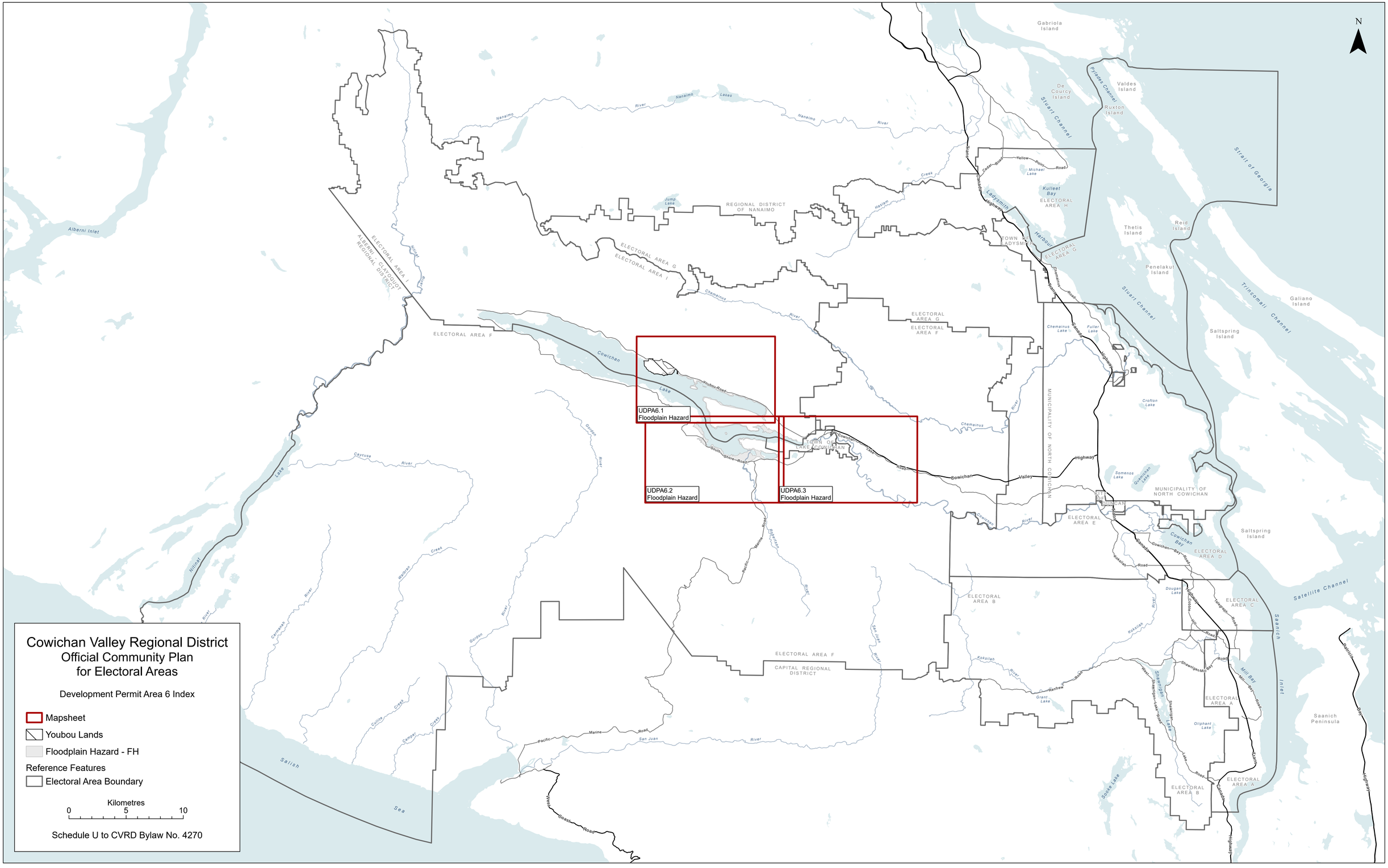
UDPA5.20 Wildfire Hazard - Areas A/B

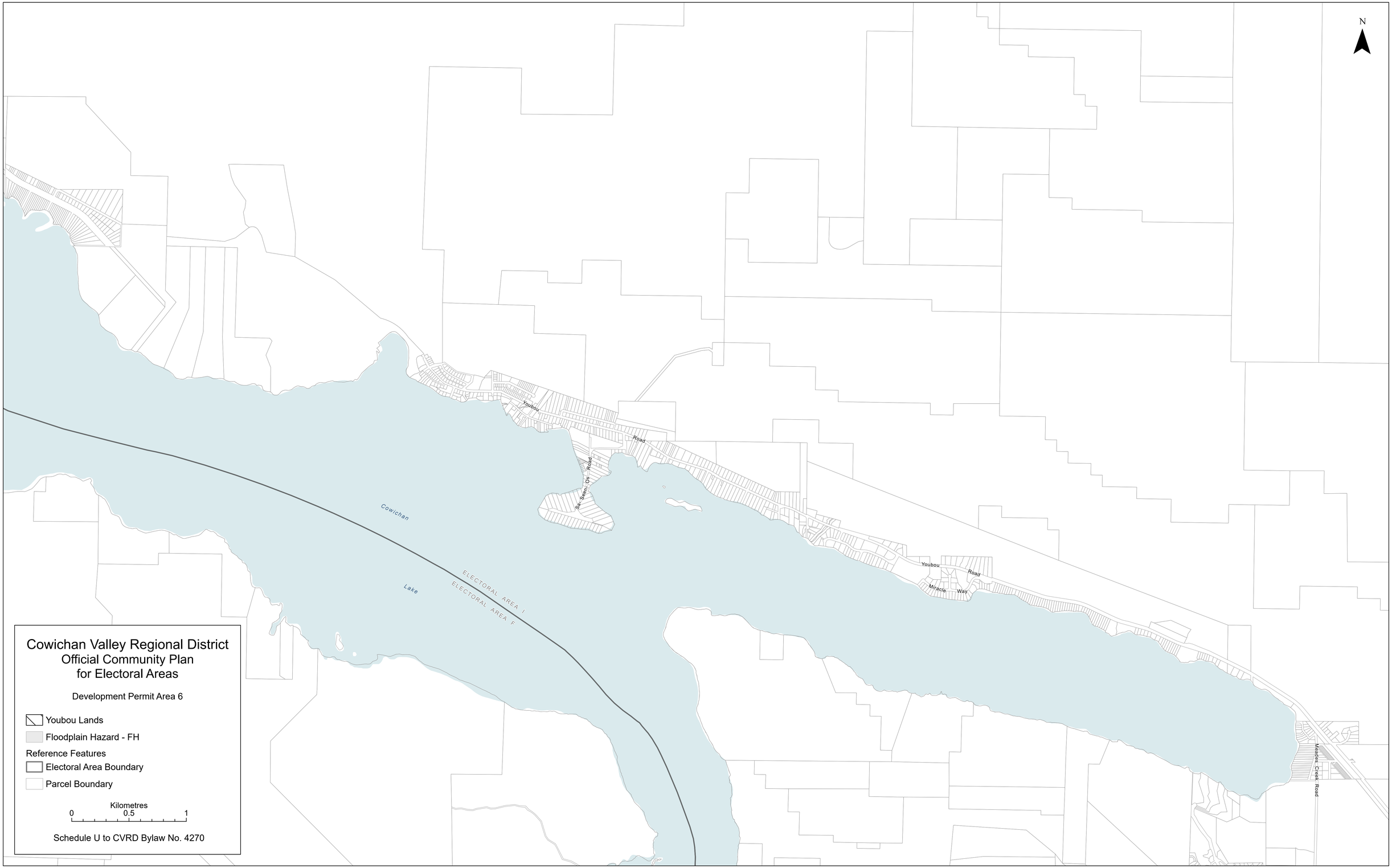


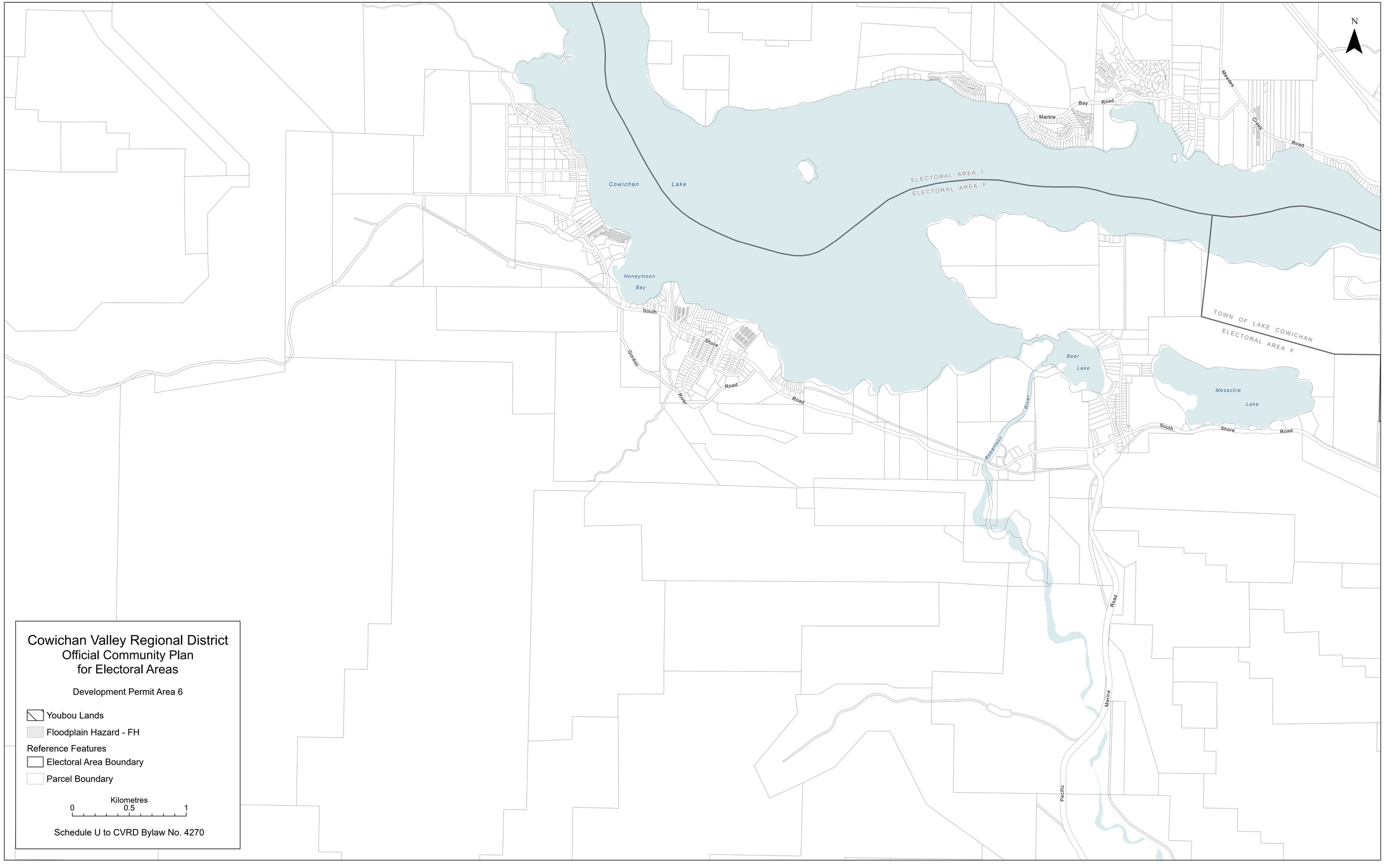
UDPA5.21 Wildfire Hazard - Areas A/B



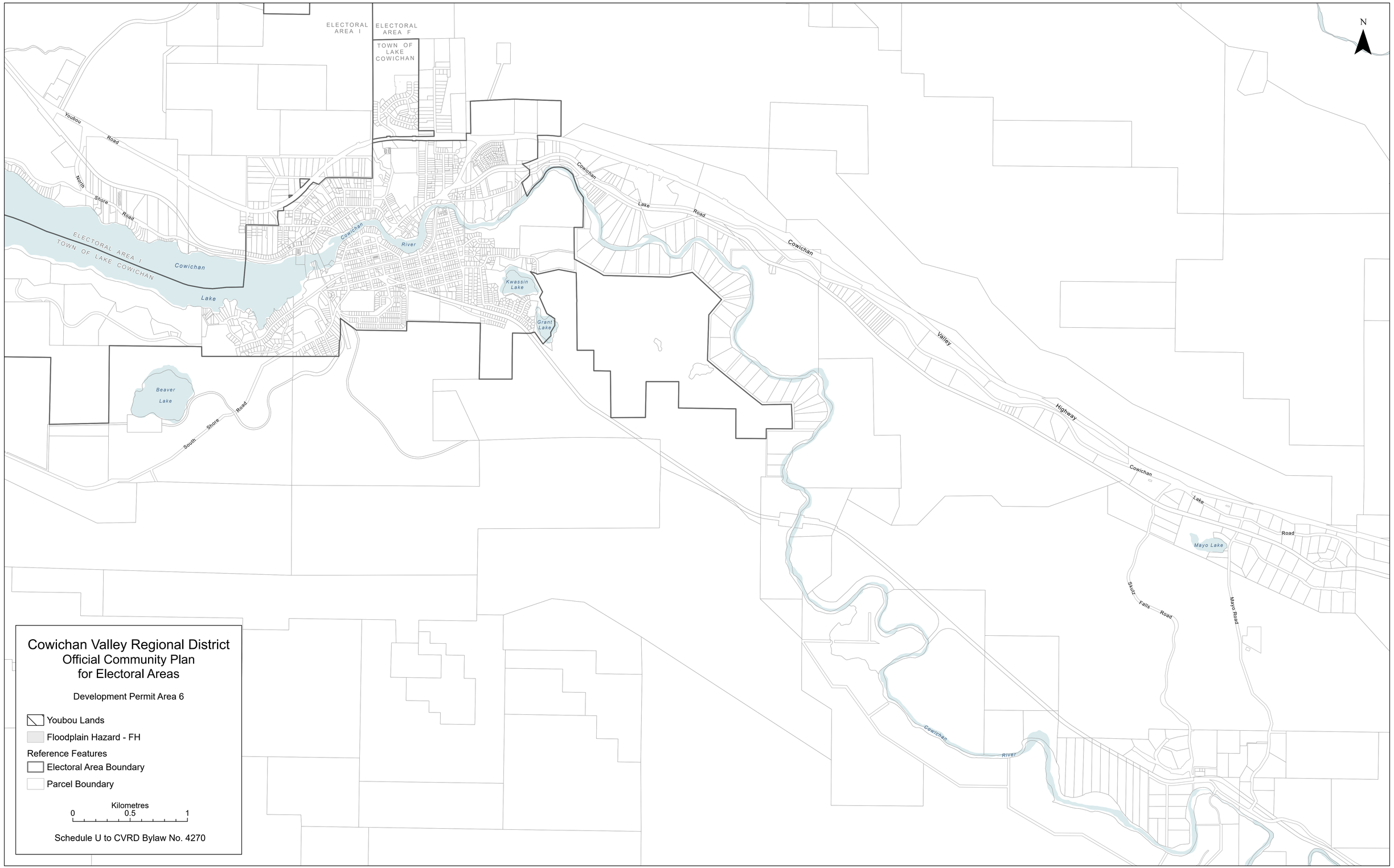
UDPA6 Floodplain Hazard Index - Regional (excluding the Gulf Islands)



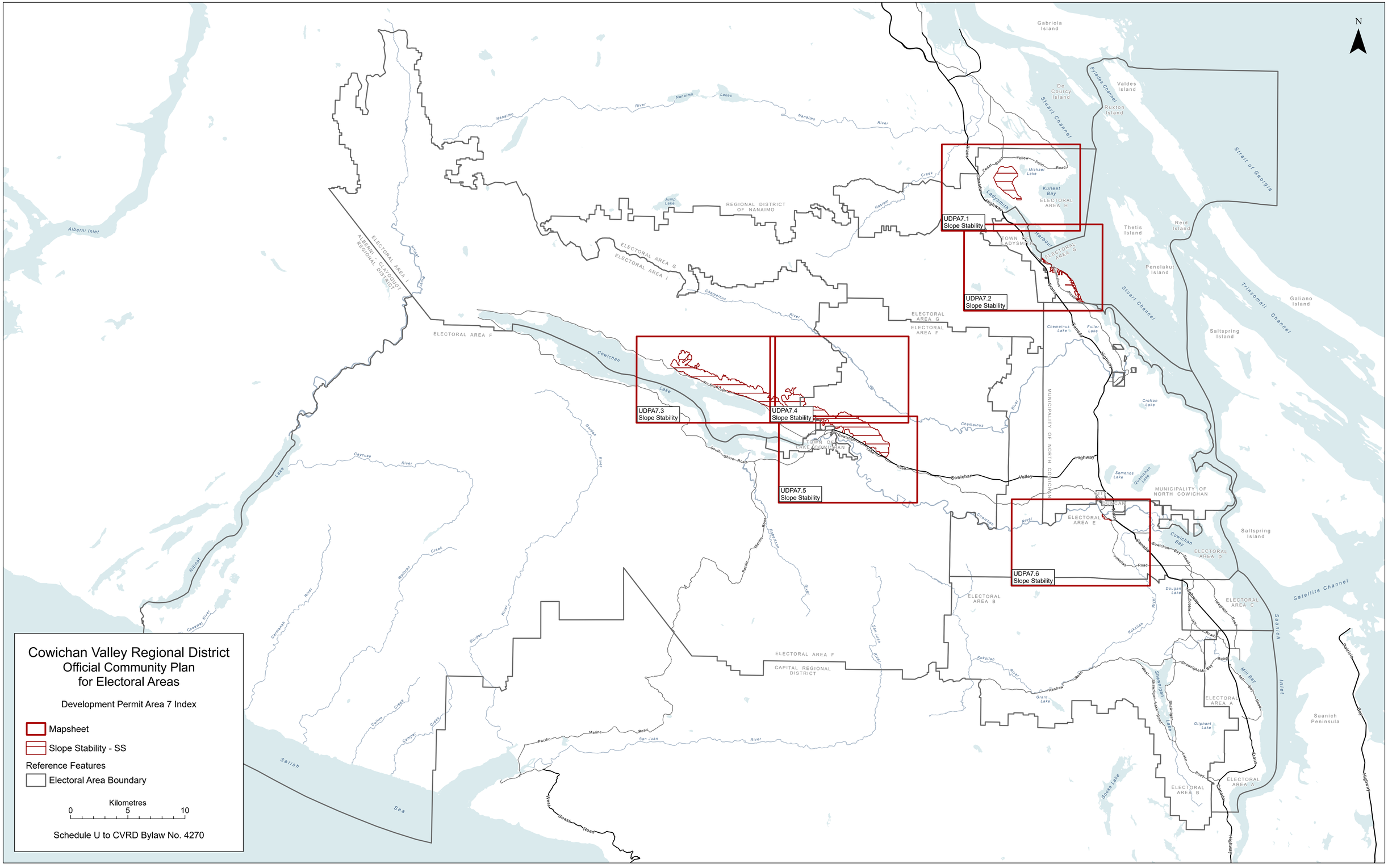

N
Youbou
Road
Sa-Seem-Os
Road
Cowichan
Lake
ELECTORAL AREA I
ELECTORAL AREA F
Youbou
Road
Miracle
Way
Meades Creek Road
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 6
Youbou Lands
Floodplain Hazard - FH
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270


N
Cowichan Lake
Honeymoon Bay
Marble Bay Road
Meades Creek Road
ELECTORAL AREA I
ELECTORAL AREA F
TOWN OF LAKE COWICHAN
ELECTORAL AREA F
Bear Lake
Mesachie Lake
South Shore Road
Gordon River Road
Robertson River
Marine Road
Pacific
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 6
Youbou Lands
Floodplain Hazard - FH
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0 0.5 1
Schedule U to CVRD Bylaw No. 4270

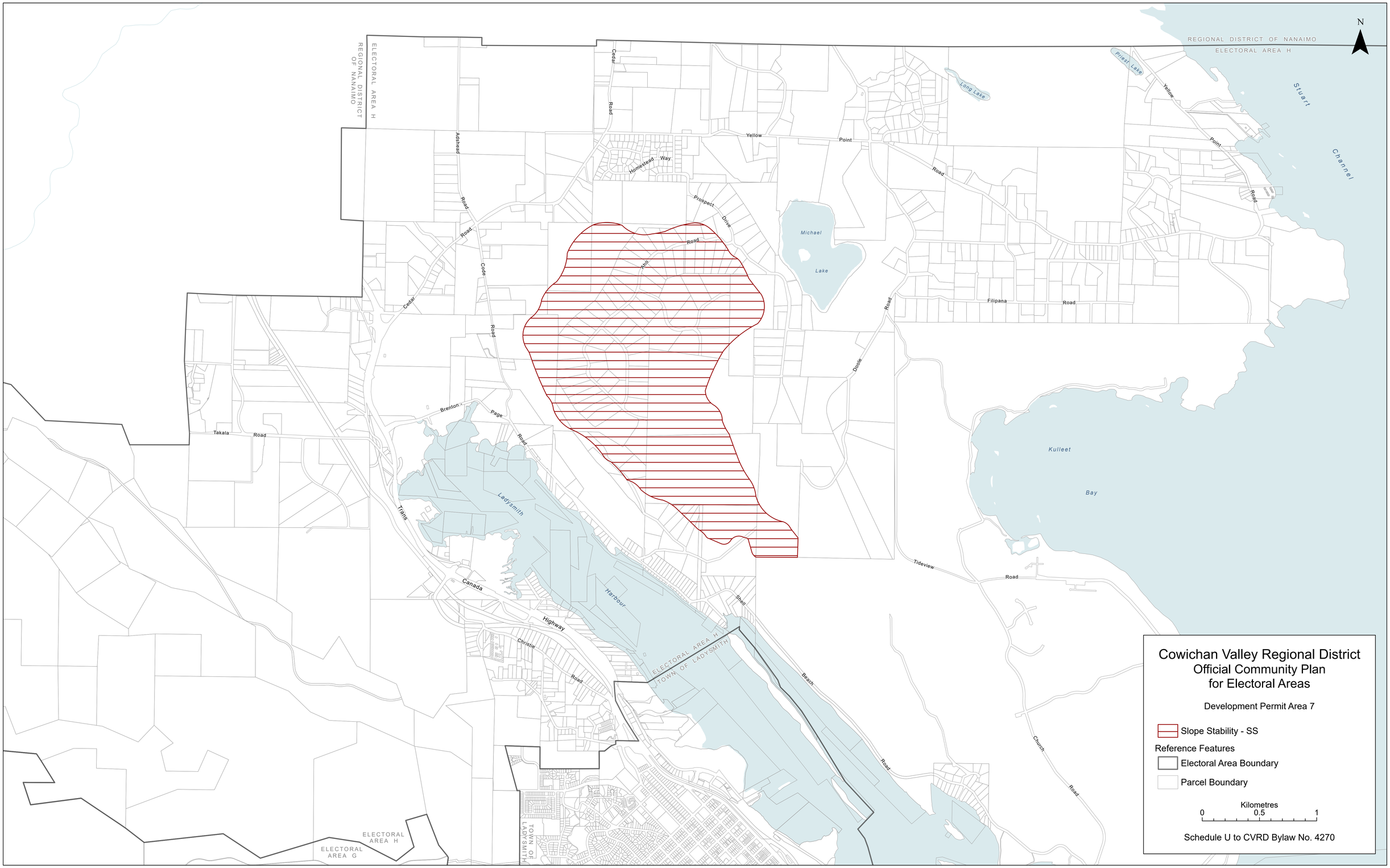
UDPA6.3 Floodplain Hazard - Area I



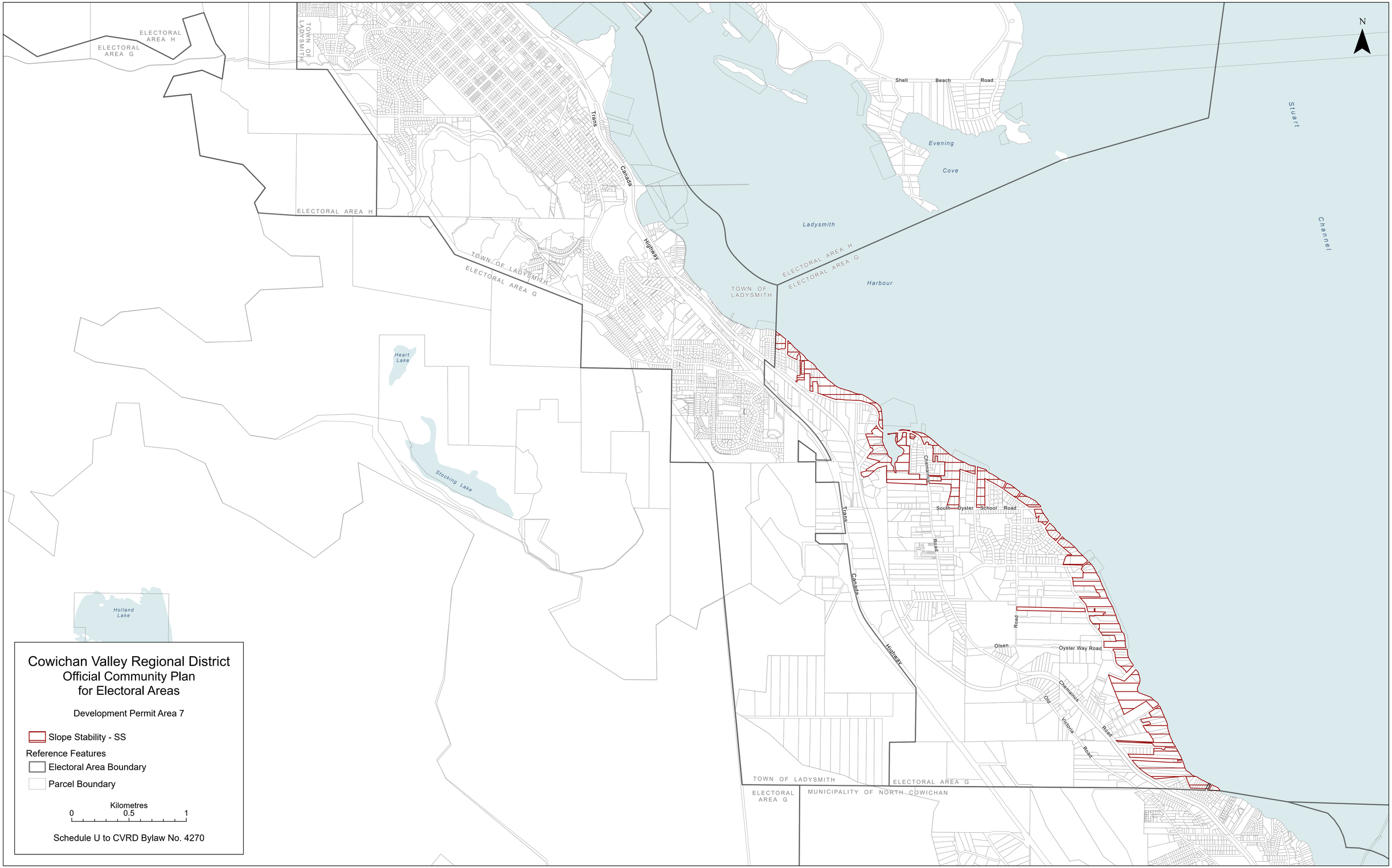
UDPA7 Slope Stability Index - Regional (excluding the Gulf Islands)



UDPA7.1 Slope Stability - Area H



UDPA7.2 Slope Stability - Area G (excluding the Gulf Islands)



Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 7

Slope Stability - SS

Reference Features

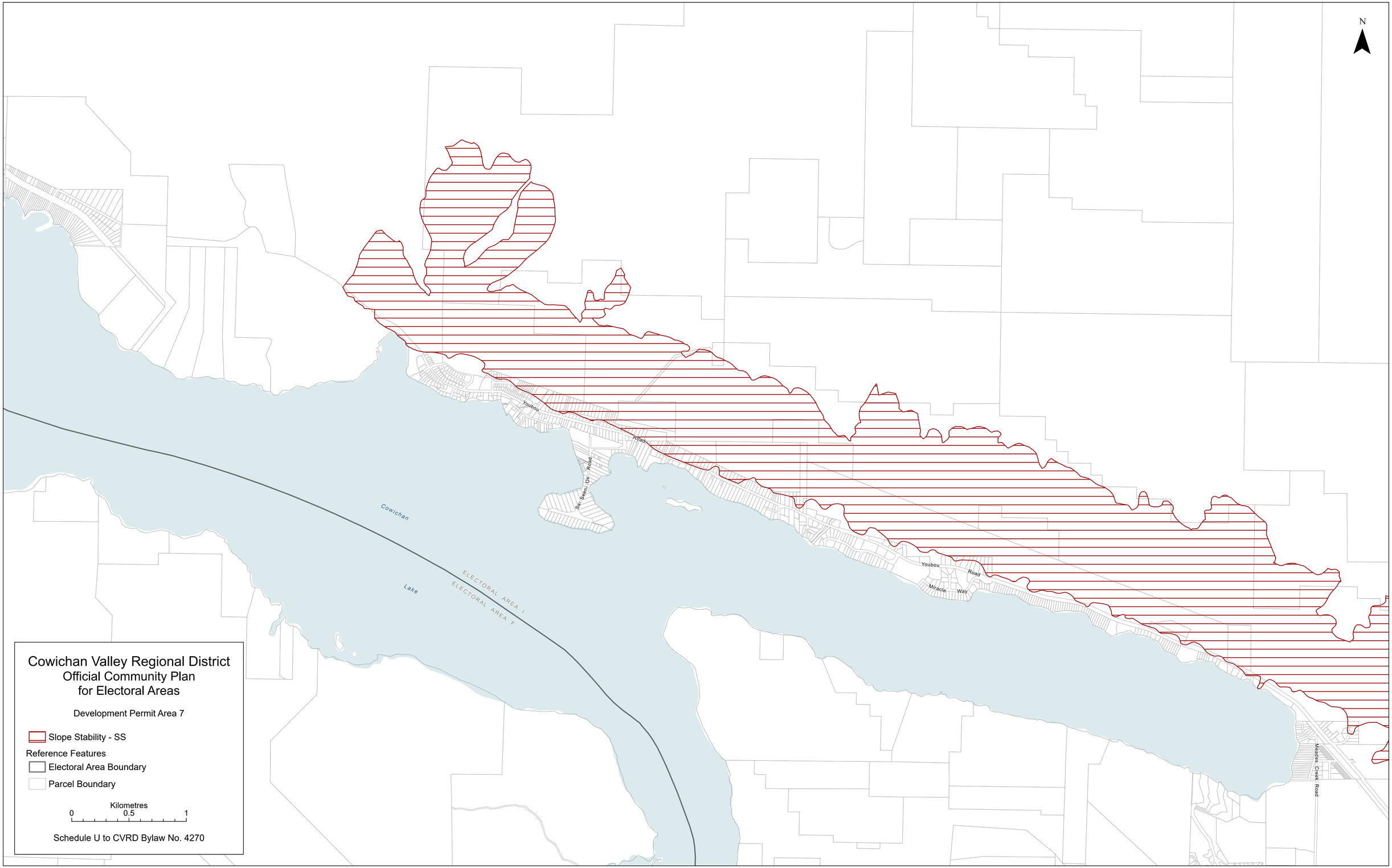
Electoral Area Boundary

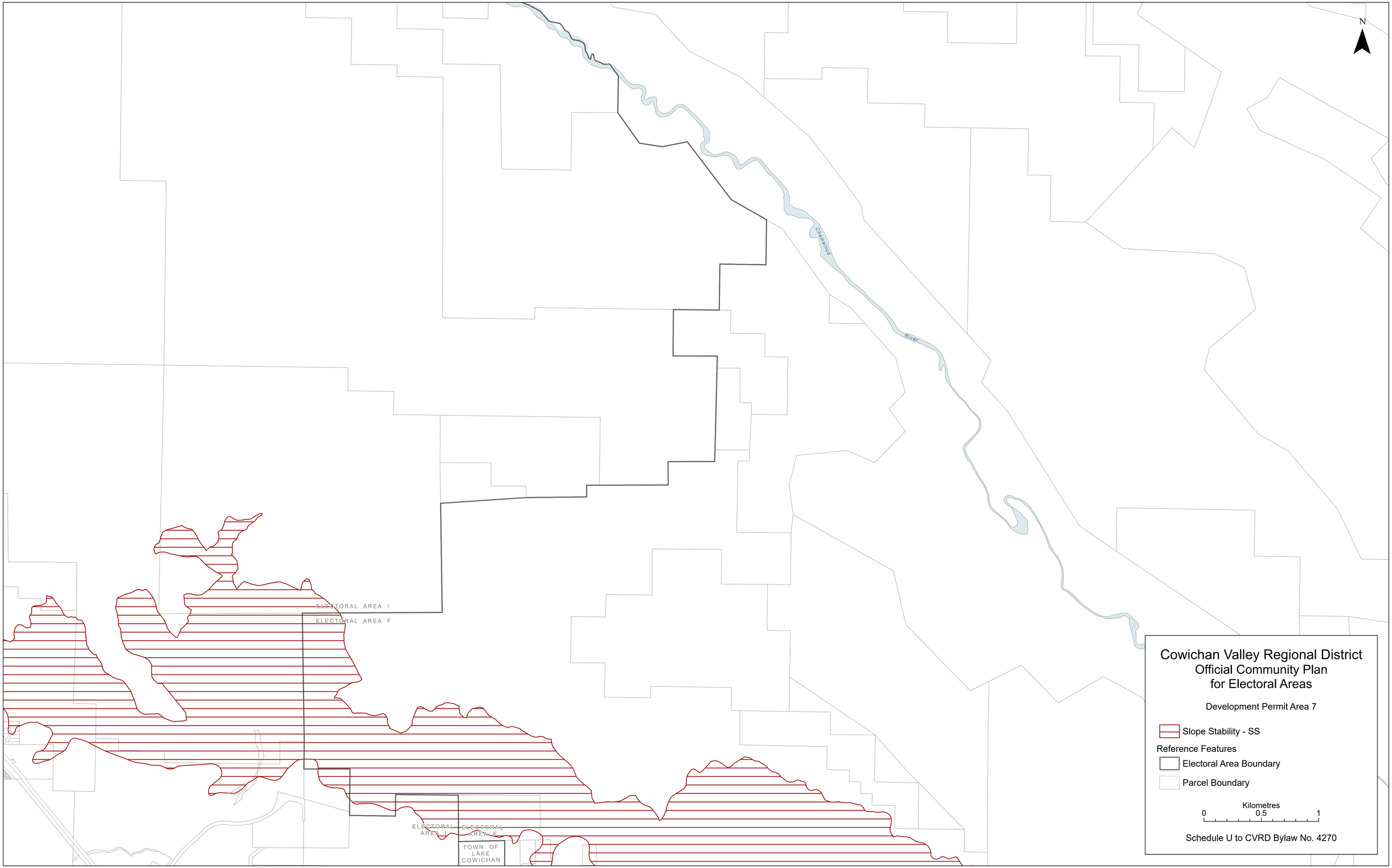
Parcel Boundary

Kilometres
0 0.5 1

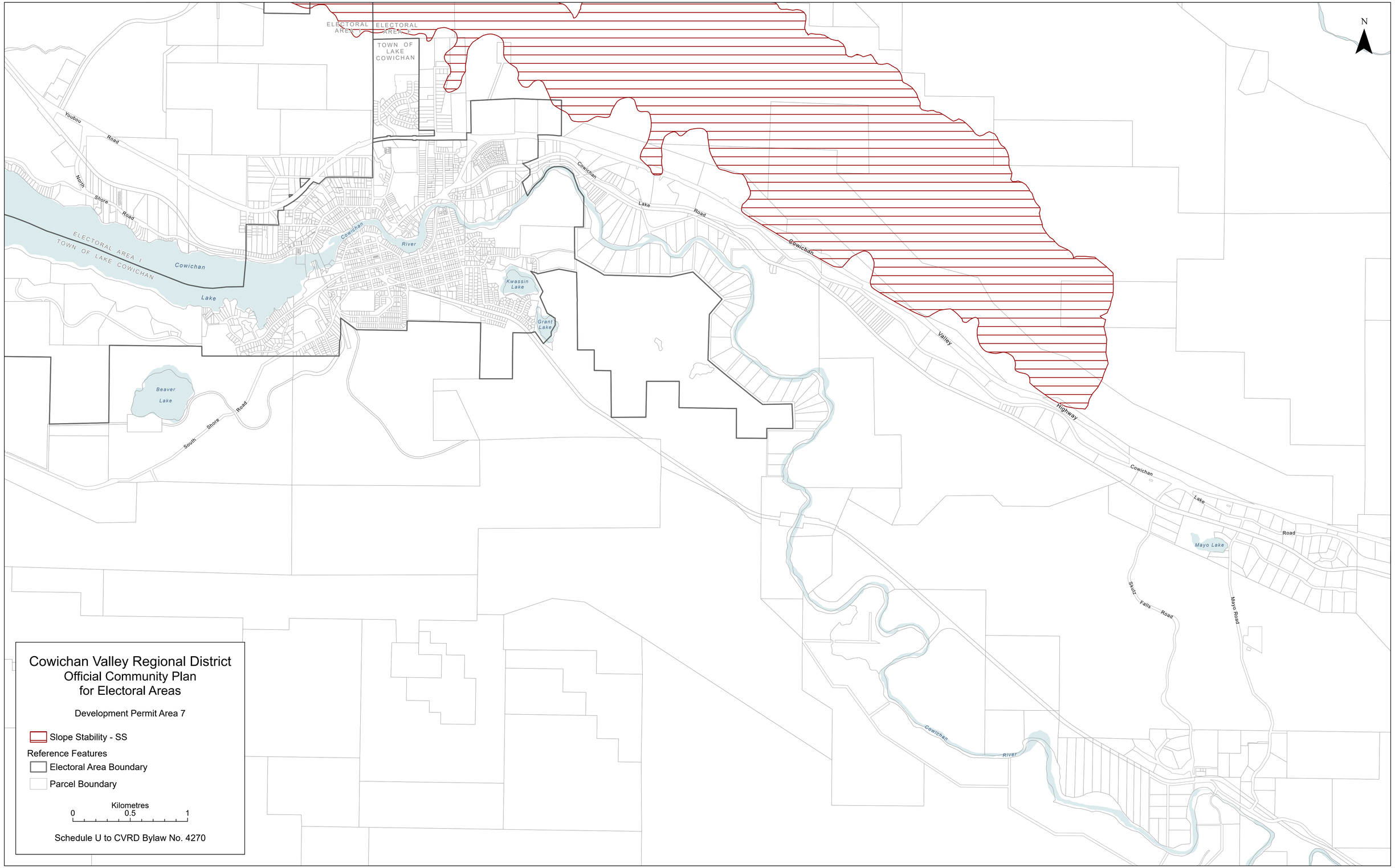
Schedule U to CVRD Bylaw No. 4270

UDPA7.3 Slope Stability - Area I

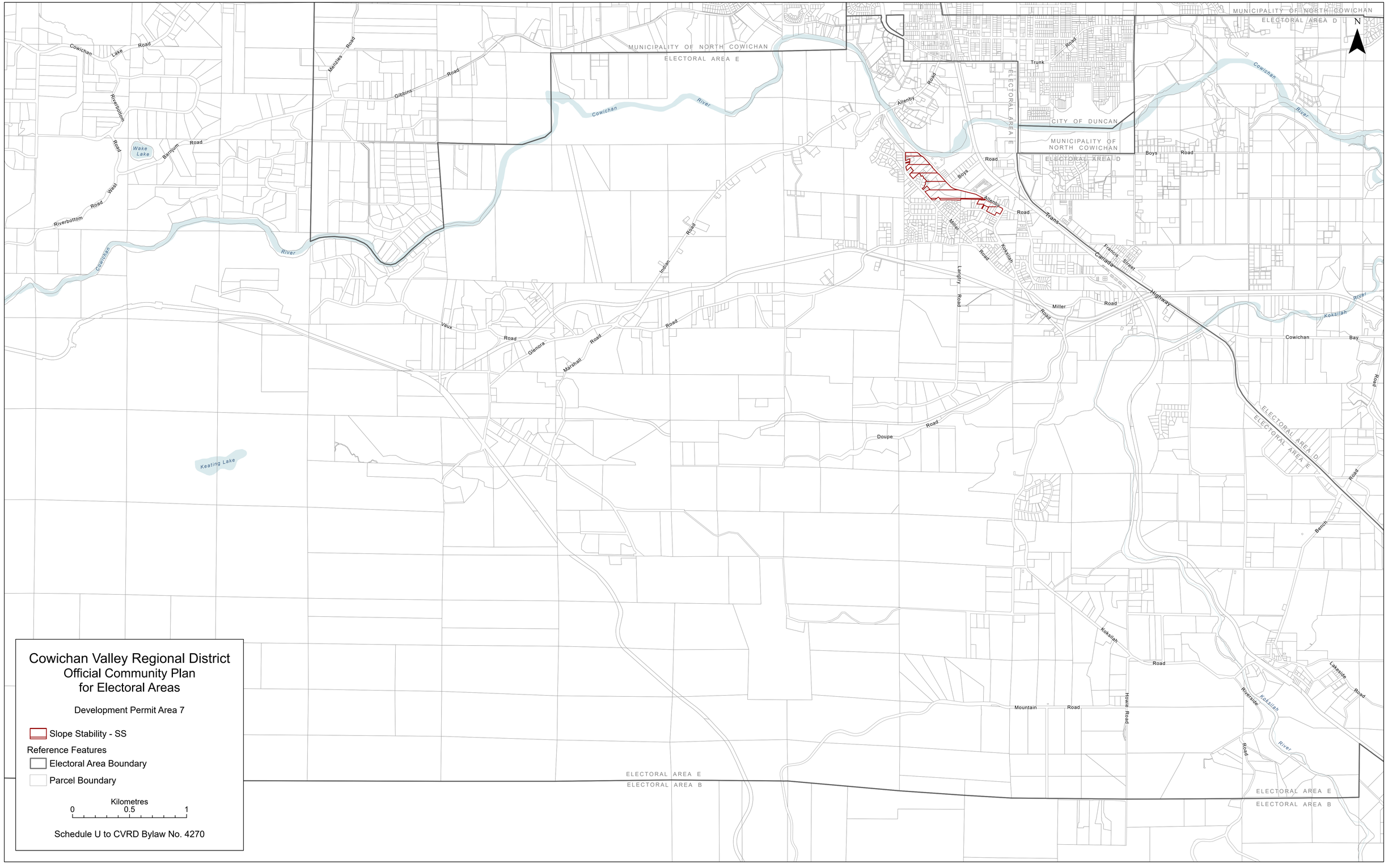



N
Chemainus
River
ELECTORAL AREA I
ELECTORAL AREA F
ELECTORAL AREA I
ELECTORAL AREA F
TOWN OF LAKE COWICHAN
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 7
Slope Stability - SS
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

UDPA7.5 Slope Stability - Areas F/I



UDPA7.6 Slope Stability - Area E



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 7

Slope Stability - SS

Reference Features

Electoral Area Boundary

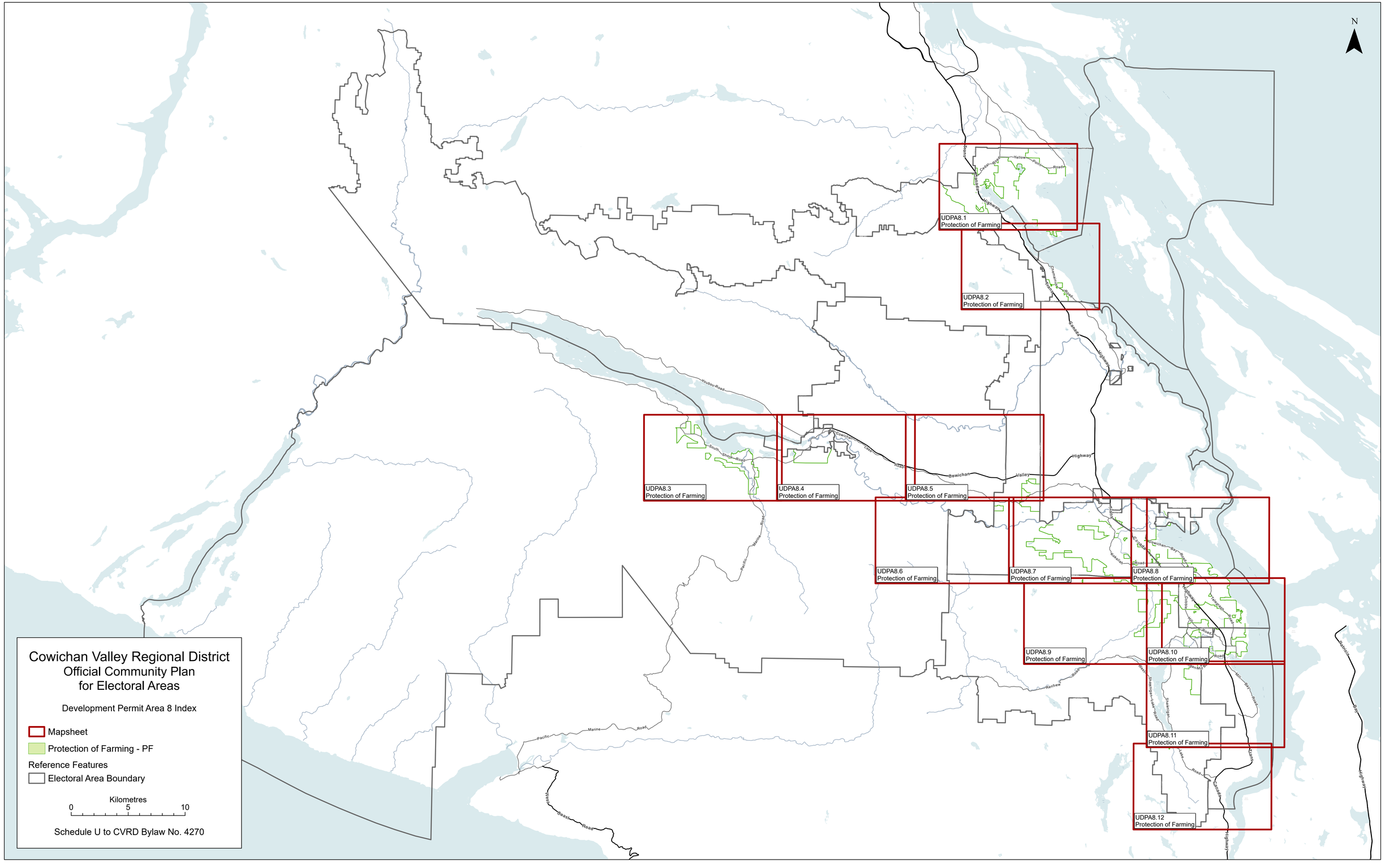
Parcel Boundary

Kilometres

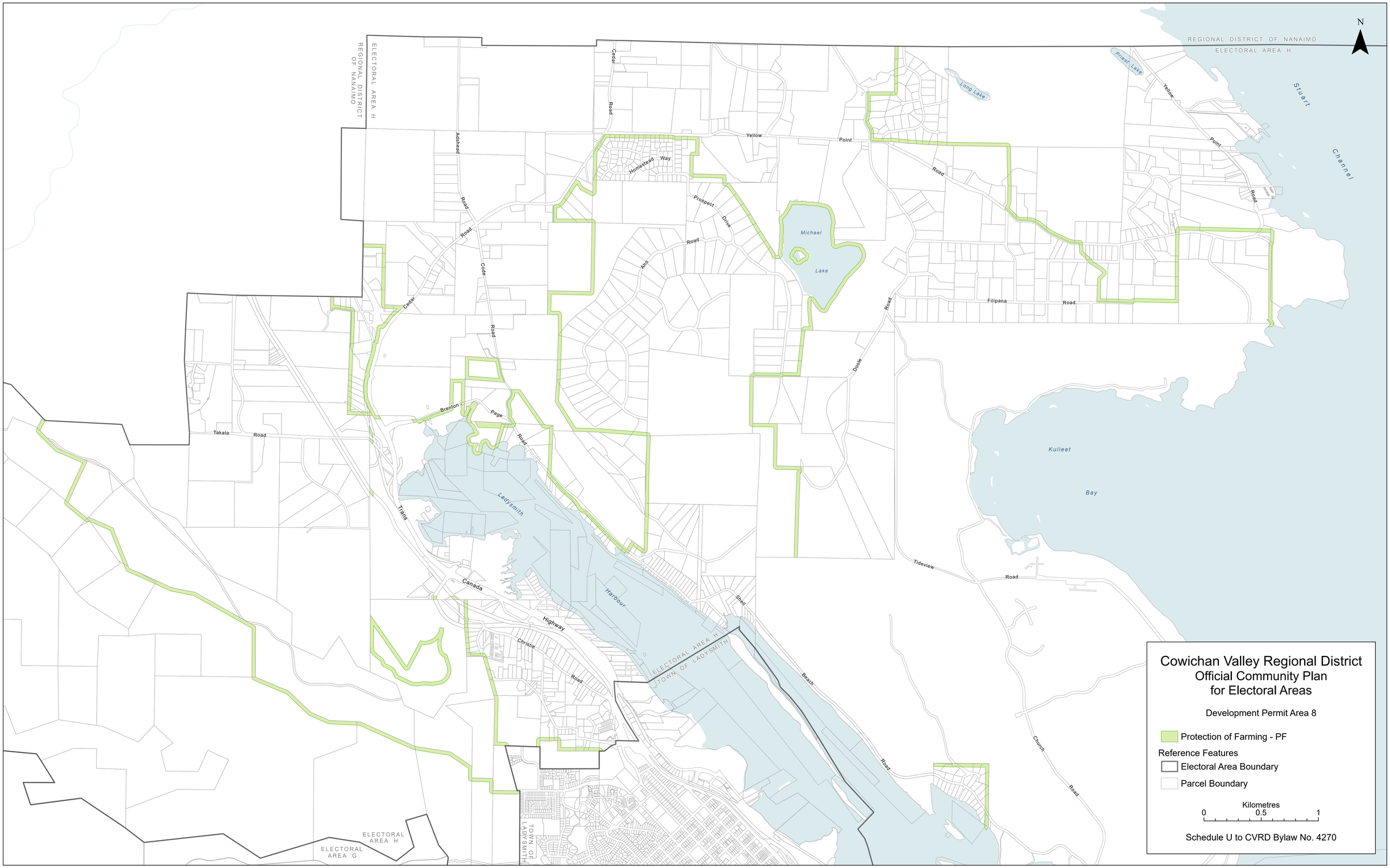
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

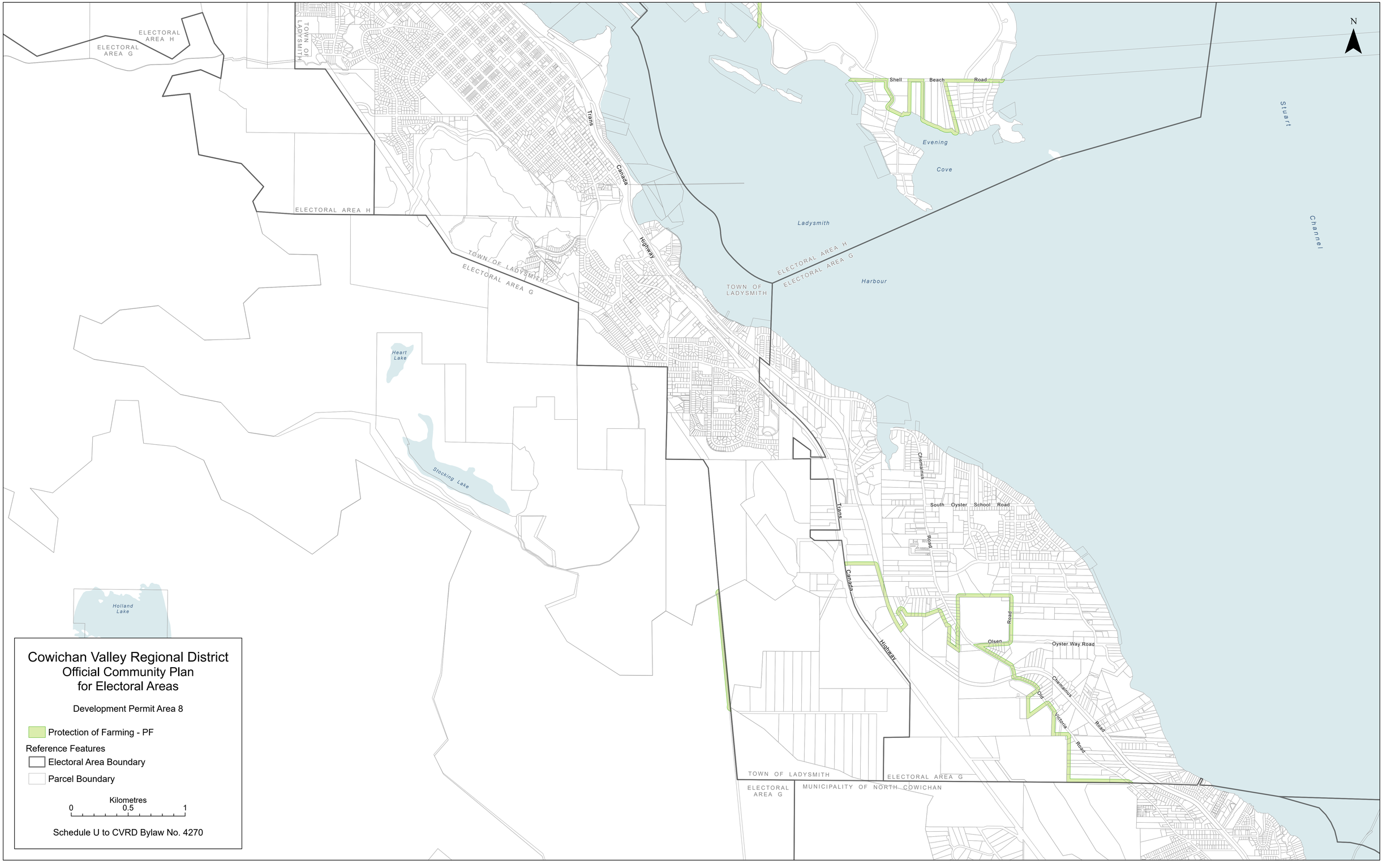
UDPA8 Protection of Farming Index - Regional (excluding the Gulf Islands)



UDPA8.1 Protection of Farming - Area H



UDPA8.2 Protection of Farming - Areas G (excluding the Gulf Islands)/H



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 8

Protection of Farming - PF

Reference Features

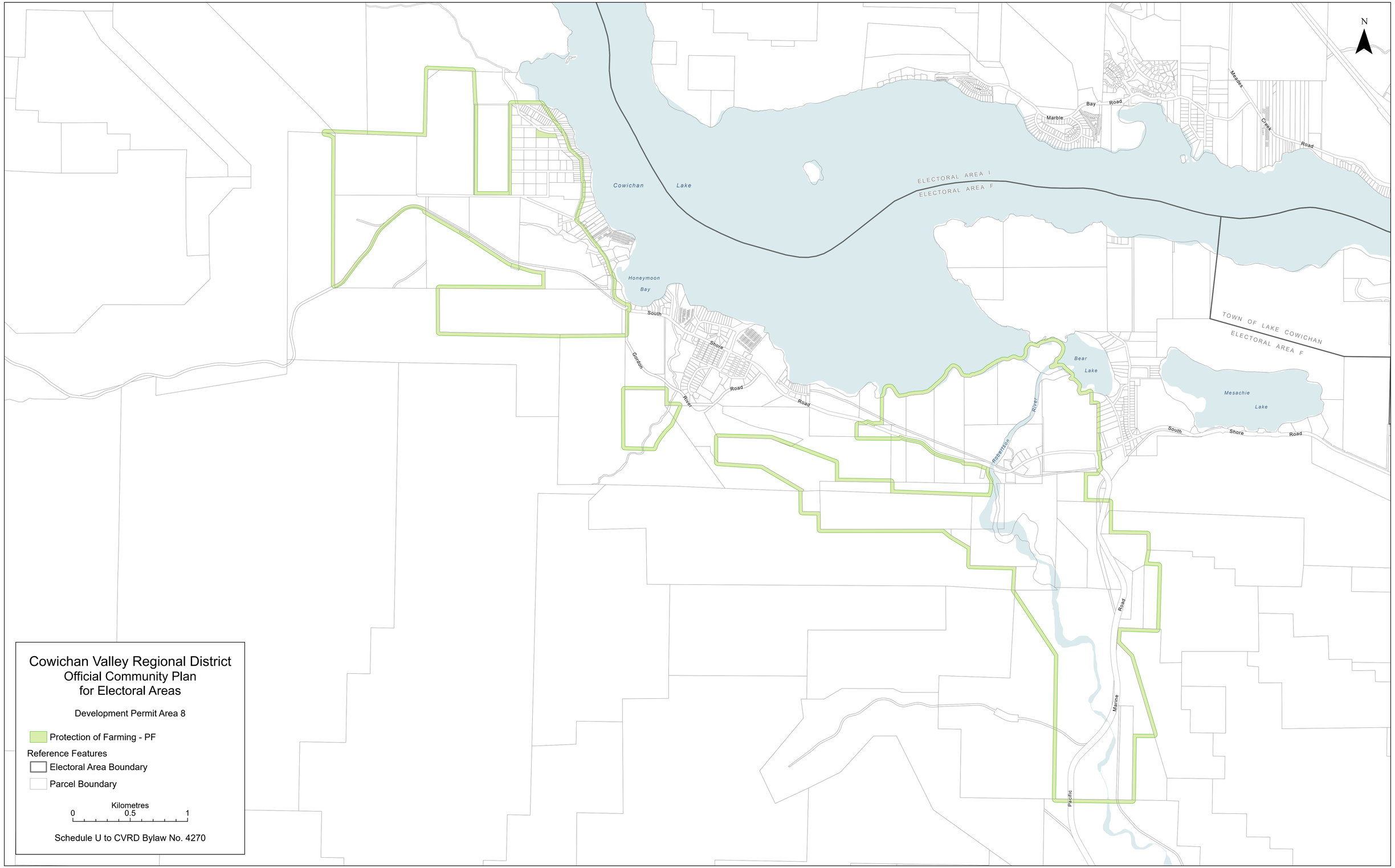
Electoral Area Boundary

Parcel Boundary

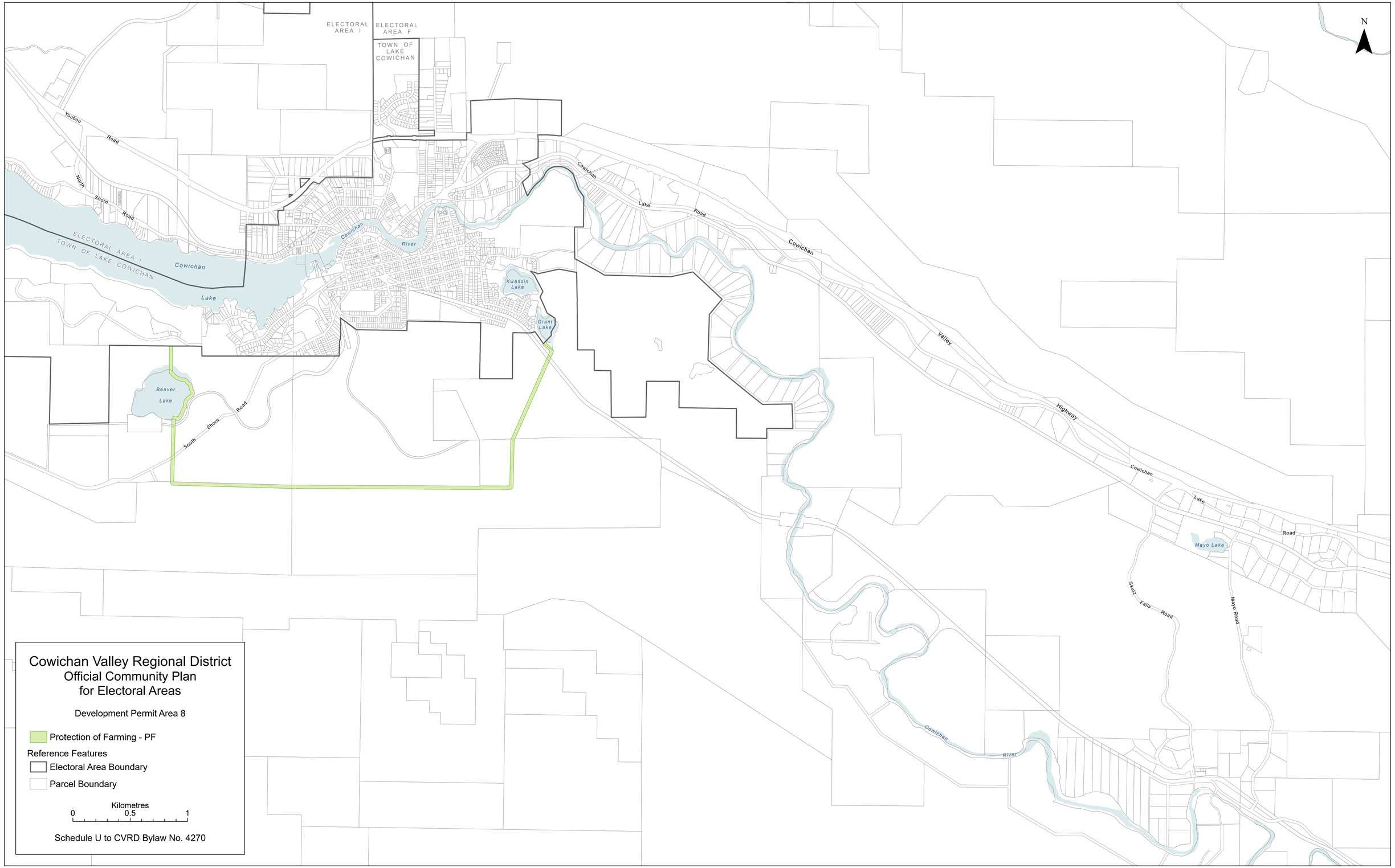
Kilometres
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

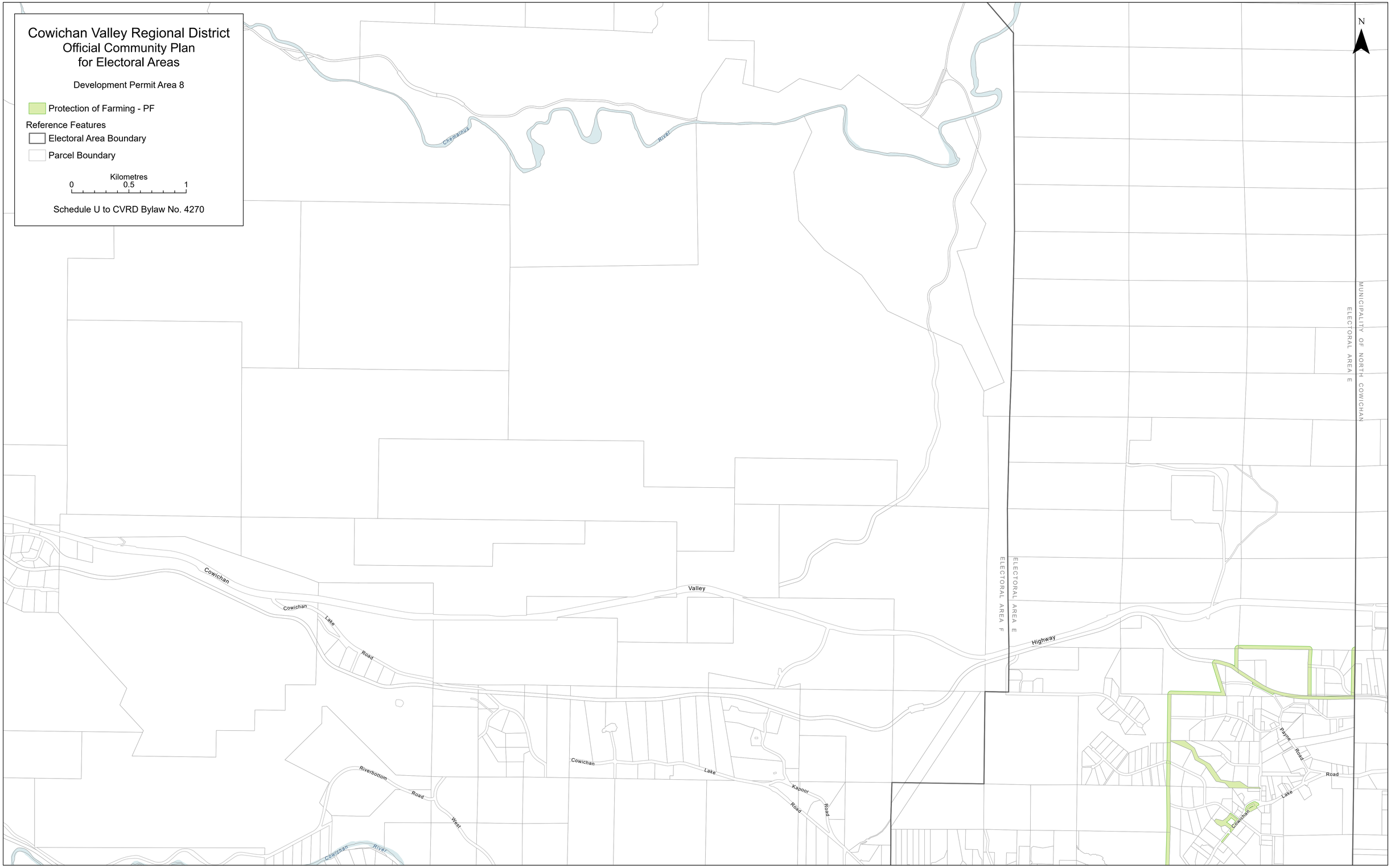
UDPA8.3 Protection of Farming - Area F

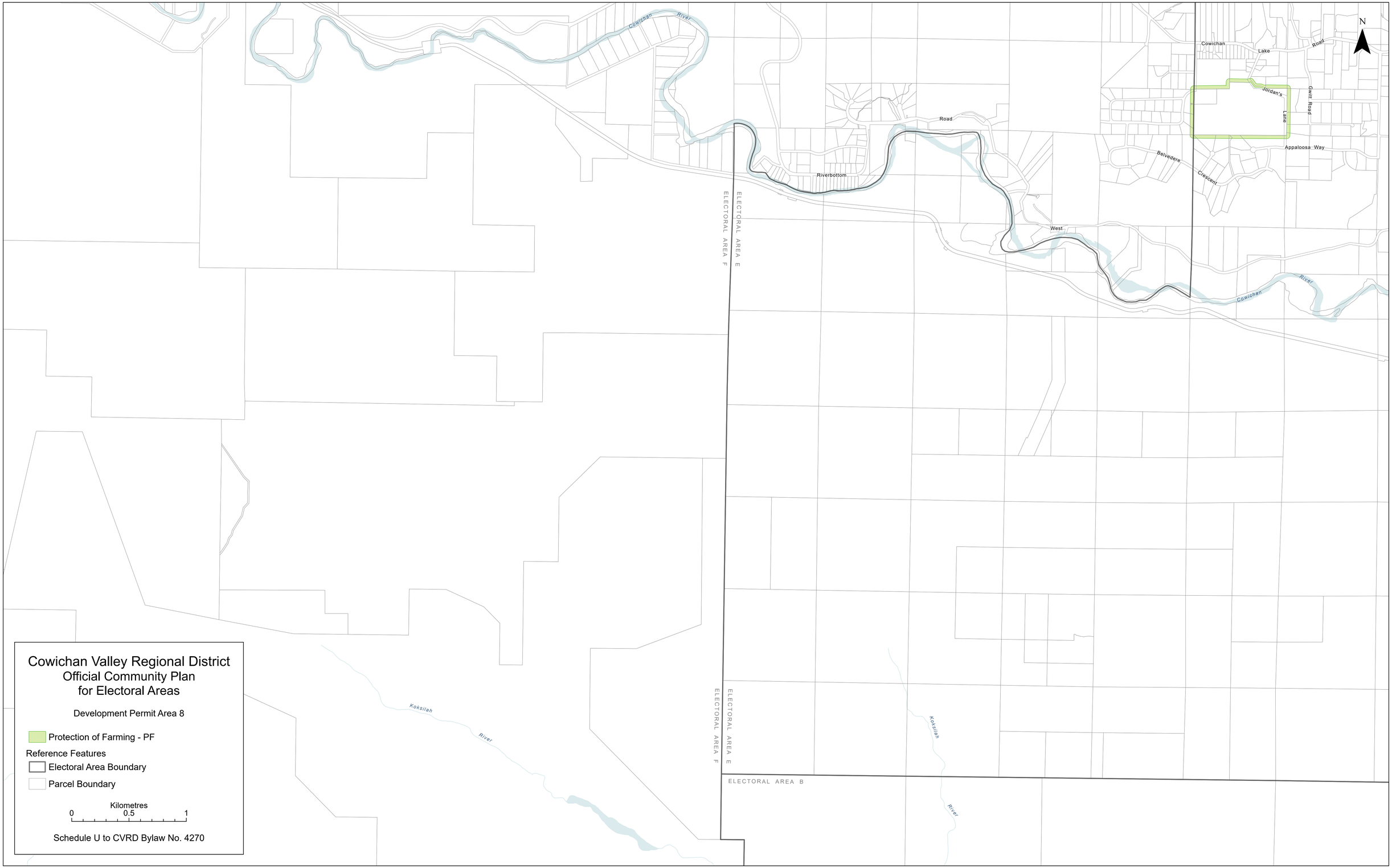


UDPA8.4 Protection of Farming - Area F

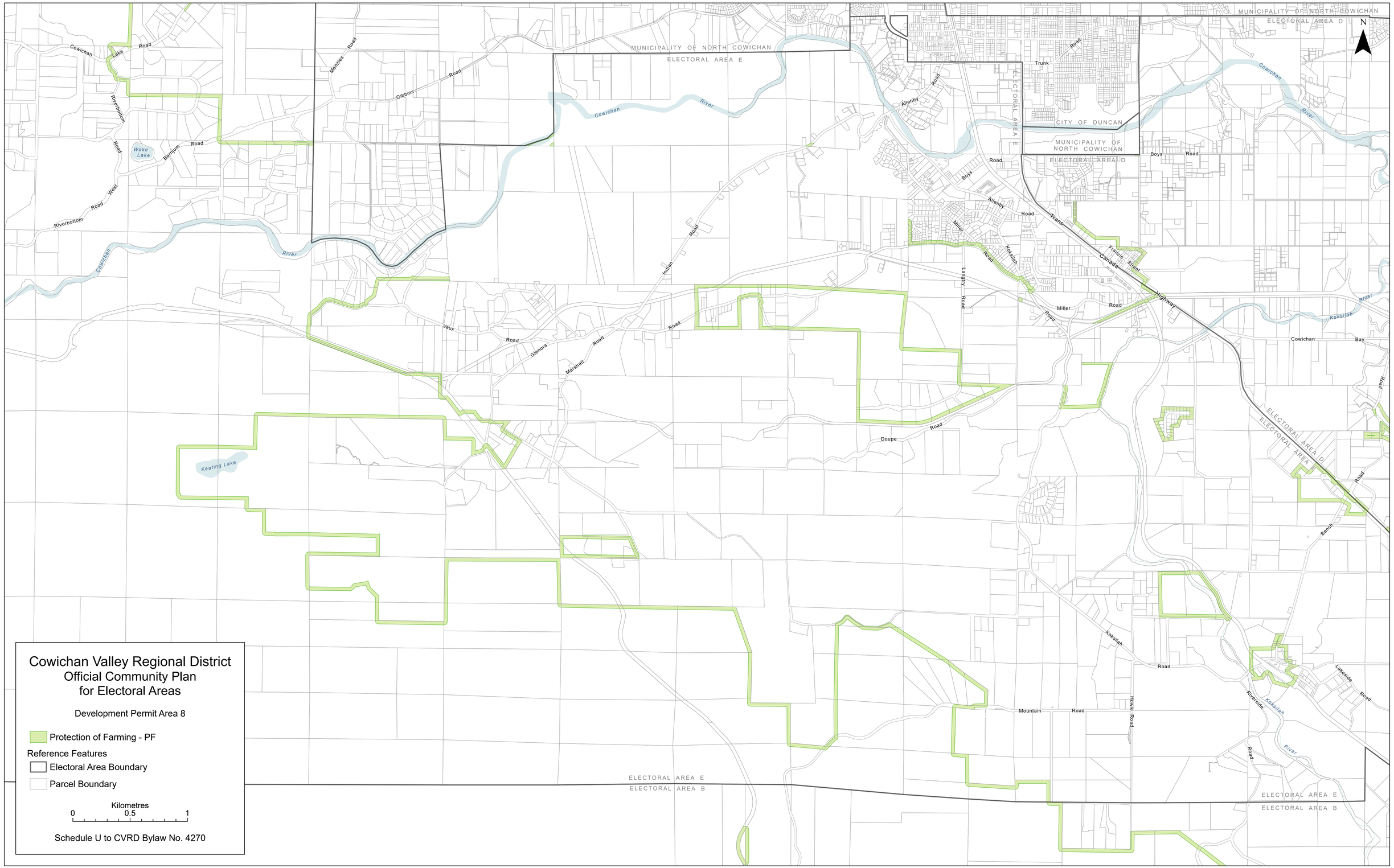


UDPA8.5 Protection of Farming - Area E




Cowichan River
Cowichan Lake Road
Jordan's Lane
Gwitt Road
Appaloosa Way
Belvedere Crescent
Road
Riverbottom
West
ELECTORAL AREA F
ELECTORAL AREA E
ELECTORAL AREA B
Koksilah River
N
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 8
Protection of Farming - PF
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

UDPA8.7 Protection of Farming - Areas B/D/E



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 8

Protection of Farming - PF

Reference Features

Electoral Area Boundary

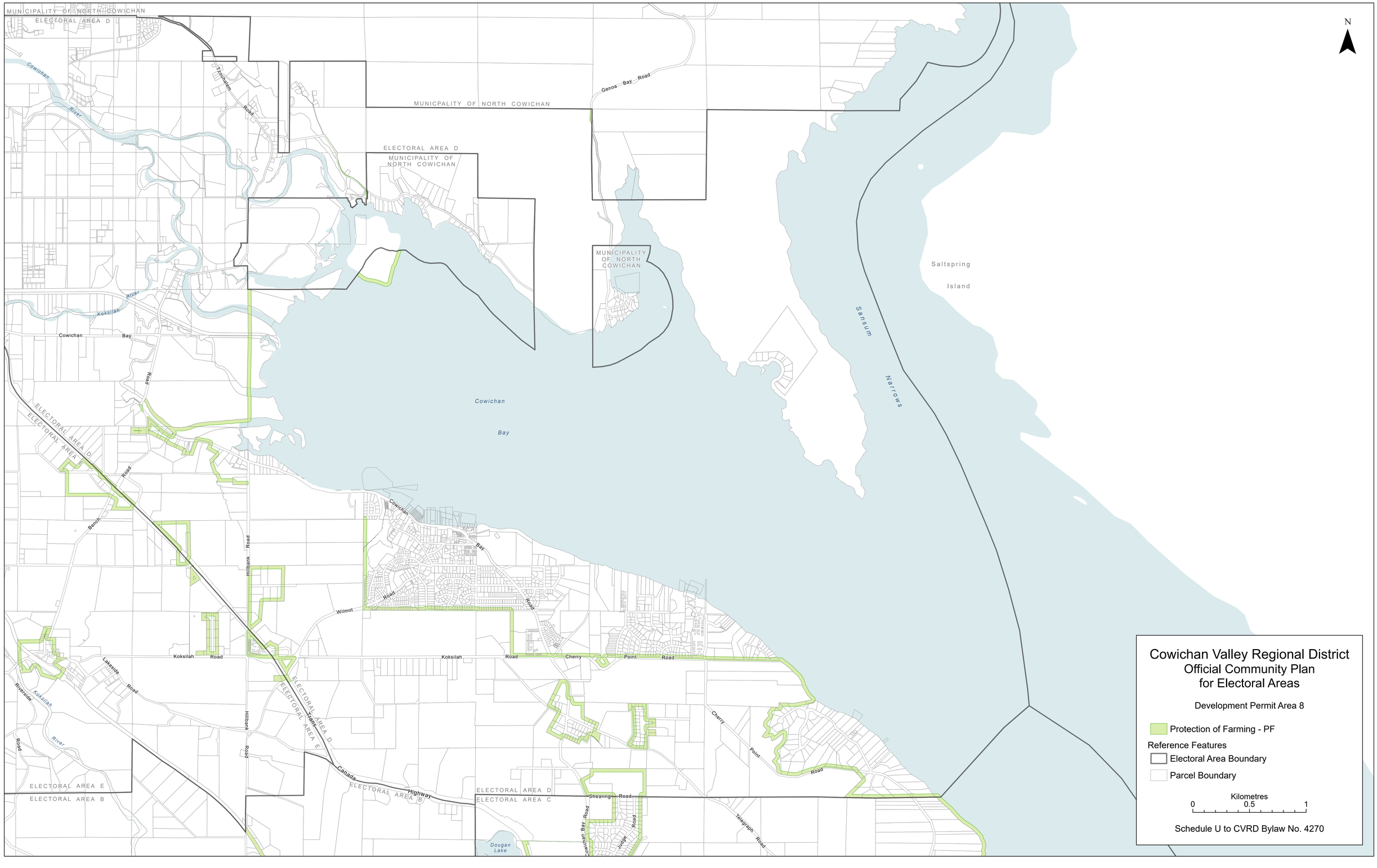
Parcel Boundary

Kilometres

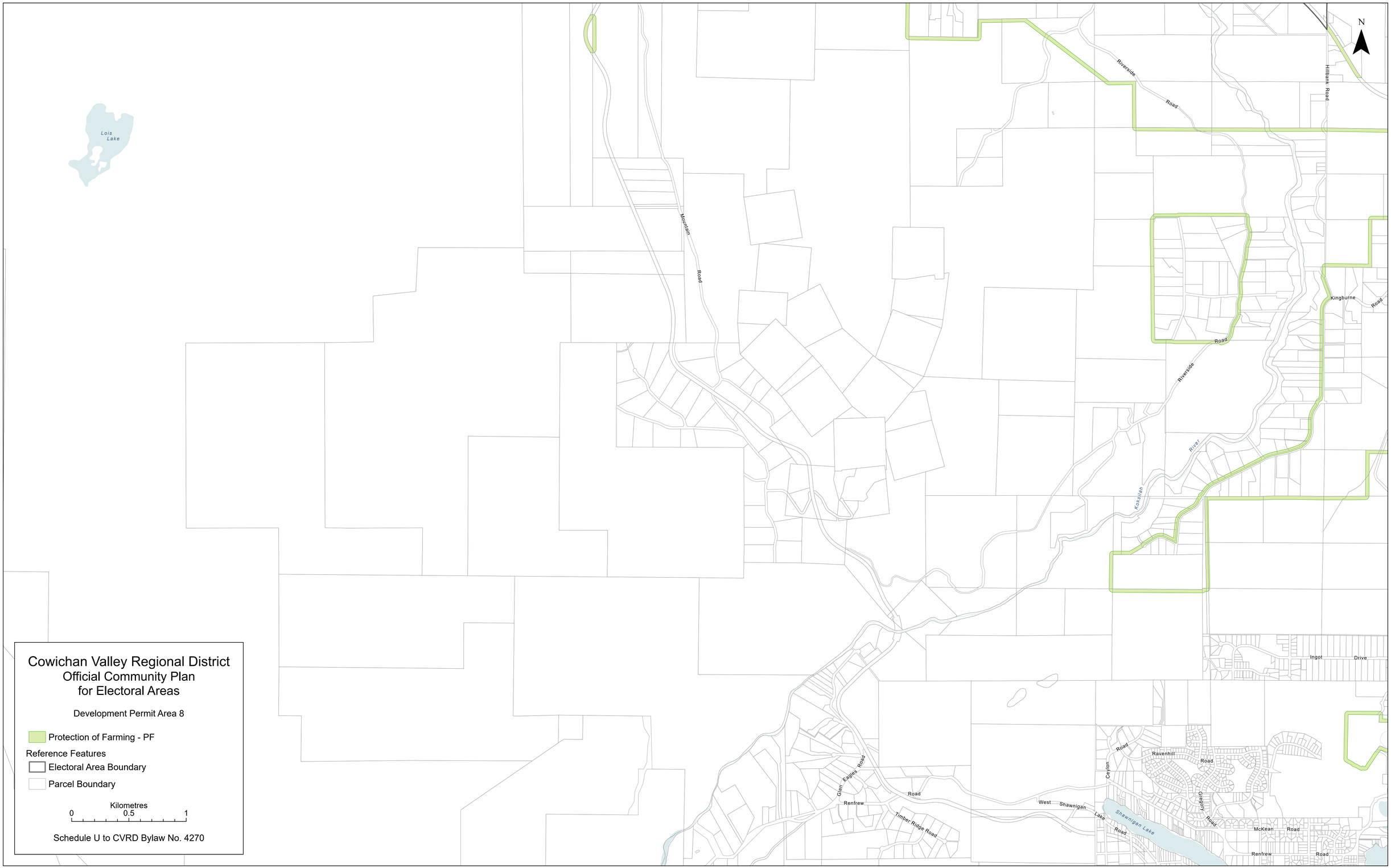
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

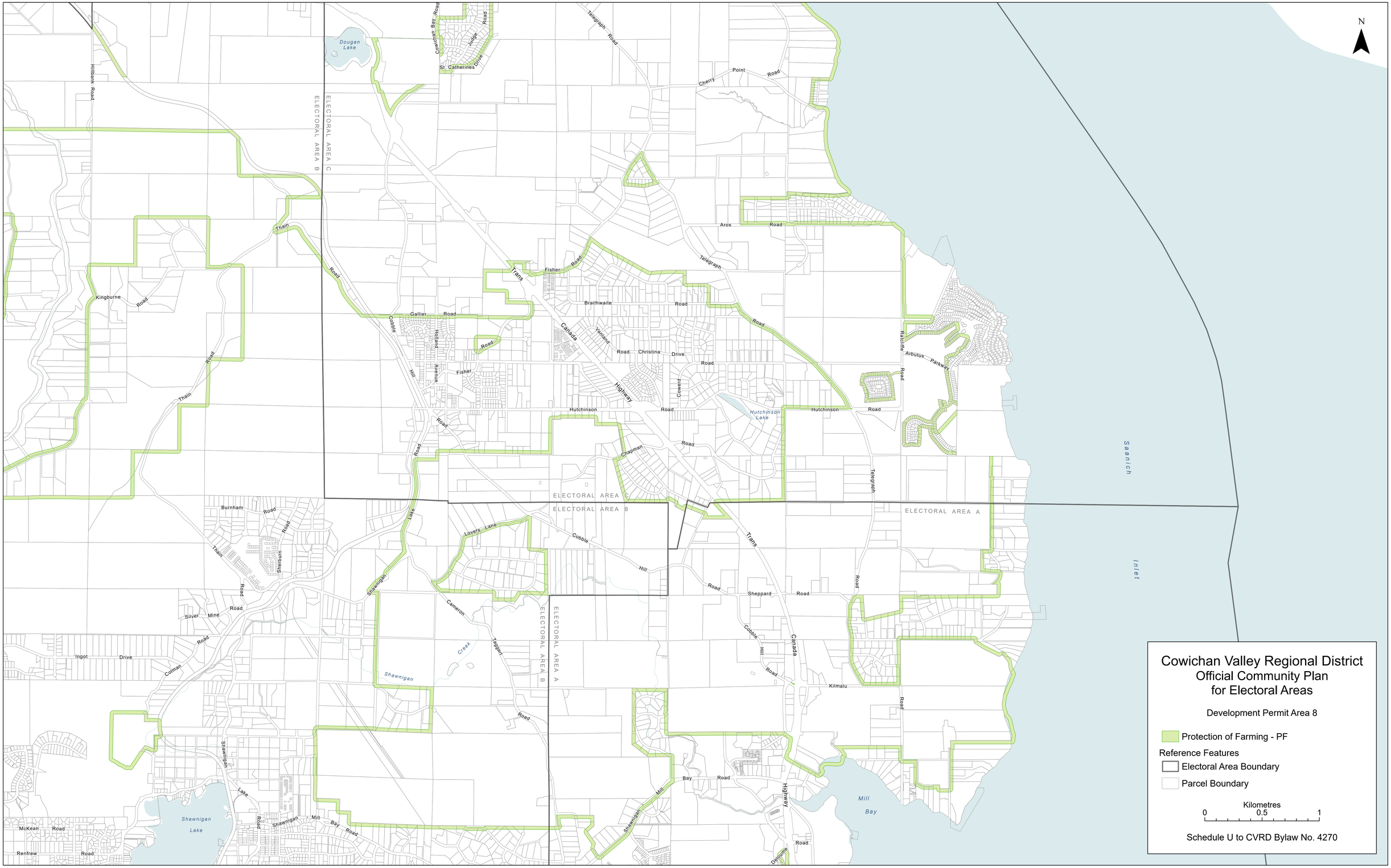
UDPA8.8 Protection of Farming - Areas B/C/D/E



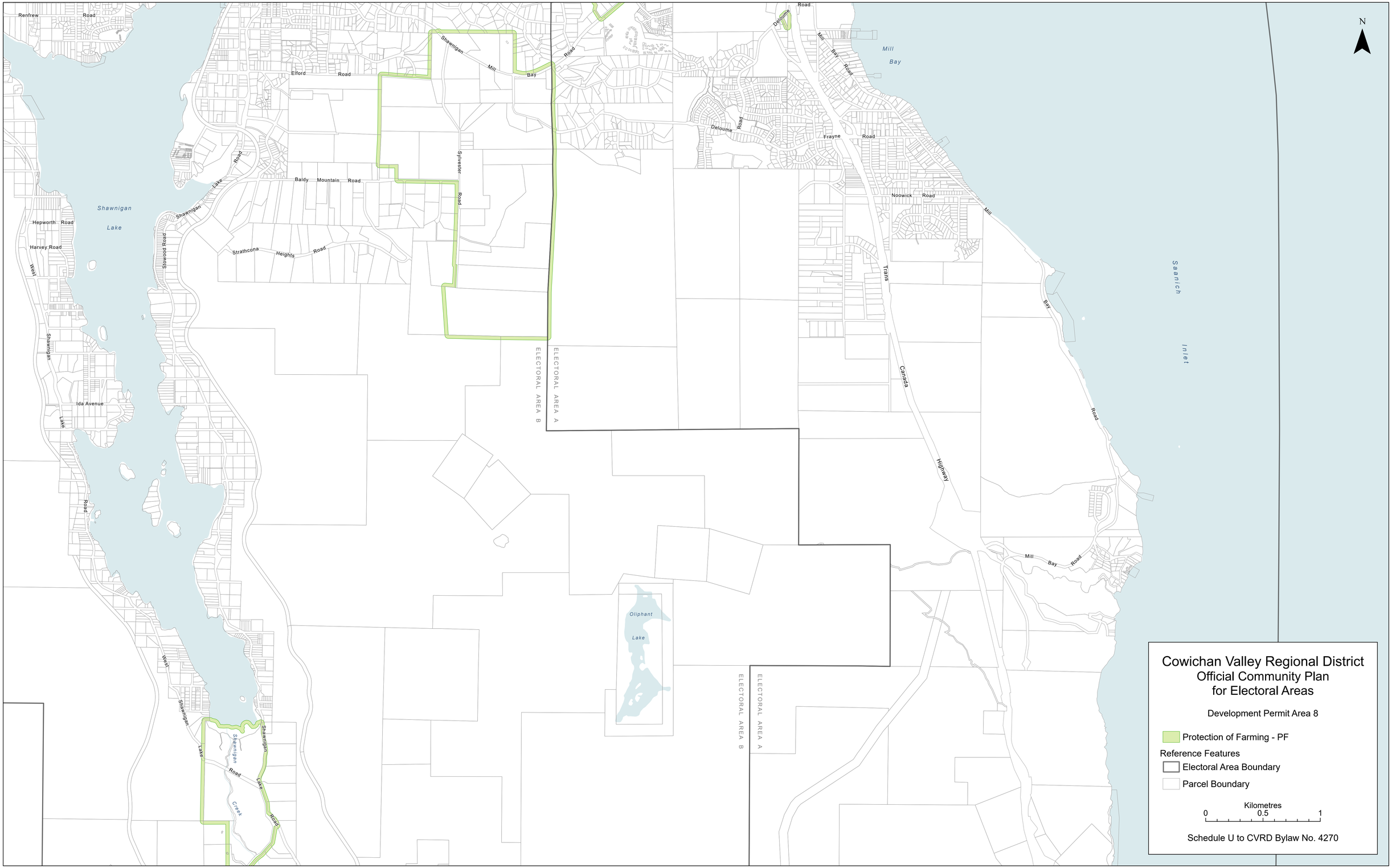
UDPA8.9 Protection of Farming - Area B

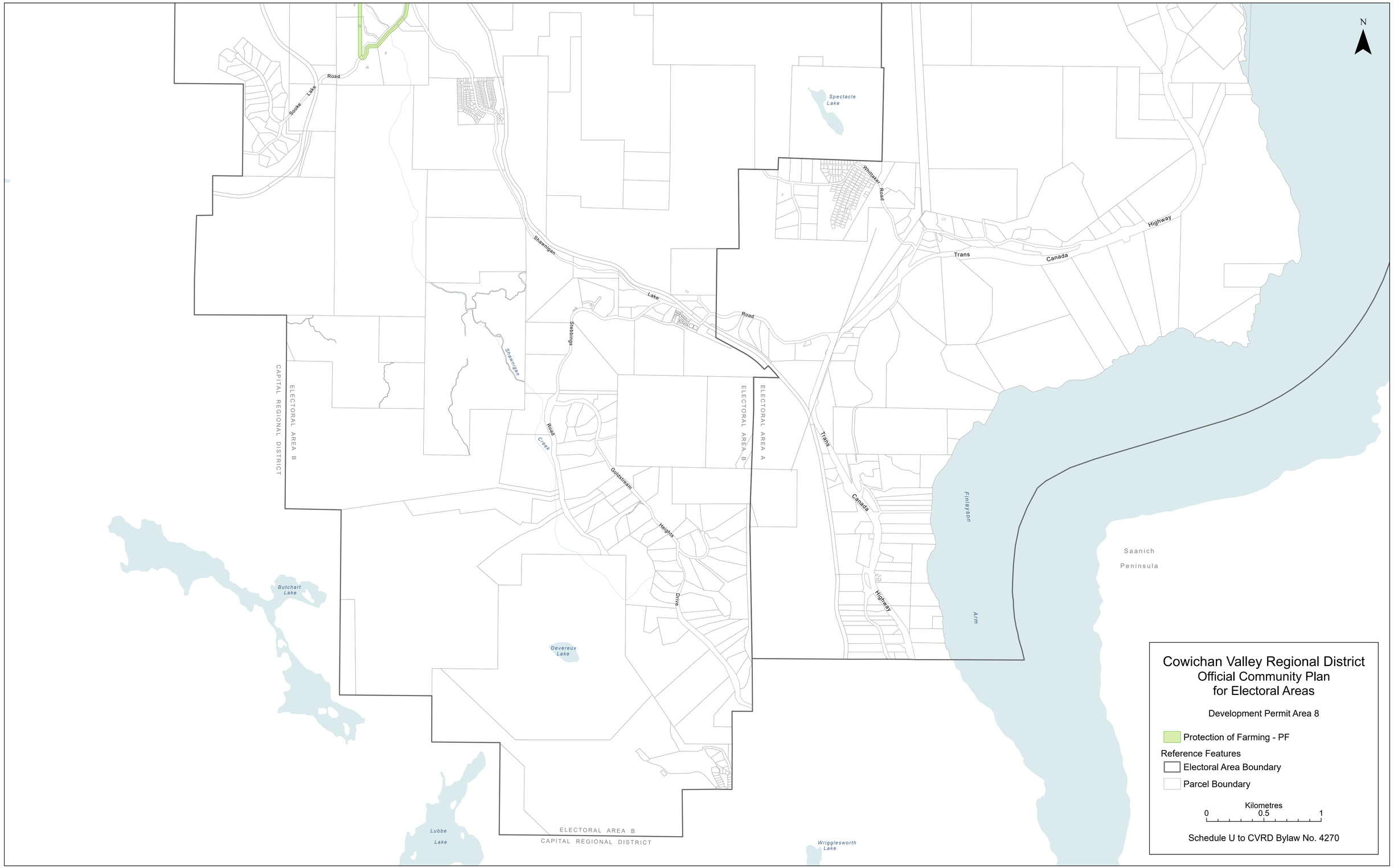


UDPA8.10 Protection of Farming - Areas A/B/C

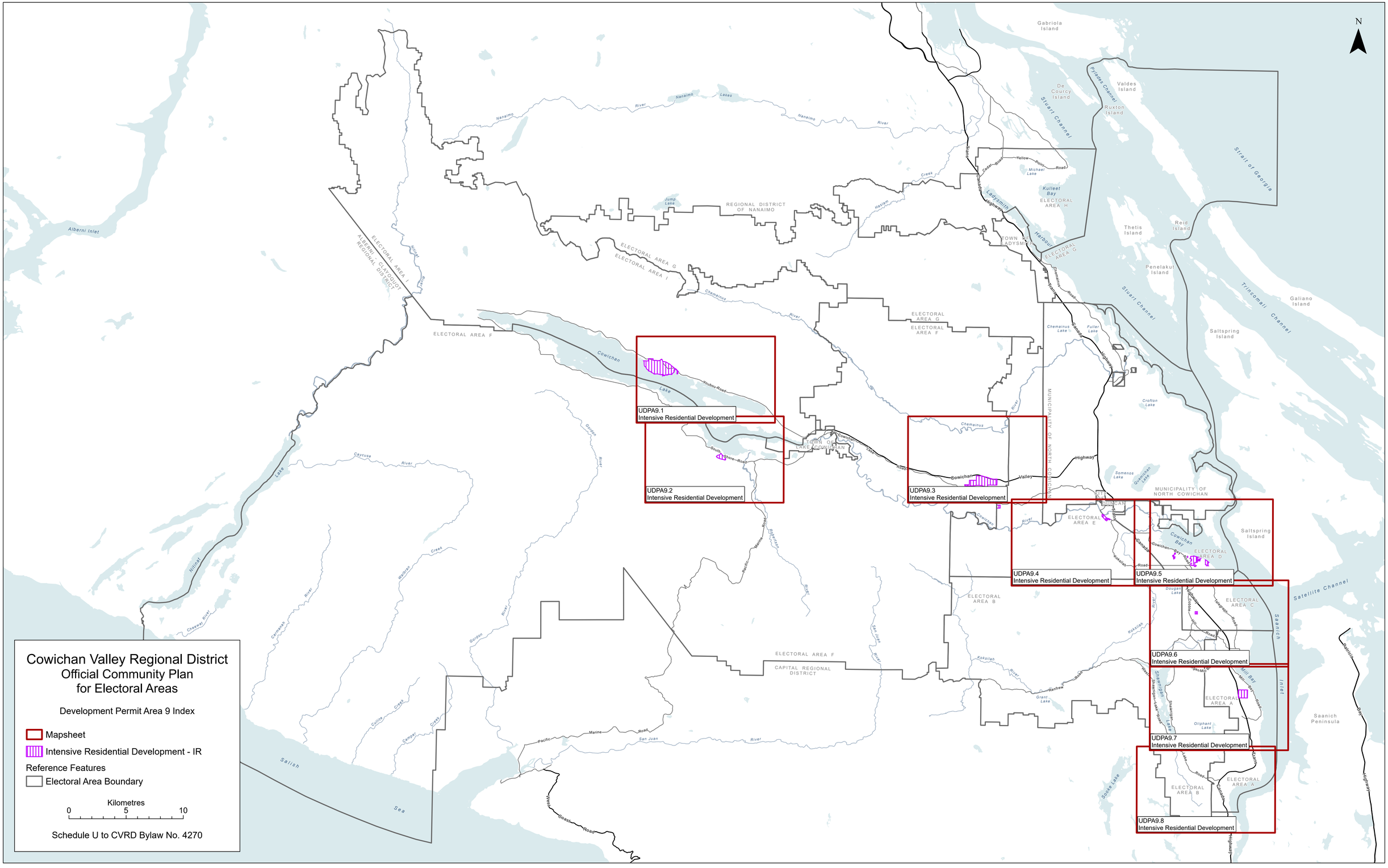


UDPA8.11 Protection of Farming - Areas A/B

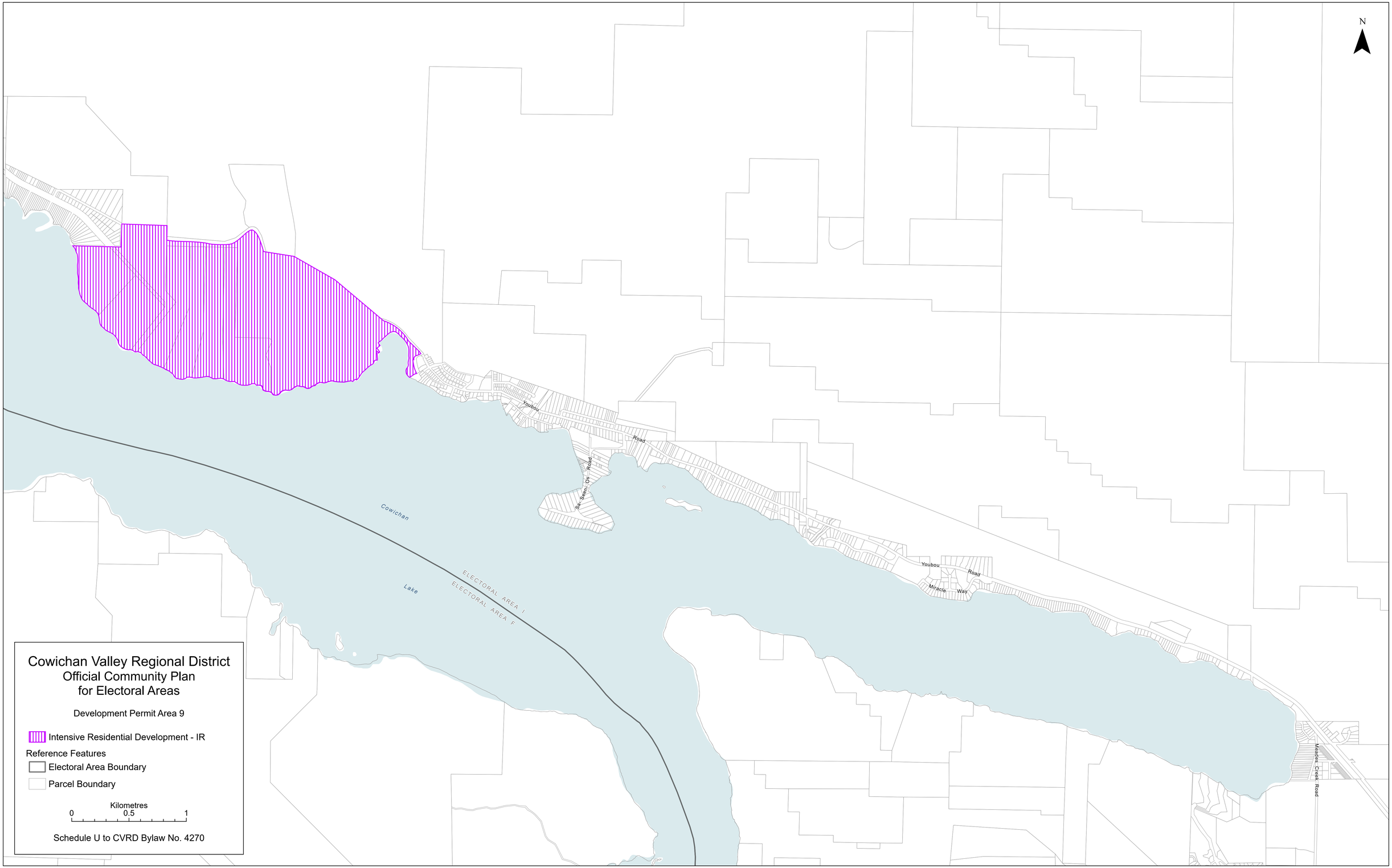



N
Road
Spectacle Lake
Whittaker Road
Shawnigan Lake Road
Trans Canada Highway
Stebbings Road
Shawnigan Creek
Goldstream Heights Drive
Finlayson Arm
Saanich Peninsula
Butchart Lake
Devereux Lake
Lubbe Lake
Wrigglesworth Lake
ELECTORAL AREA B
CAPITAL REGIONAL DISTRICT
ELECTORAL AREA A
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 8
Protection of Farming - PF
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0 0.5 1
Schedule U to CVRD Bylaw No. 4270

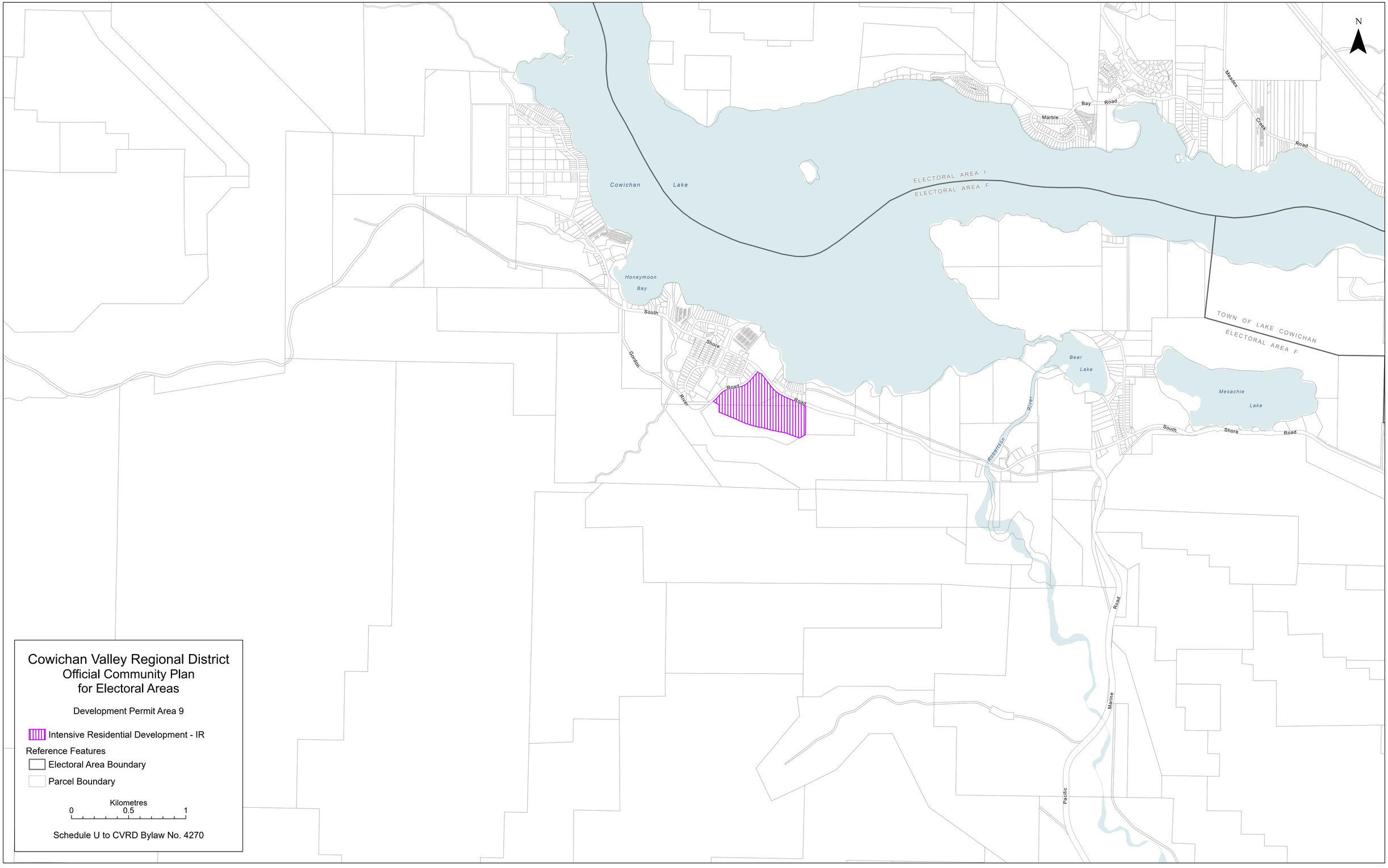
UDPA9 Intensive Residential Development Index - Regional (excluding the Gulf Islands)



UDPA9.1 Intensive Residential Development - Area I



UDPA9.2 Intensive Residential Development - Area F



Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 9

Intensive Residential Development - IR

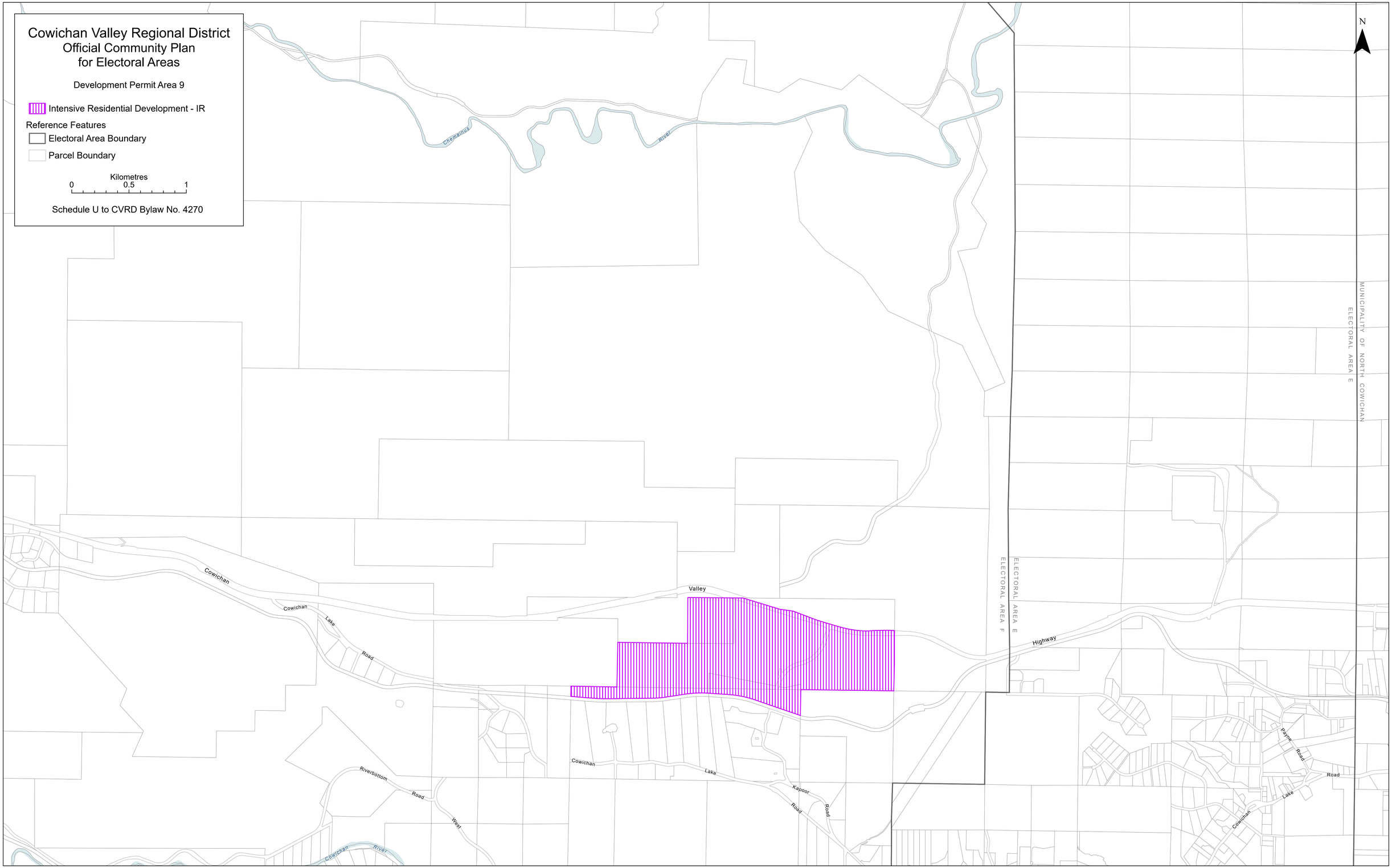
Reference Features

Electoral Area Boundary

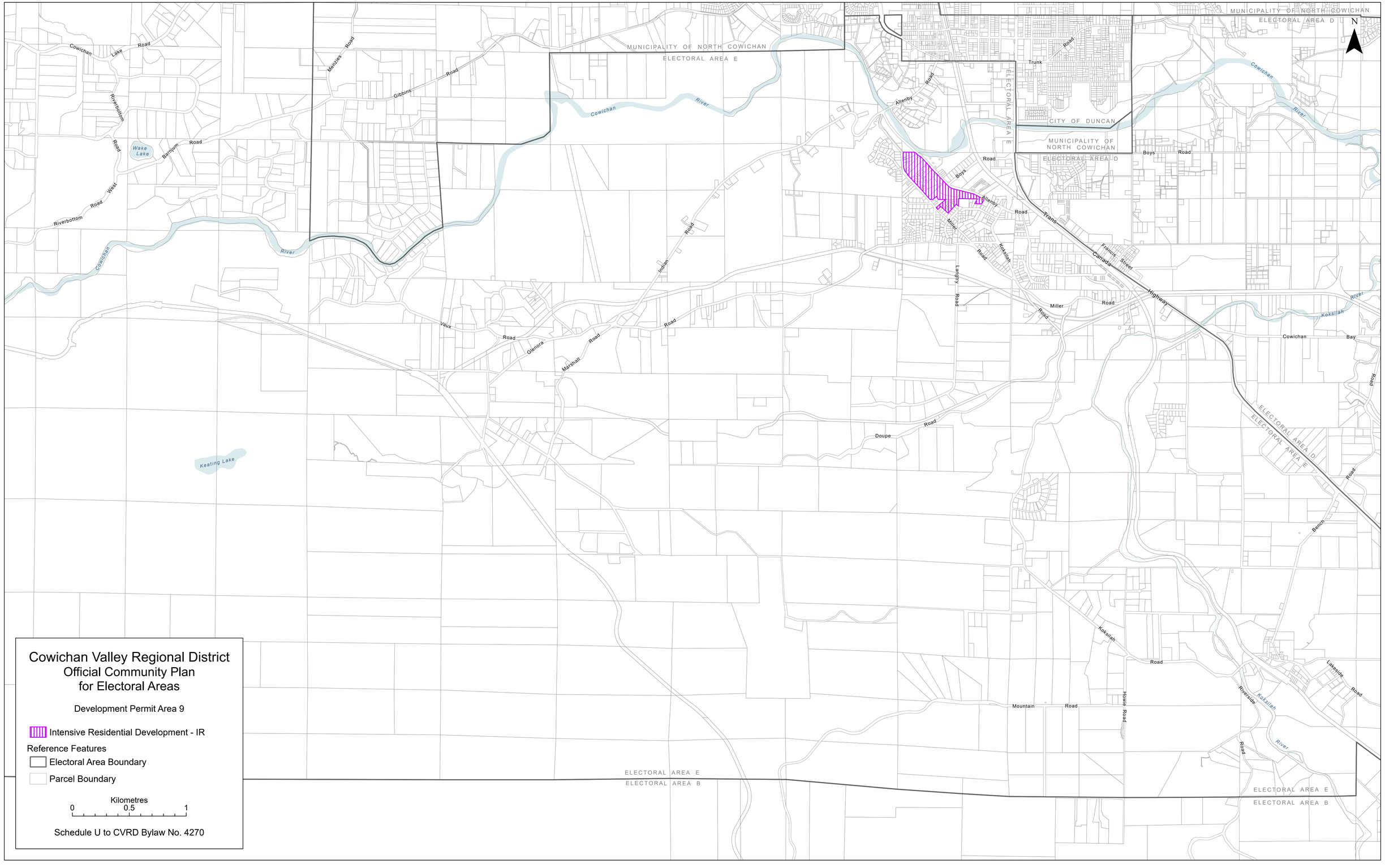
Parcel Boundary

Kilometres
0 0.5 1

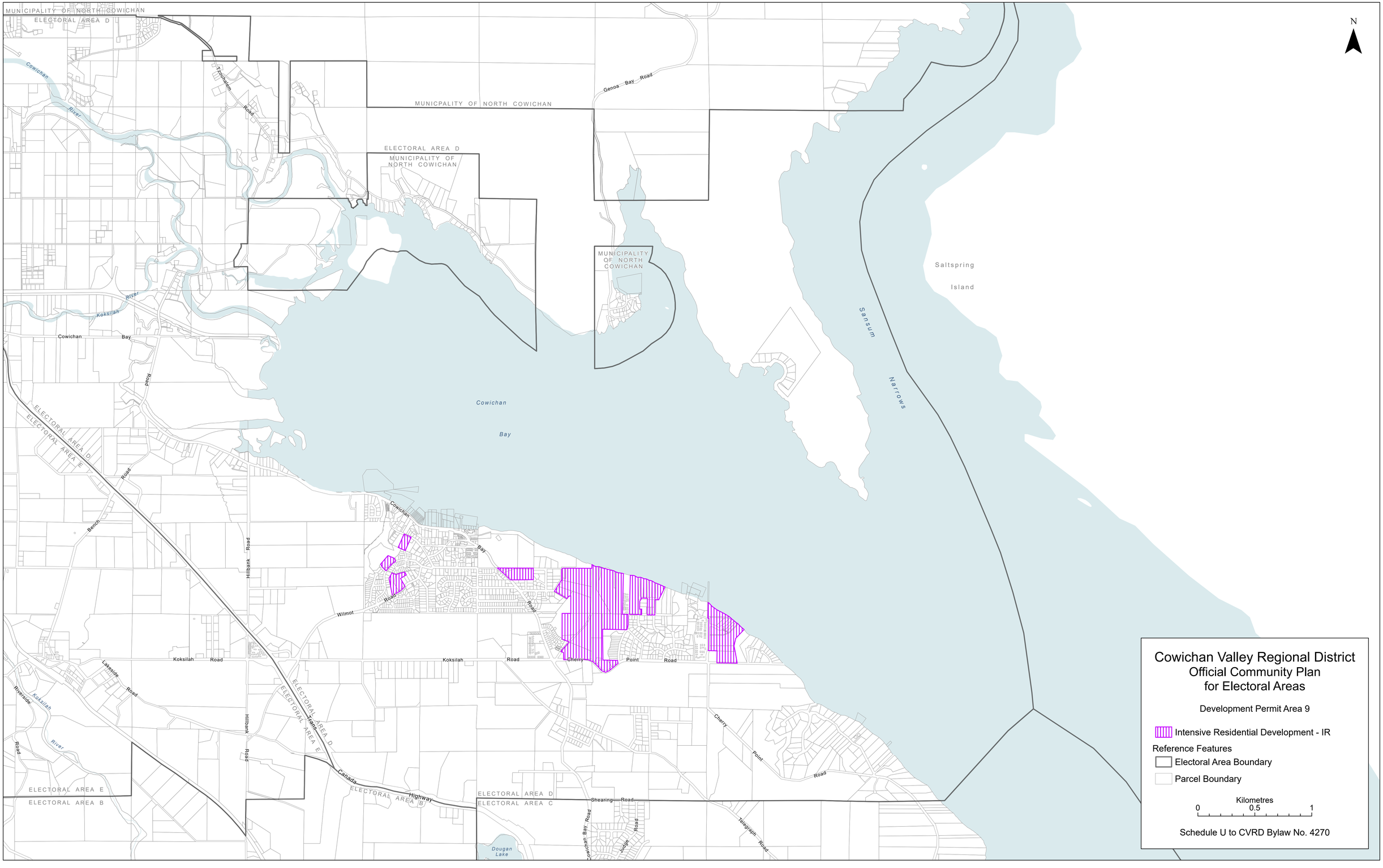
Schedule U to CVRD Bylaw No. 4270


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
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270
N
Chemainus
River
MUNICIPALITY OF NORTH COWICHAN
ELECTORAL AREA E
ELECTORAL AREA F
ELECTORAL AREA E
Cowichan
Valley
Highway
Cowichan
Lake
Road
Riverbottom
Road
West
Cowichan
Lake
Road
Kapoor
Road
Road
Payne
Road
Road
Lake
Cowichan
Cowichan
River

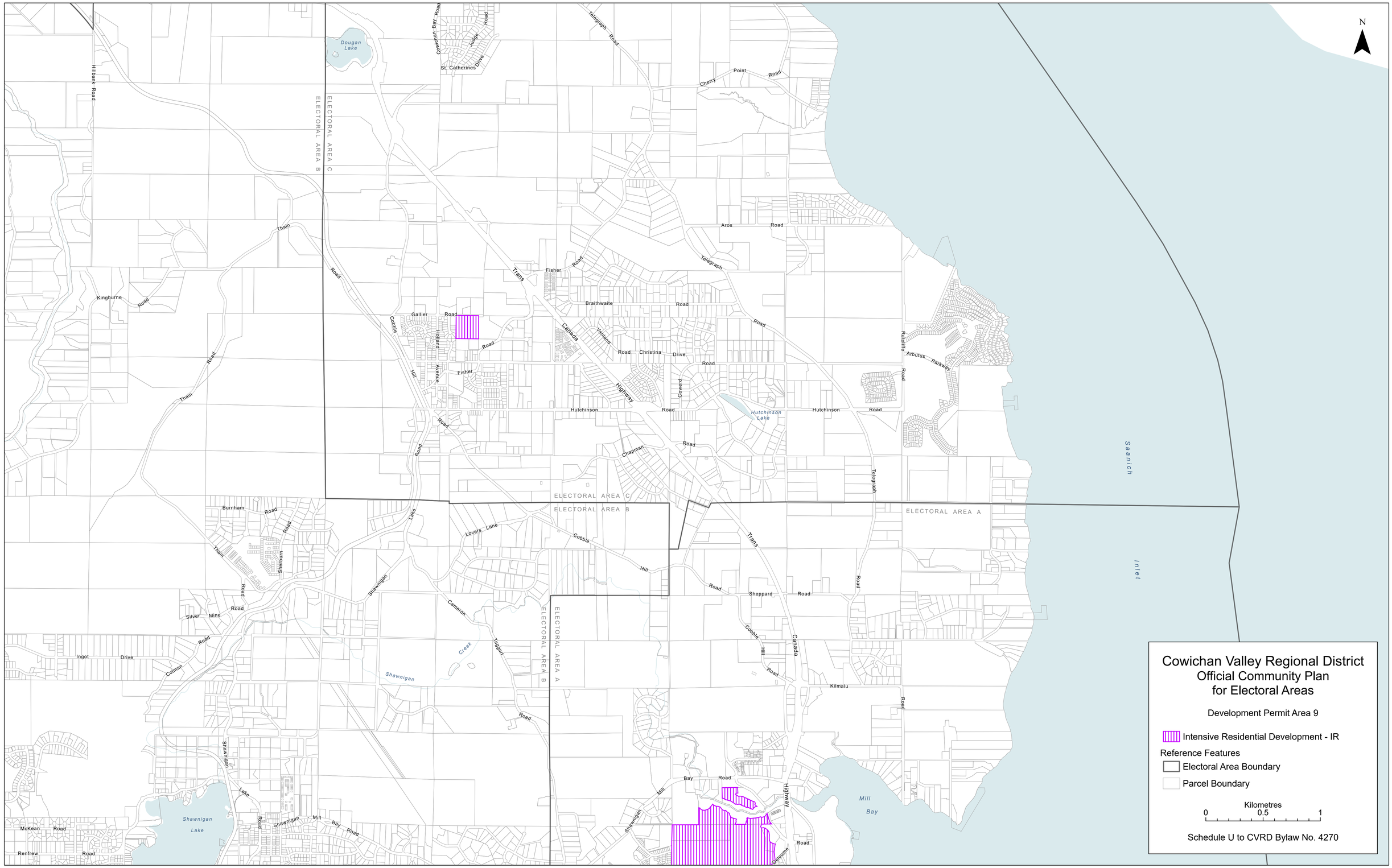
UDPA9.4 Intensive Residential Development - Areas D/E



UDPA9.5 Intensive Residential Development - Areas D/E



UDPA9.6 Intensive Residential Development - Areas A/C



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 9

Intensive Residential Development - IR

Reference Features

Electoral Area Boundary

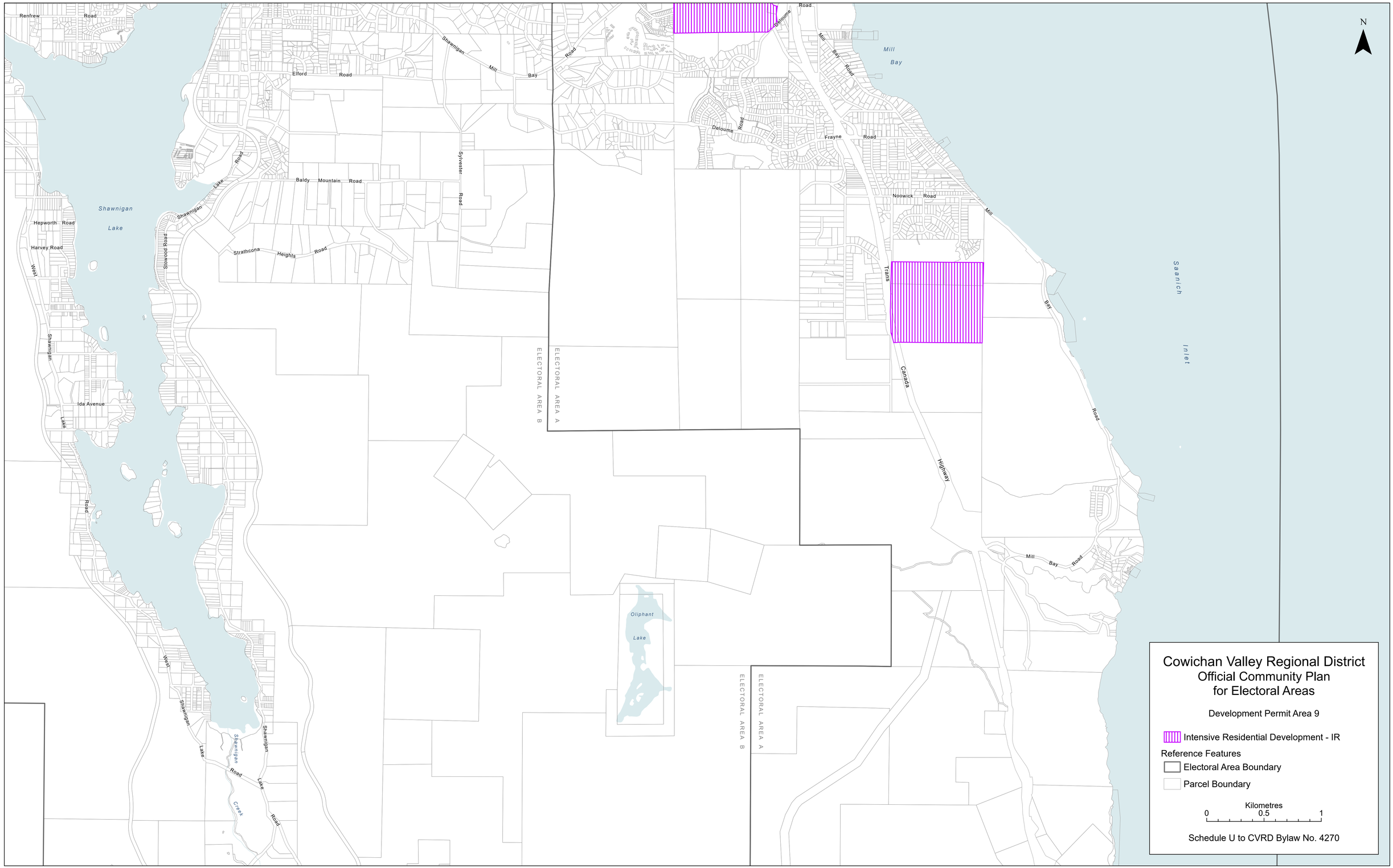
Parcel Boundary

Kilometres

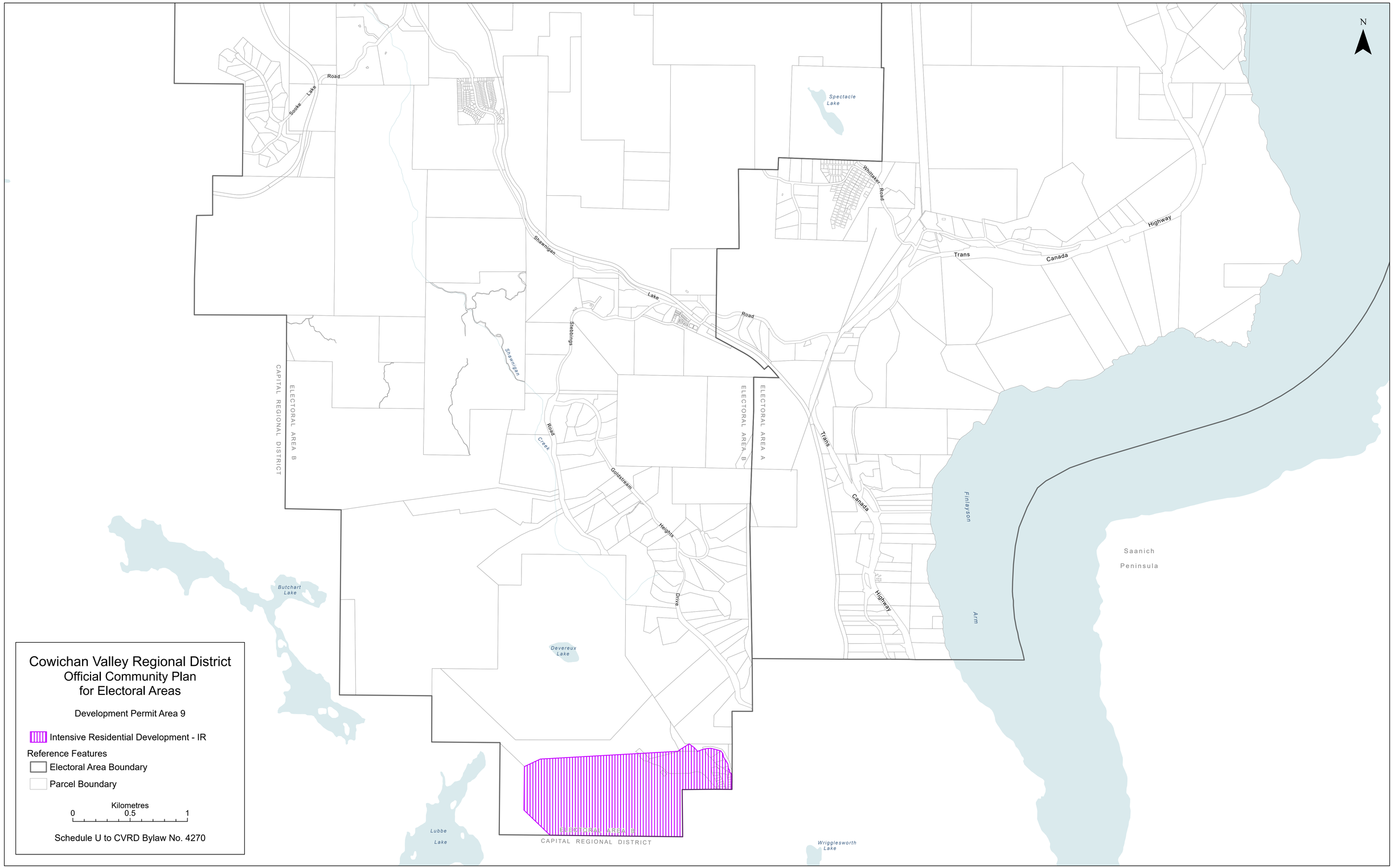
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

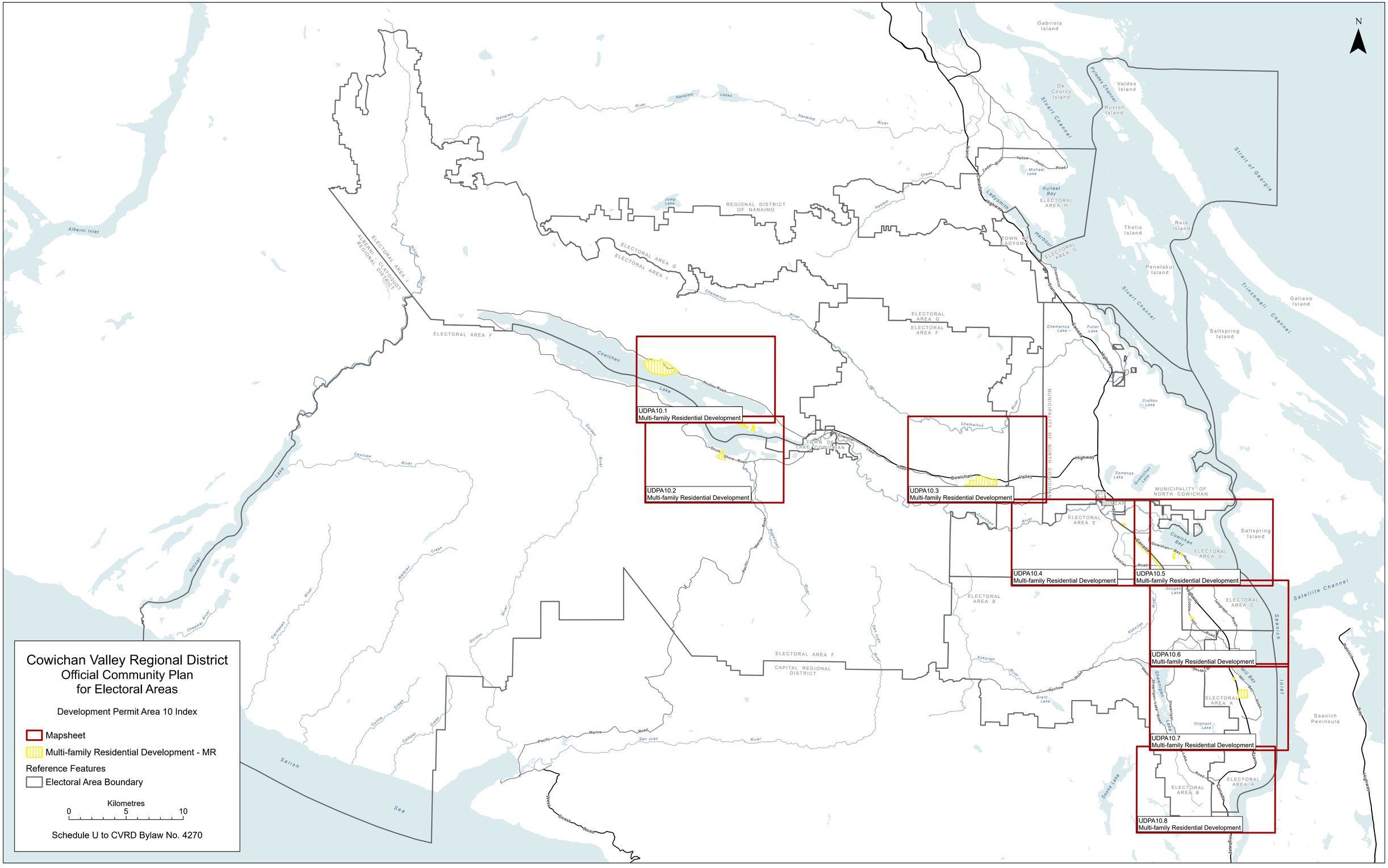
UDPA9.7 Intensive Residential Development - Area A

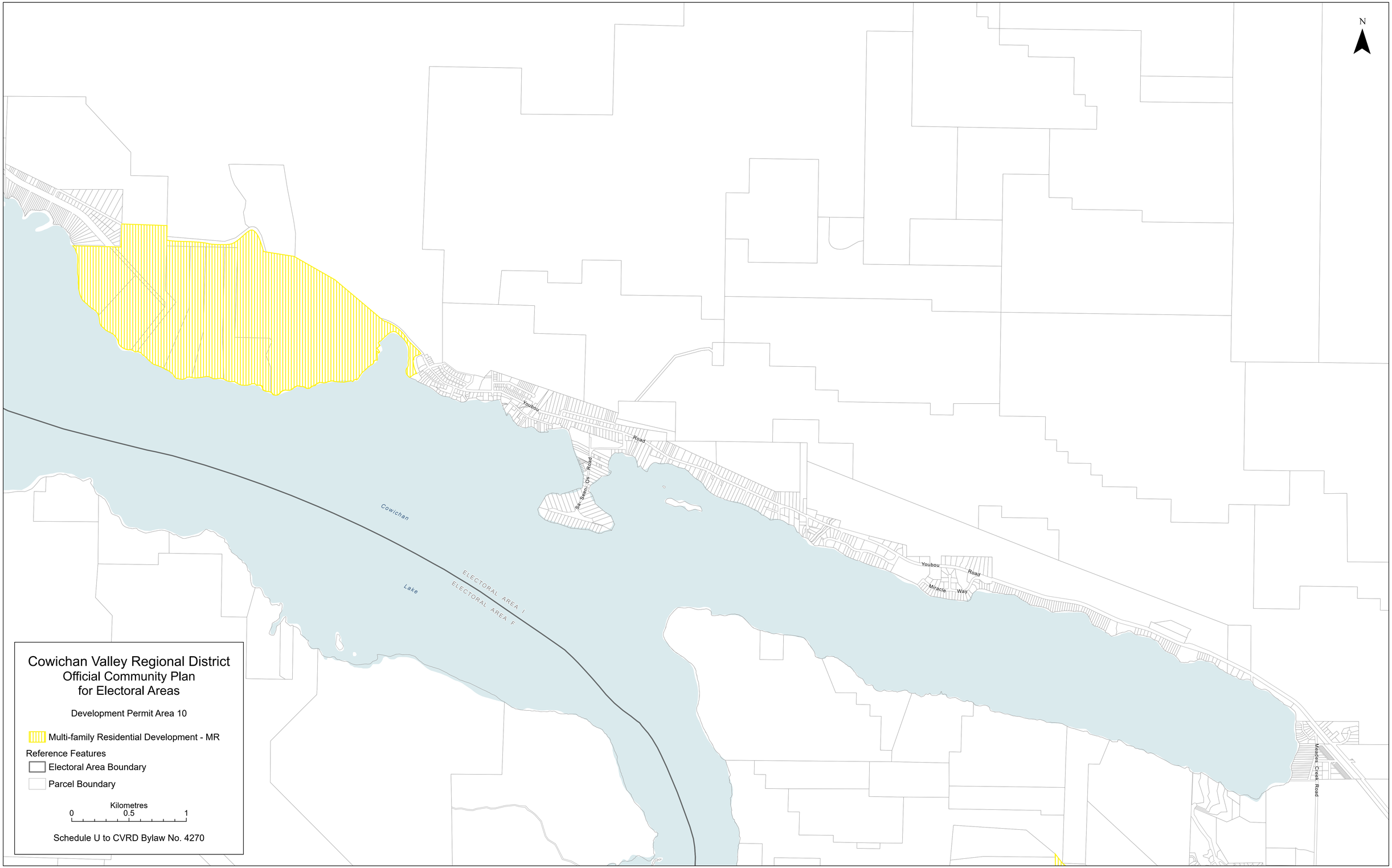


UDPA9.8 Intensive Residential Development - Area B

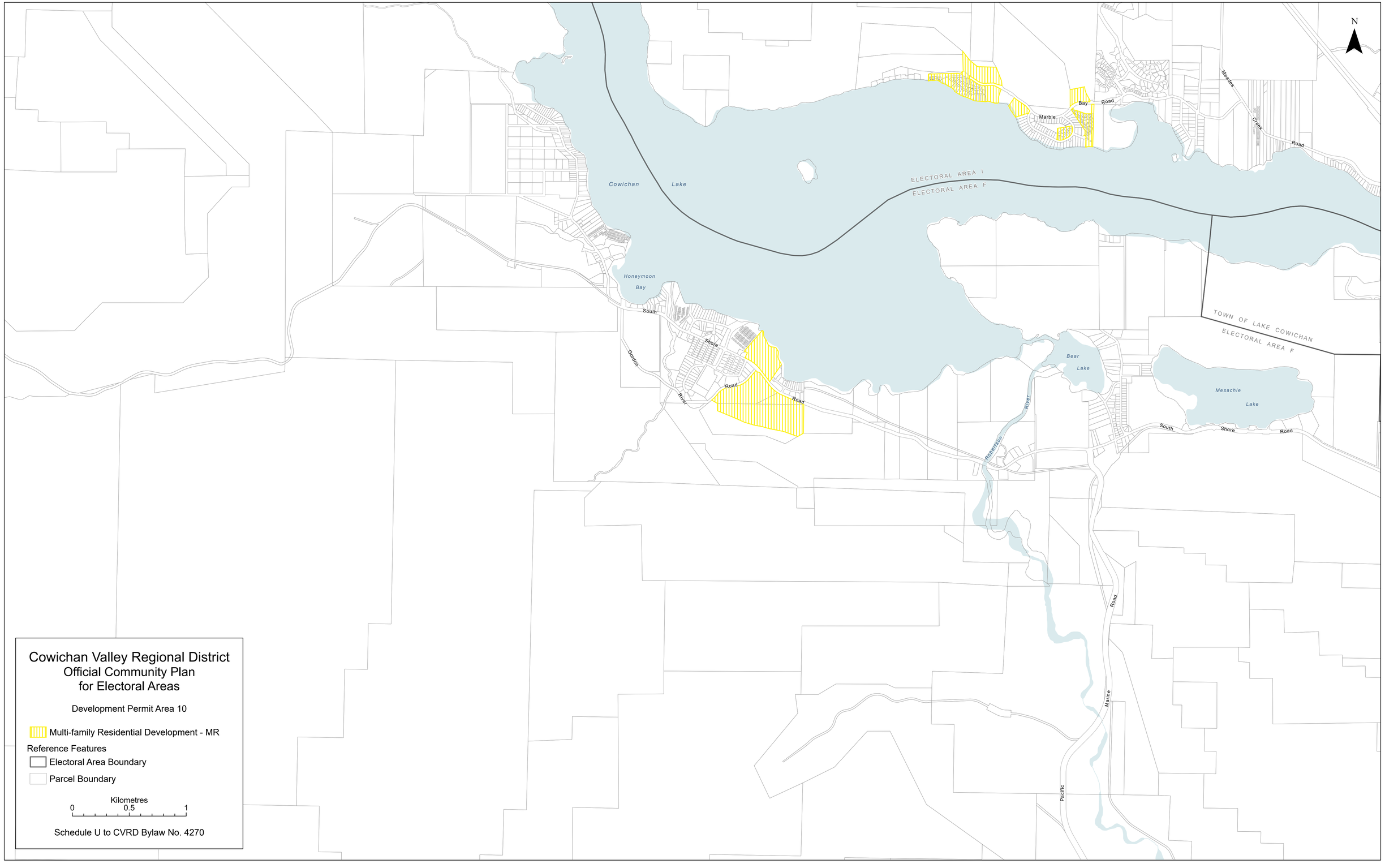


UDPA10 Multi-family Development Index - Regional (excluding the Gulf Islands)




N
Youbou Road
Sa-Seem Os Road
Cowichan Lake
ELECTORAL AREA I
ELECTORAL AREA F
Youbou Road
Miracle Beach Way
Meades Creek Road
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 10
Multi-family Residential Development - MR
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

UDPA10.2 Multi-family Residential Development - Areas F/I



UDPA10.3 Multi-family Residential Development - Area F

Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 10

Multi-family Residential Development - MR

Reference Features

Electoral Area Boundary

Parcel Boundary

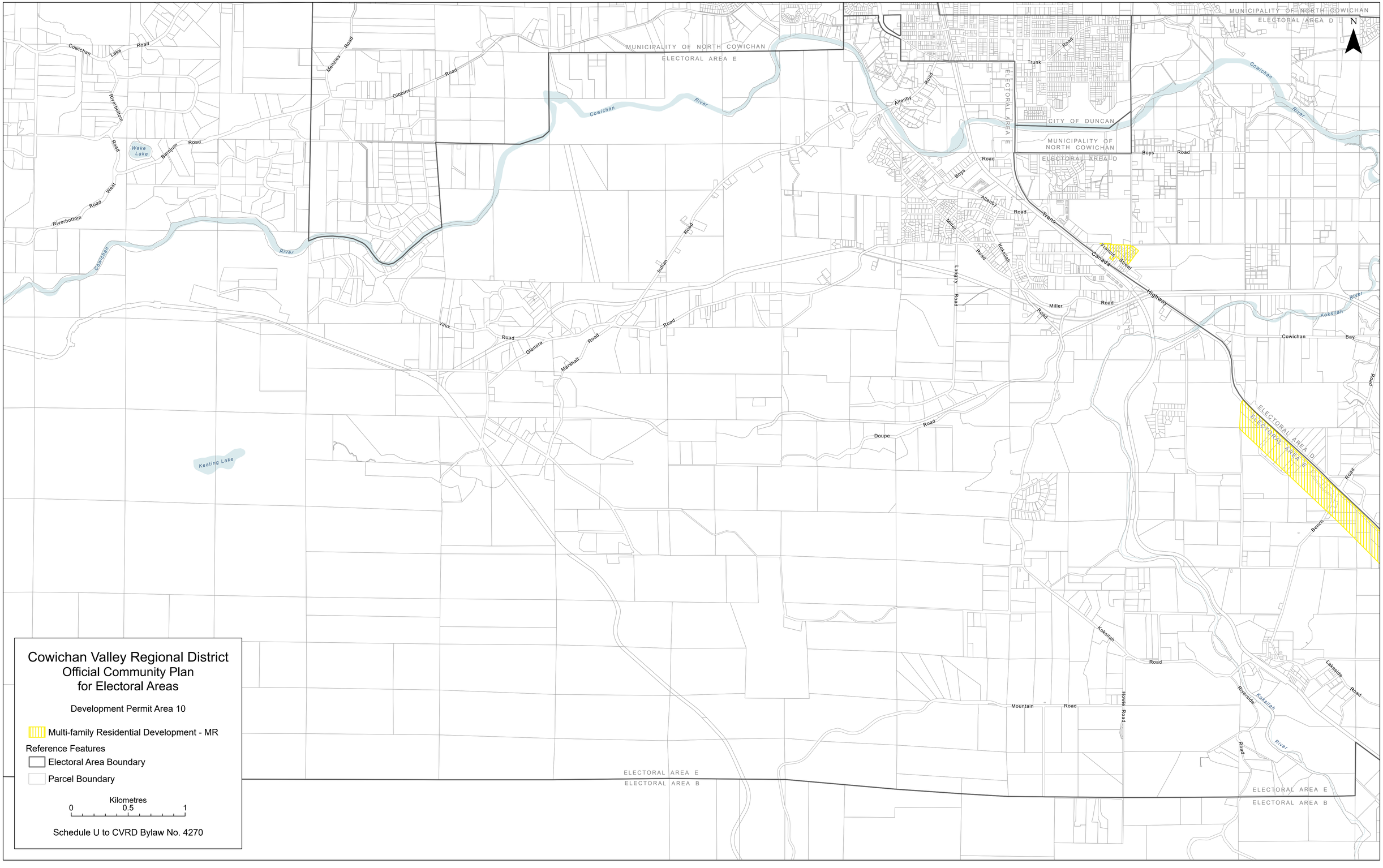
Kilometres
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

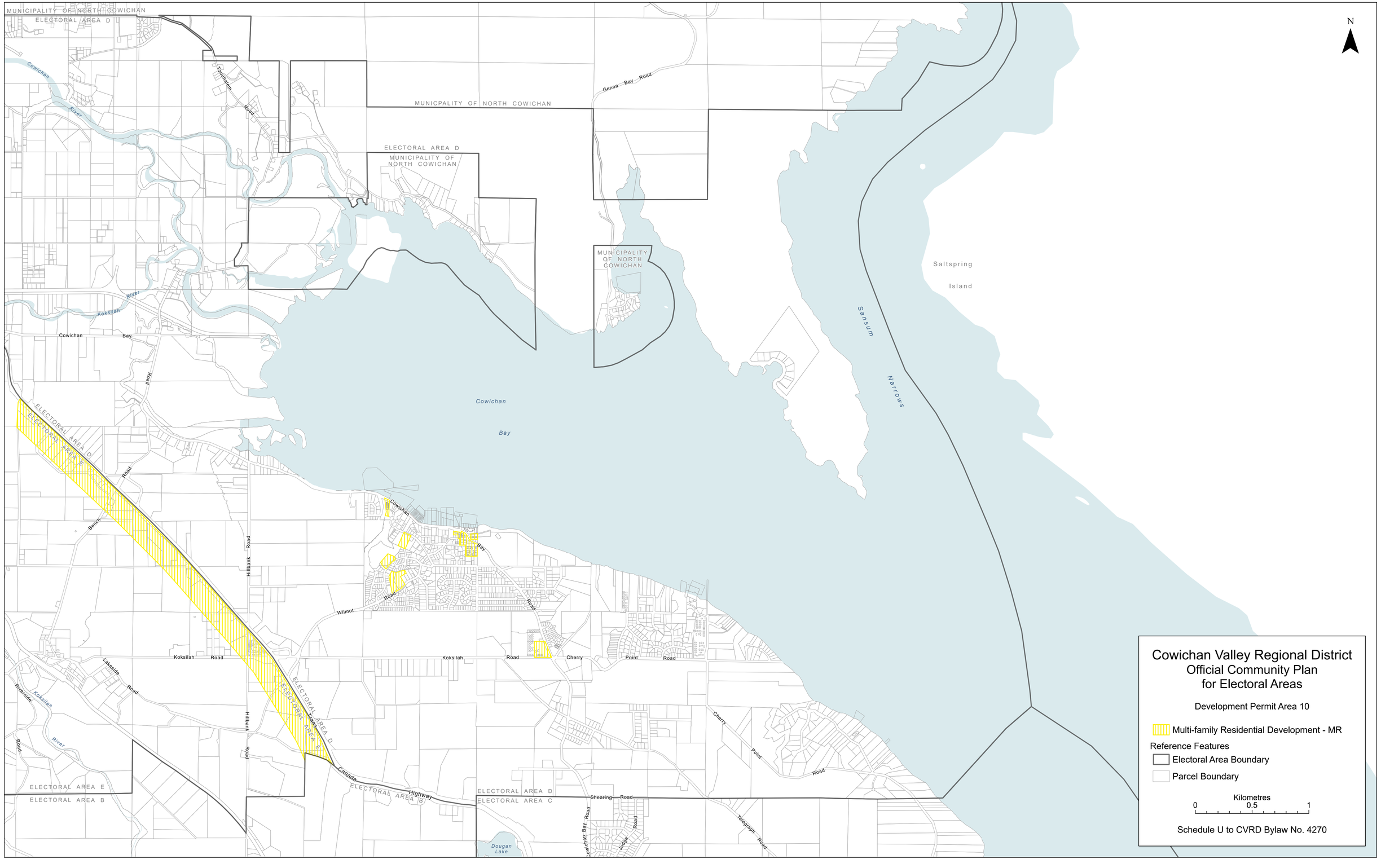
N

Cowichan Valley Highway
Cowichan Lake Road
Riverbottom Road
West Cowichan River
Cowichan Lake Road
Kapoor Road
Payne Road
Cowichan Lake Road
Chemainus River
ELECTORAL AREA F
ELECTORAL AREA E
MUNICIPALITY OF NORTH COWICHAN
ELECTORAL AREA E

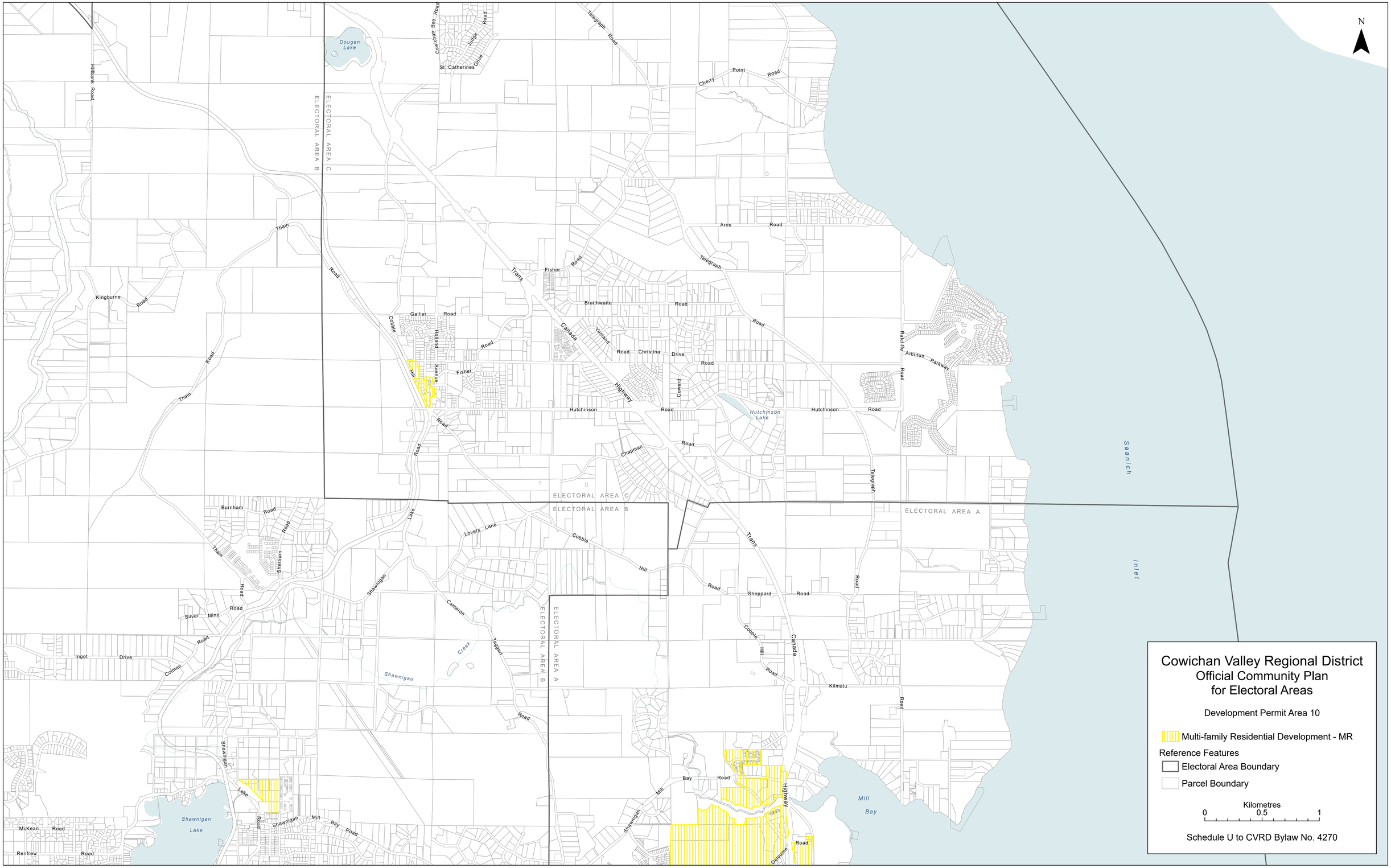
UDPA10.4 Multi-family Residential Development - Areas D/E


N
MUNICIPALITY OF NORTH COWICHAN
ELECTORAL AREA D
MUNICIPALITY OF NORTH COWICHAN
ELECTORAL AREA E
CITY OF DUNCAN
MUNICIPALITY OF NORTH COWICHAN
ELECTORAL AREA D
ELECTORAL AREA E
ELECTORAL AREA E
ELECTORAL AREA B
ELECTORAL AREA E
ELECTORAL AREA B
ELECTORAL AREA D
ELECTORAL AREA E
Cowichan Lake Road
Riverbottom Road
Riverbottom Road West
Wake Lake
Barnjum Road
Keating Lake
Menzies Road
Gibbins Road
Cowichan River
Cowichan River
Cowichan River
Cowichan River
Cowichan River
Indian Road
Vaux Road
Glenora Road
Marshall Road
Road
Doupe Road
Allenby Road
Trunk Road
Boys Road
Boys Road
Allenby Road
Miller Road
Koksilah Road
Langley Road
Trans Canada Highway
Fences Street
Miller Road
Ross Road
Koksilah River
Cowichan Bay Road
Bench Road
Koksilah Road
Mountain Road
Howie Road
Koksilah Road
Riverside Road
Lakeside Road
Koksilah River
Road
Road
Road

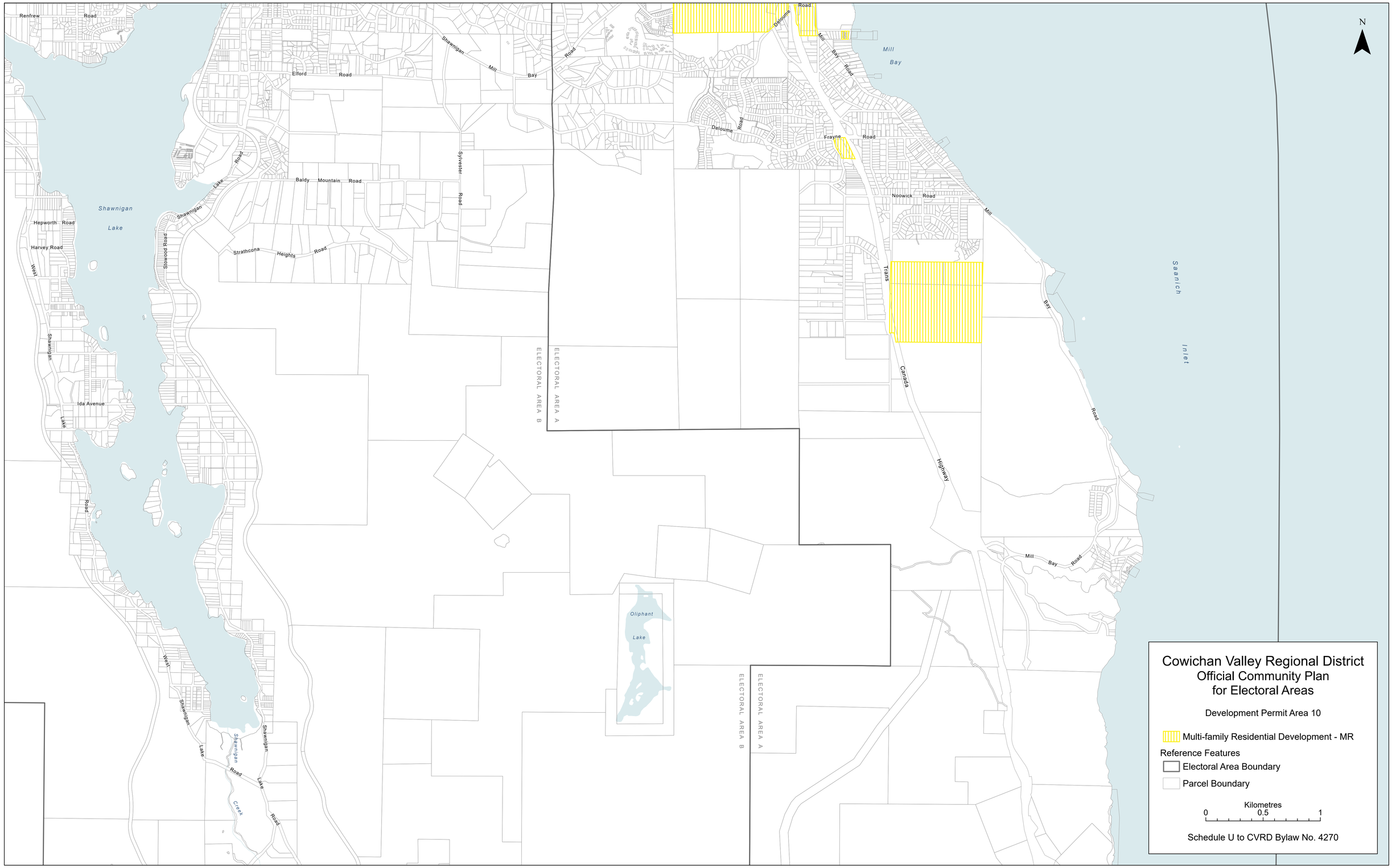
UDPA10.5 Multi-family Residential Development - Areas D/E

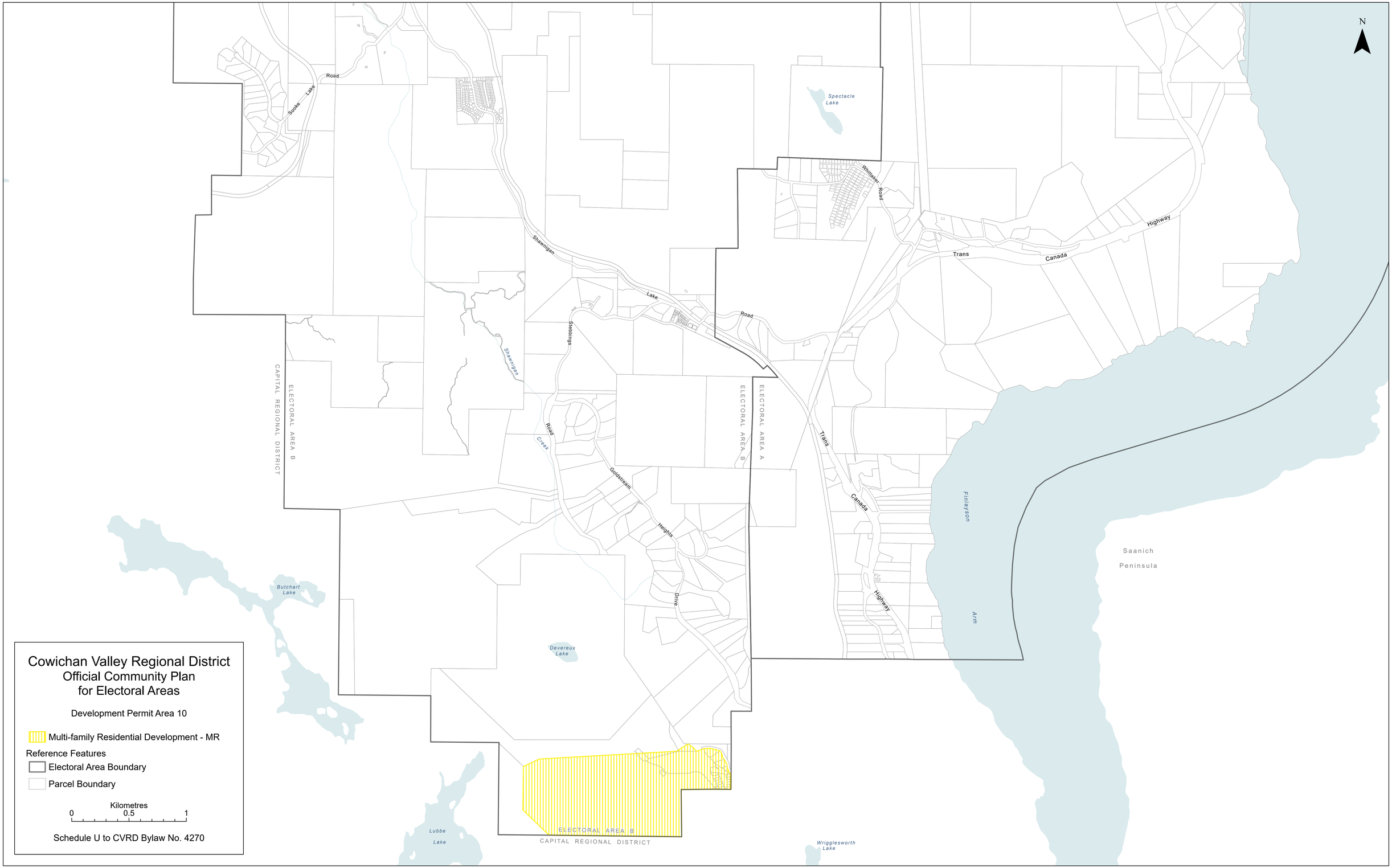


UDPA10.6 Multi-family Residential Development - Areas A/B/C

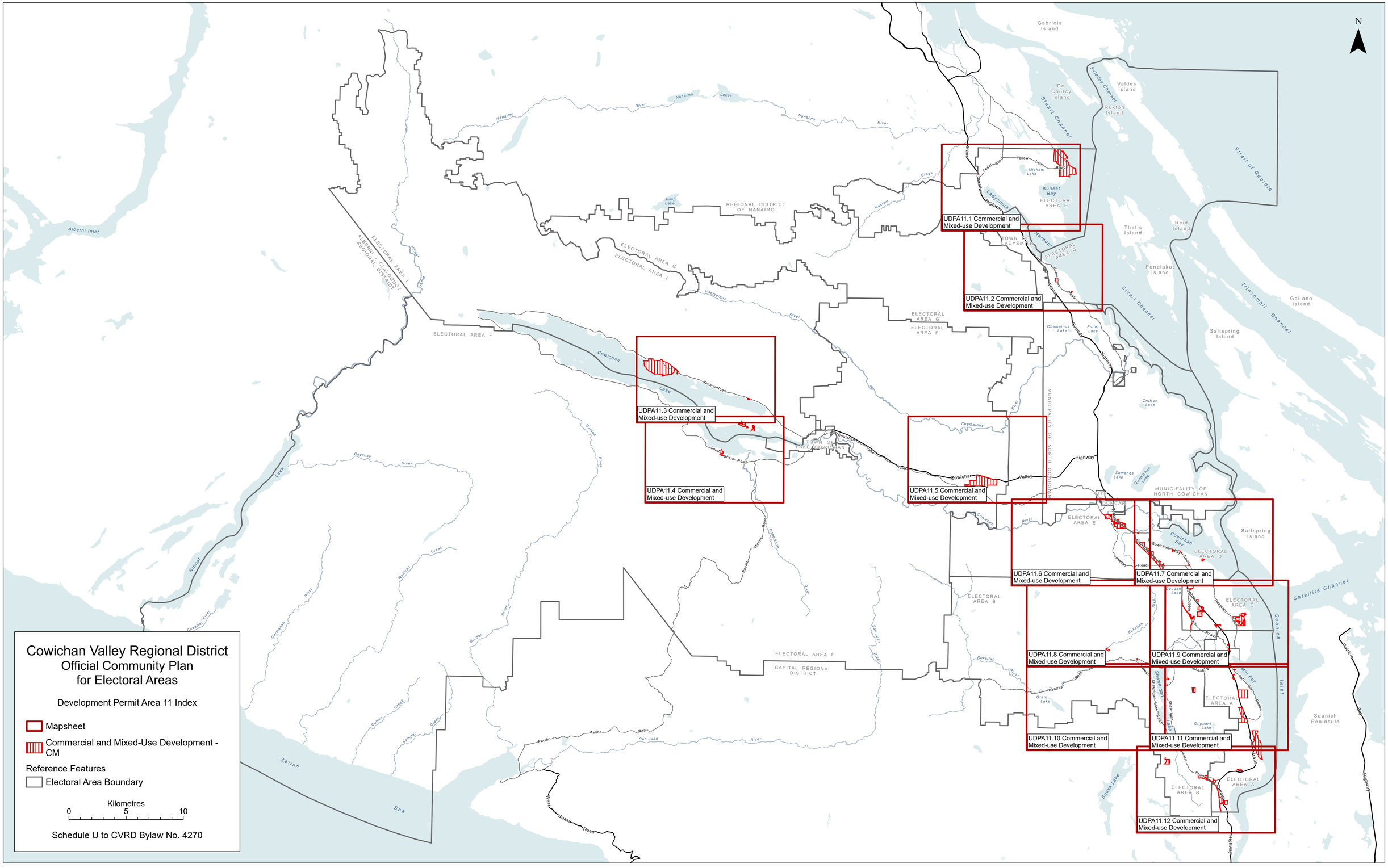


UDPA10.7 Multi-family Residential Development - Area A

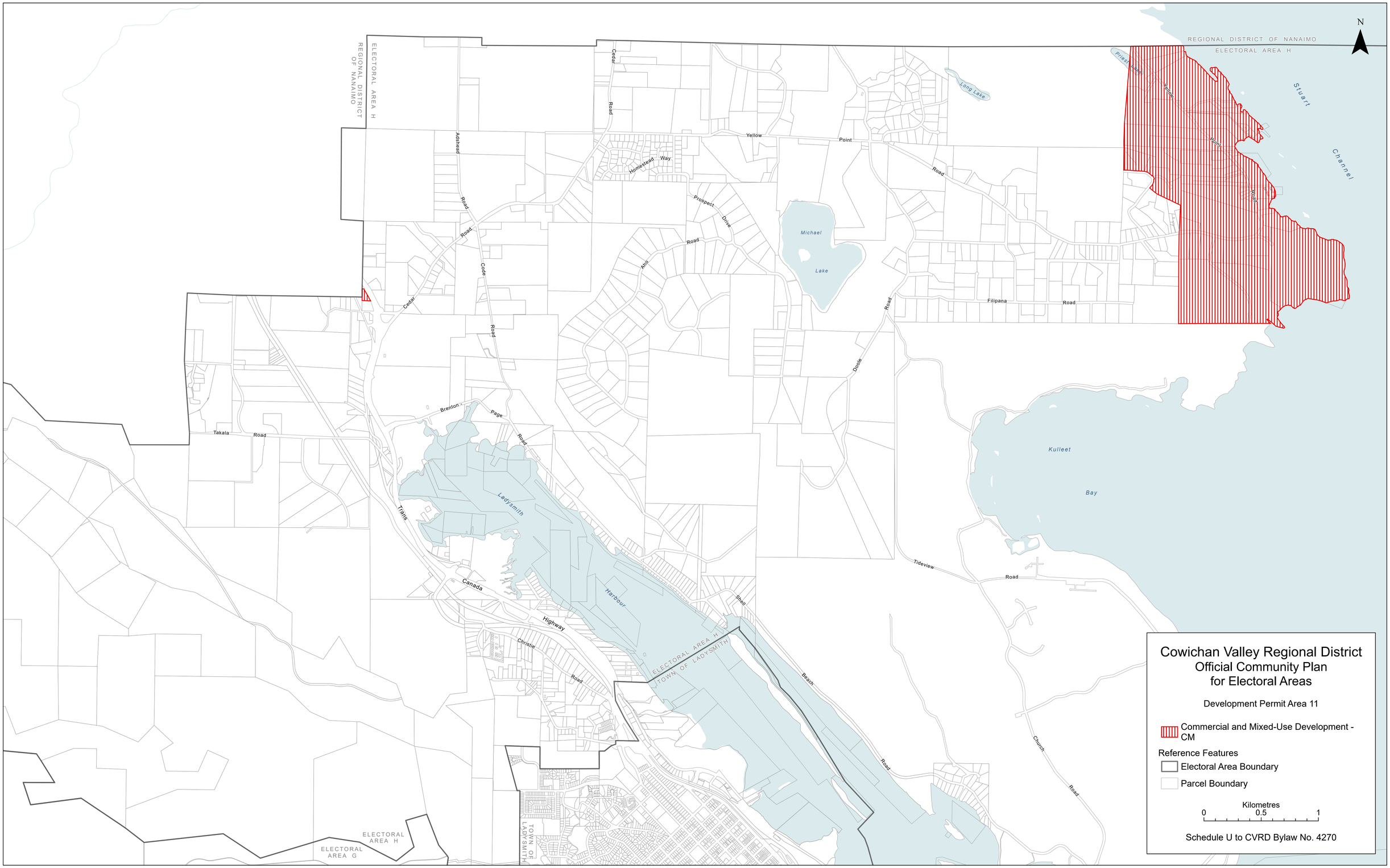



N
Spectacle Lake
Whittaker Road
Trans Canada Highway
Shawnigan Lake Road
Stebbings Road
Shawnigan Creek
Goldstream Heights Drive
Trans Canada Highway
Finlayson Arm
Saanich Peninsula
Butchart Lake
Devereux Lake
Lubbe Lake
Wrigglesworth Lake
ELECTORAL AREA B
CAPITAL REGIONAL DISTRICT
ELECTORAL AREA A
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 10
Multi-family Residential Development - MR
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

UDPA11 Commercial and Mixed-use Development Index - Regional (excluding the Gulf Islands)



UDPA11.1 Commercial and Mixed-use Development - Area H



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 11

Commercial and Mixed-Use Development - CM

Reference Features

Electoral Area Boundary

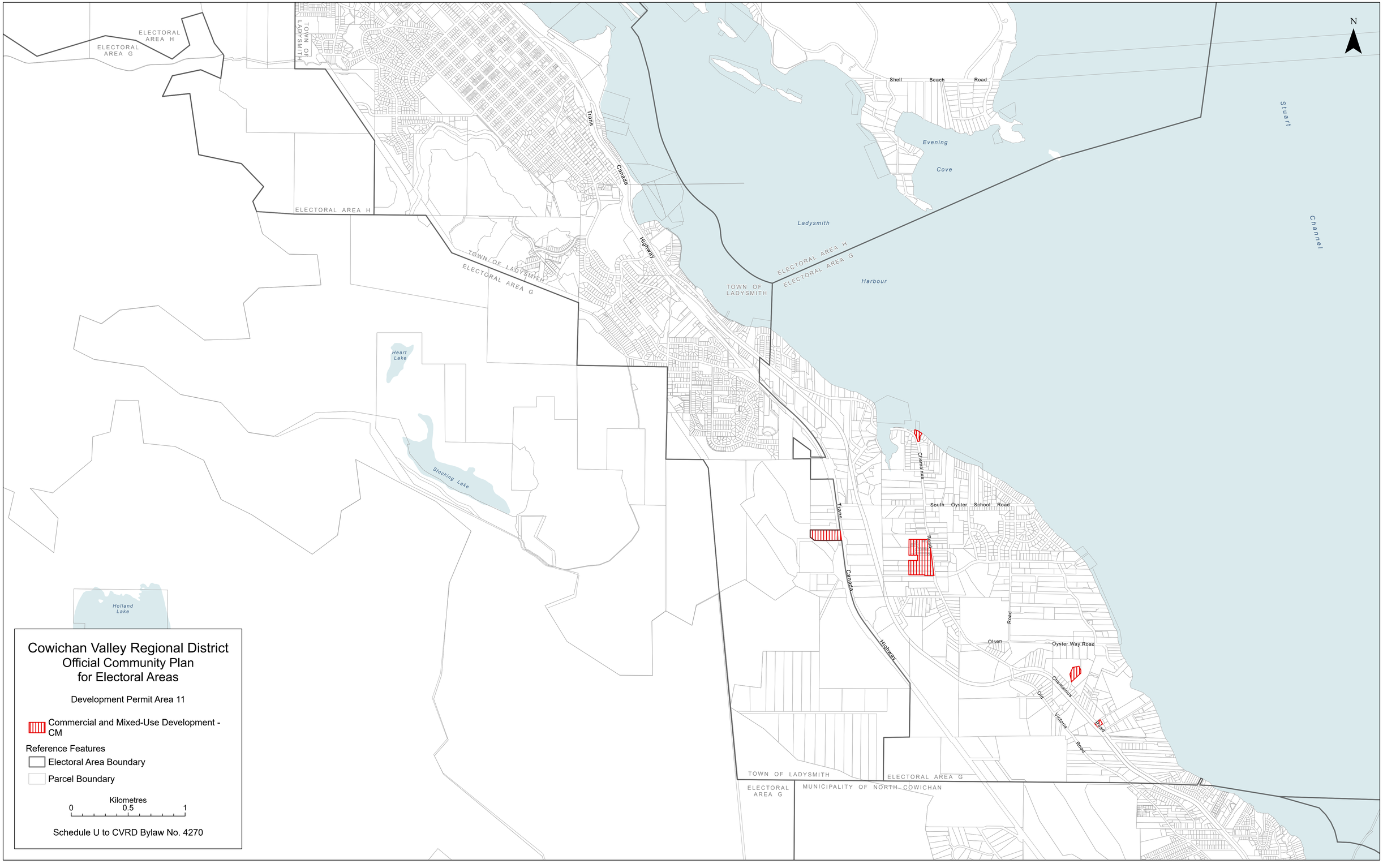
Parcel Boundary

Kilometres

0 0.5 1

Schedule U to CVRD Bylaw No. 4270

UDPA11.2 Commercial and Mixed-use Development - Area G (excluding the Gulf Islands)



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 11

Commercial and Mixed-Use Development - CM

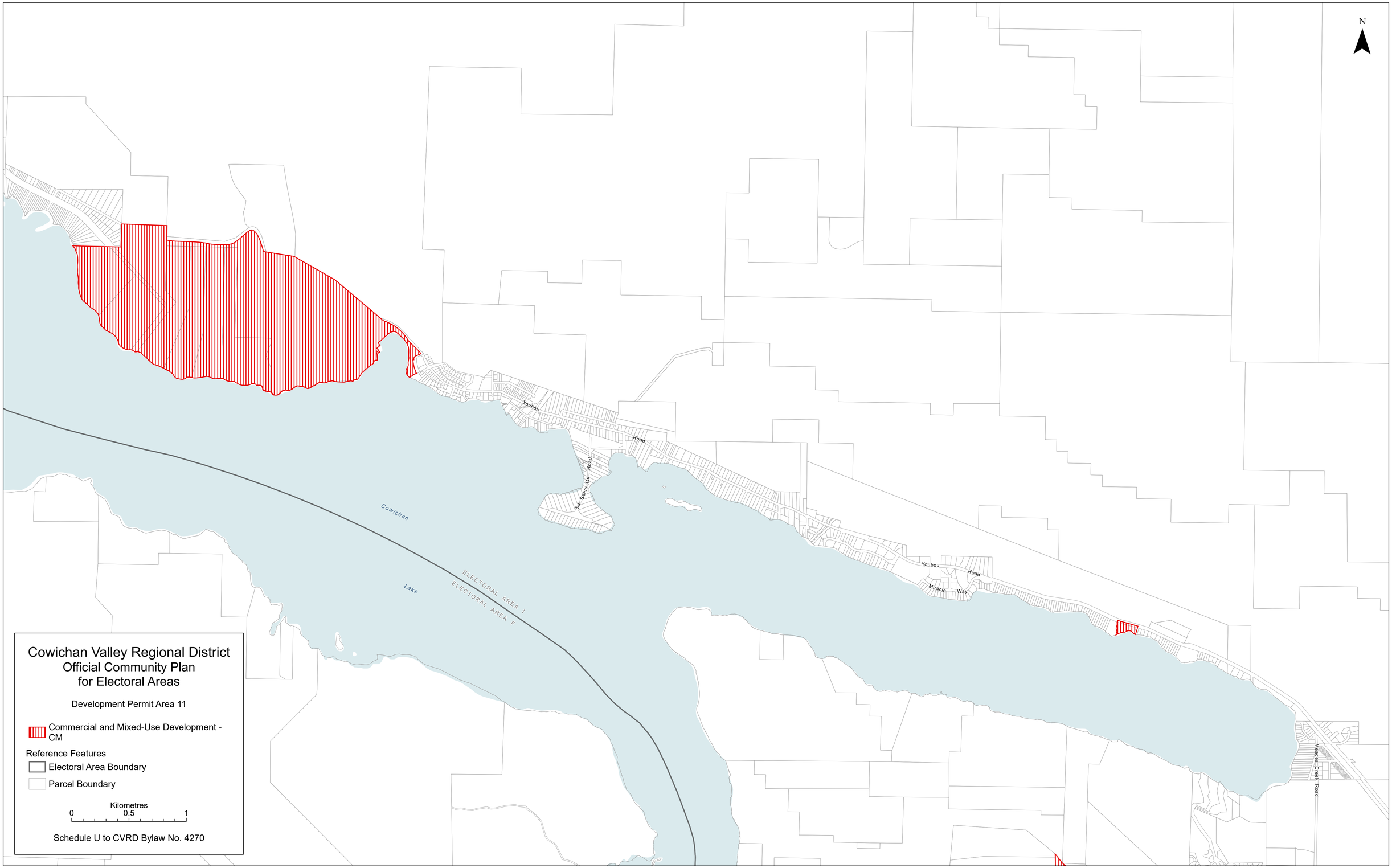
Reference Features

Electoral Area Boundary

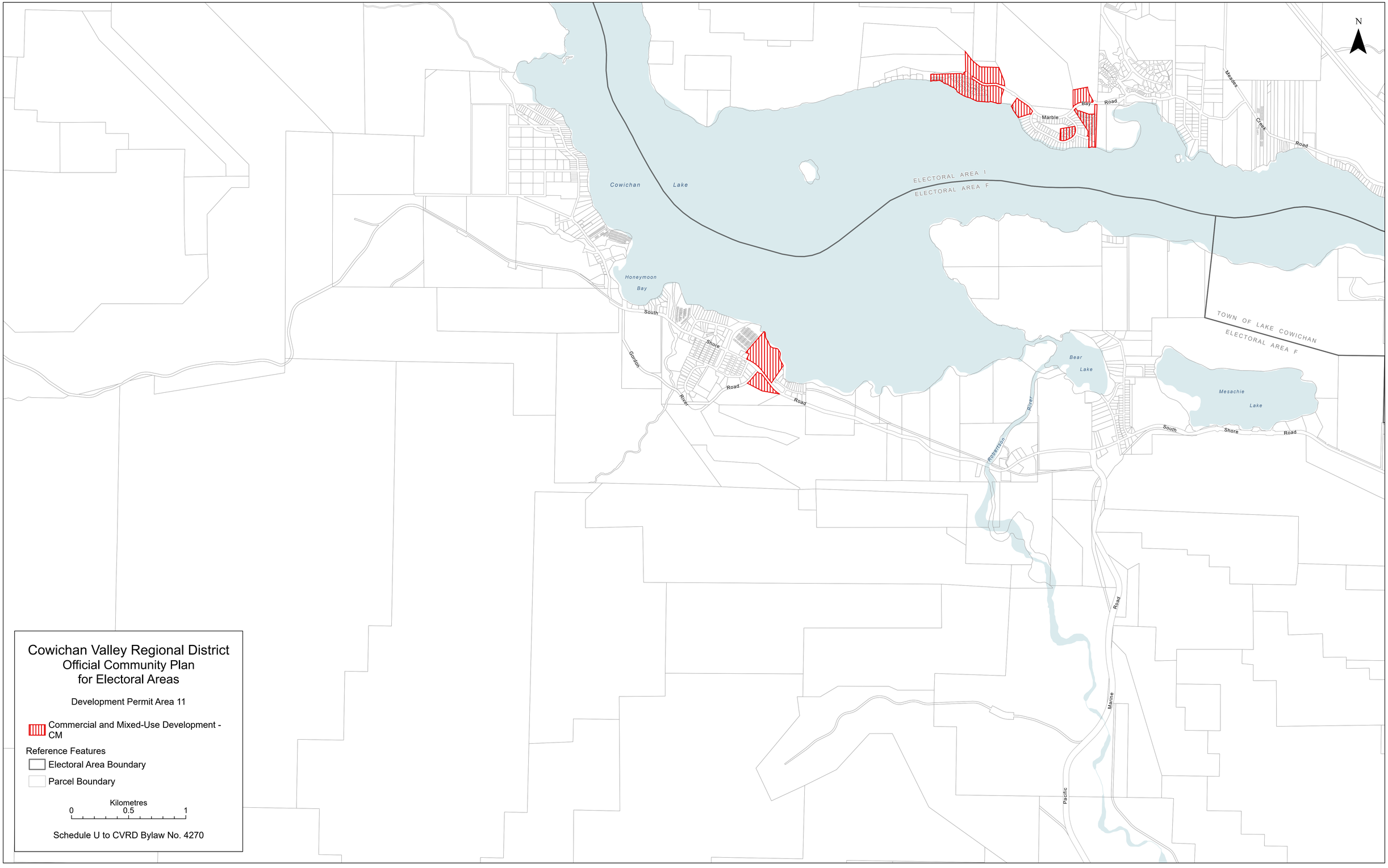
Parcel Boundary

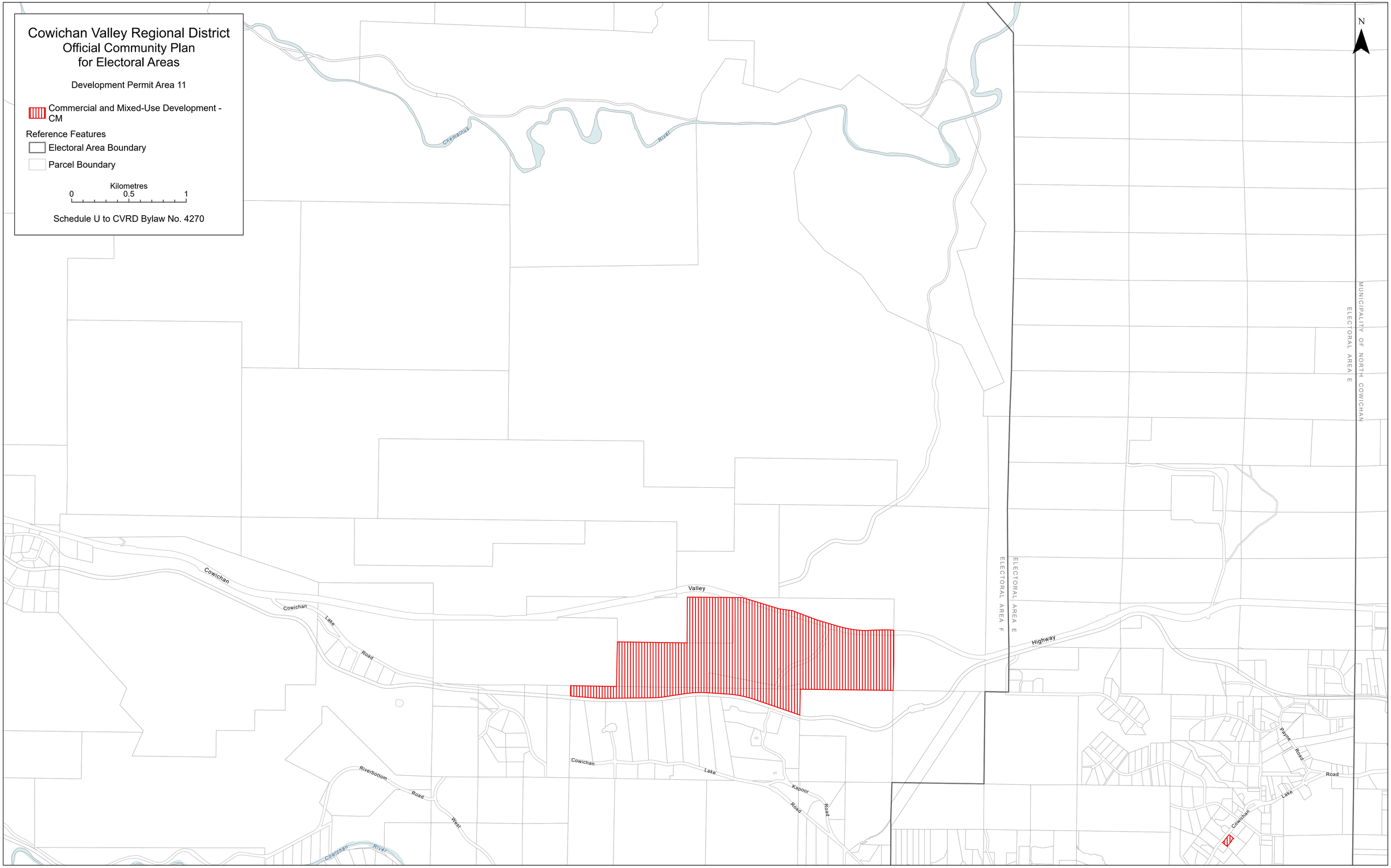
Kilometres
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

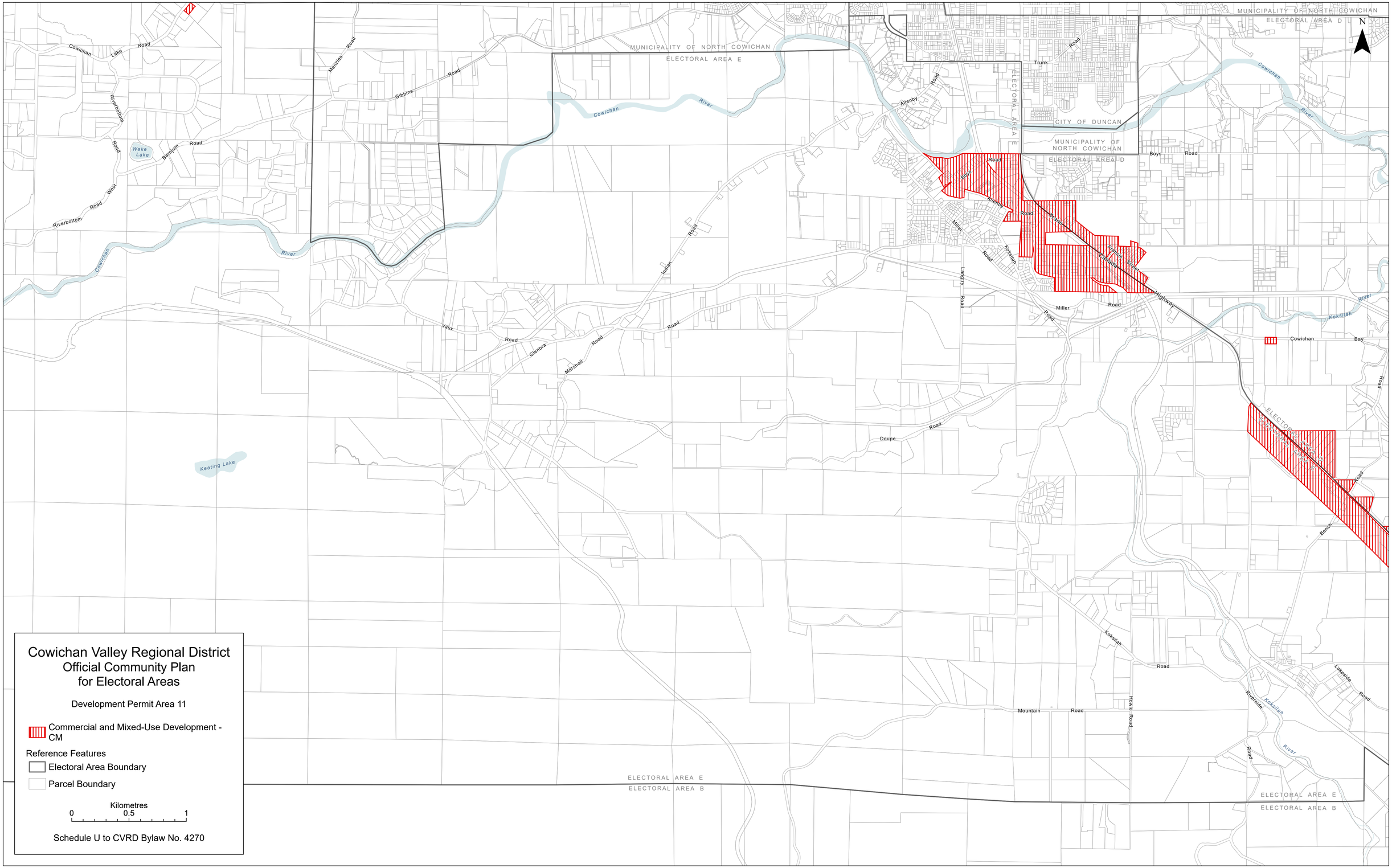

N
Youbou Road
Sa-Seem-Os Road
Cowichan Lake
ELECTORAL AREA I
ELECTORAL AREA F
Youbou Road
Miracle Beach Way
Meades Creek Road
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 11
Commercial and Mixed-Use Development - CM
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

UDPA11.4 Commercial and Mixed-use Development - Areas F/I




Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 11
Commercial and Mixed-Use Development - CM
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270
N
Chemainus River
MUNICIPALITY OF NORTH COWICHAN
ELECTORAL AREA E
ELECTORAL AREA F
Cowichan Valley Highway
Cowichan Lake Road
Riverbottom Road West
Cowichan River
Cowichan Lake Road
Kapoor Road
Payne Road
Cowichan Lake Road

UDPA11.6 Commercial and Mixed-use Development - Areas D/E



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 11

Commercial and Mixed-Use Development - CM

Reference Features

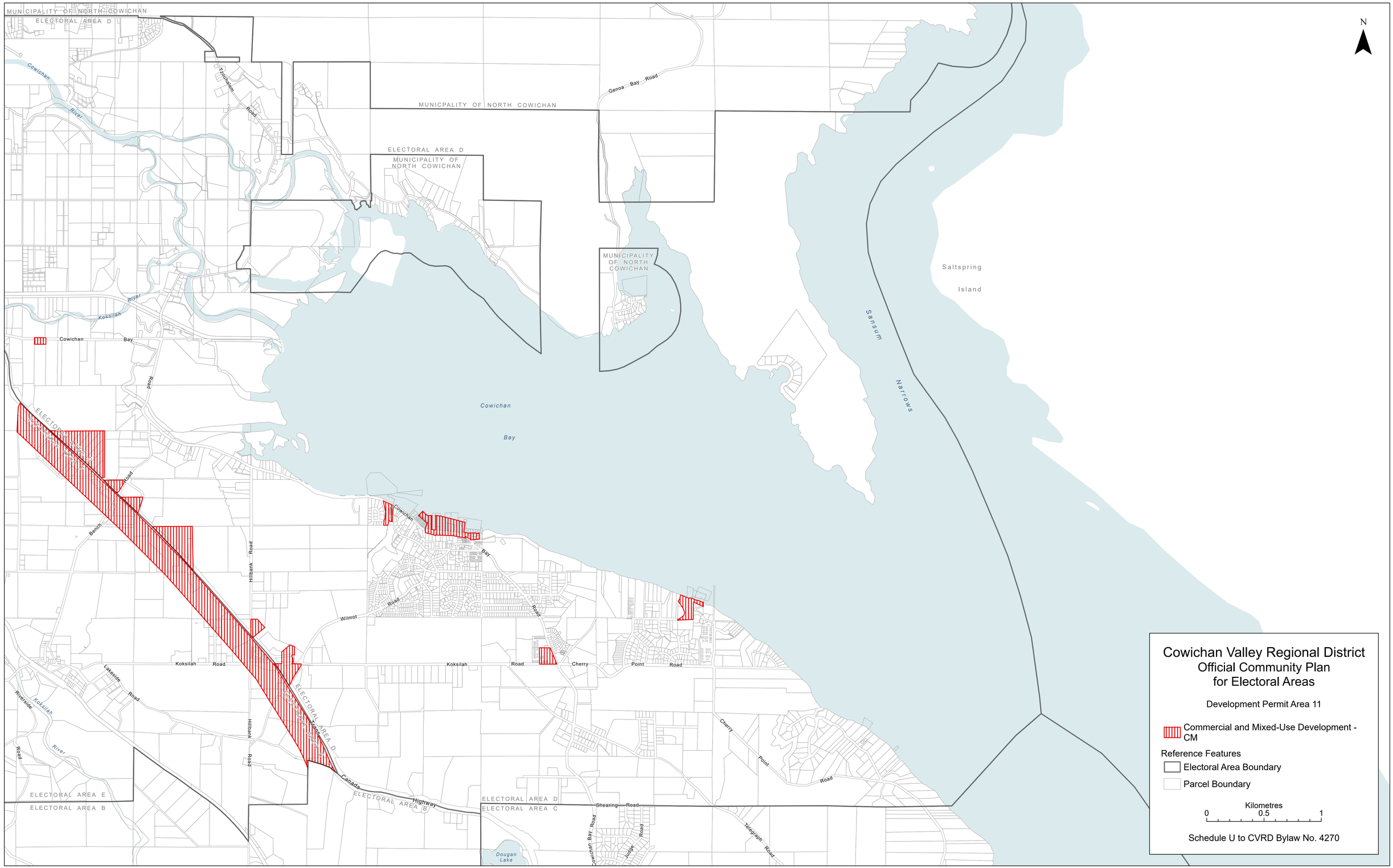
Electoral Area Boundary

Parcel Boundary

Kilometres
0 0.5 1

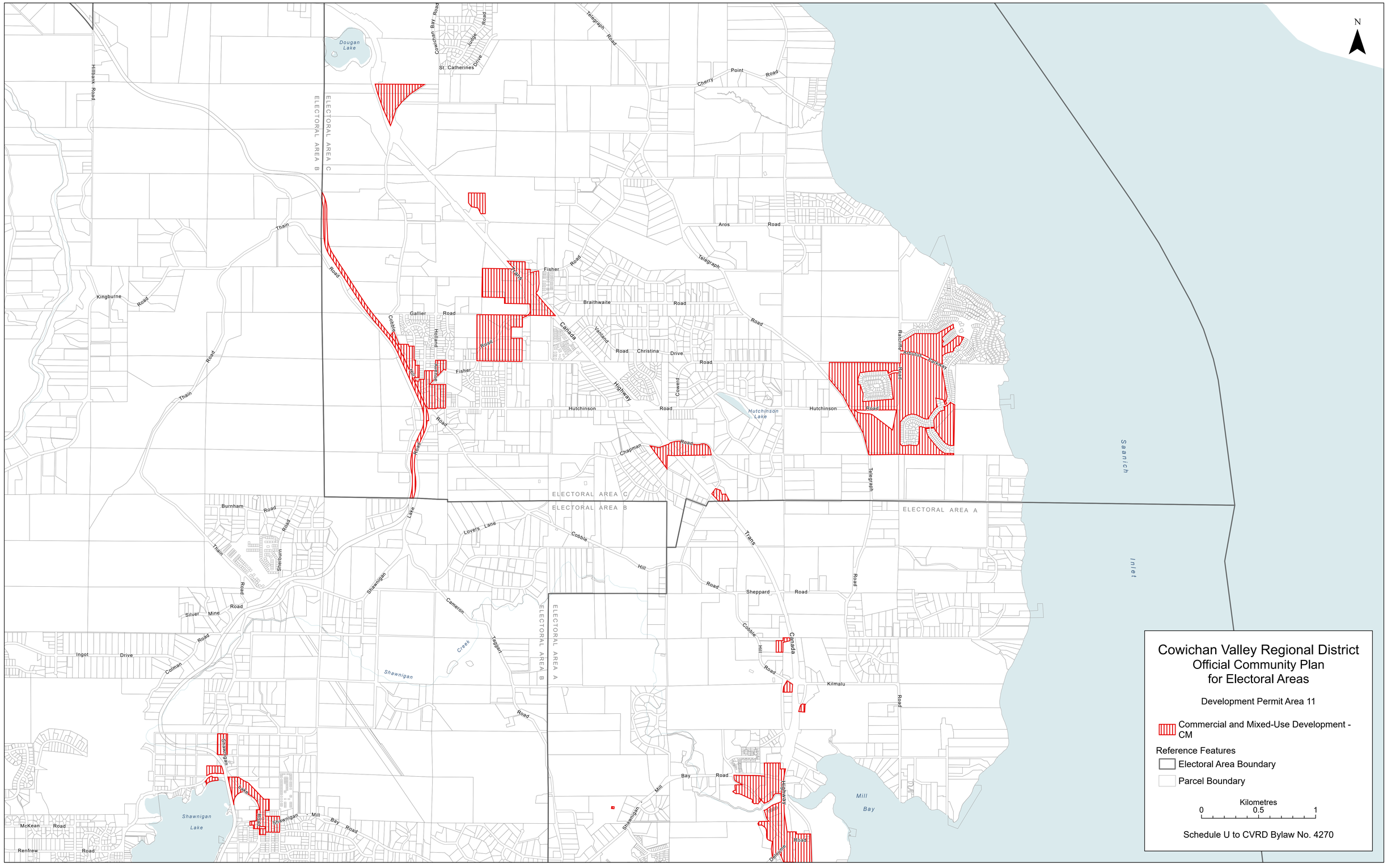
Schedule U to CVRD Bylaw No. 4270

UDPA11.7 Commercial and Mixed-use Development - Areas D/E

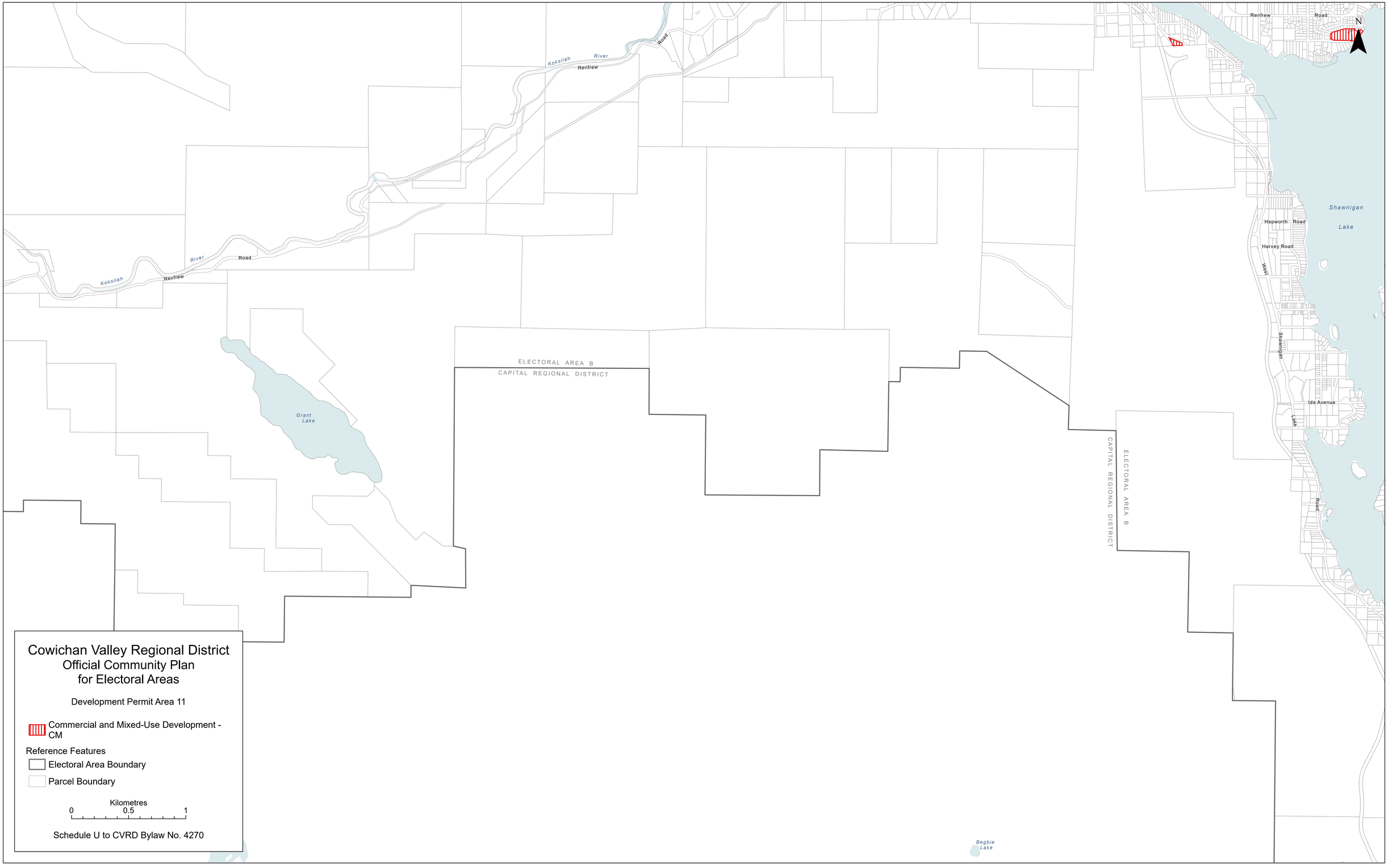


UDPA11.8 Commercial and Mixed-use Development - Area B

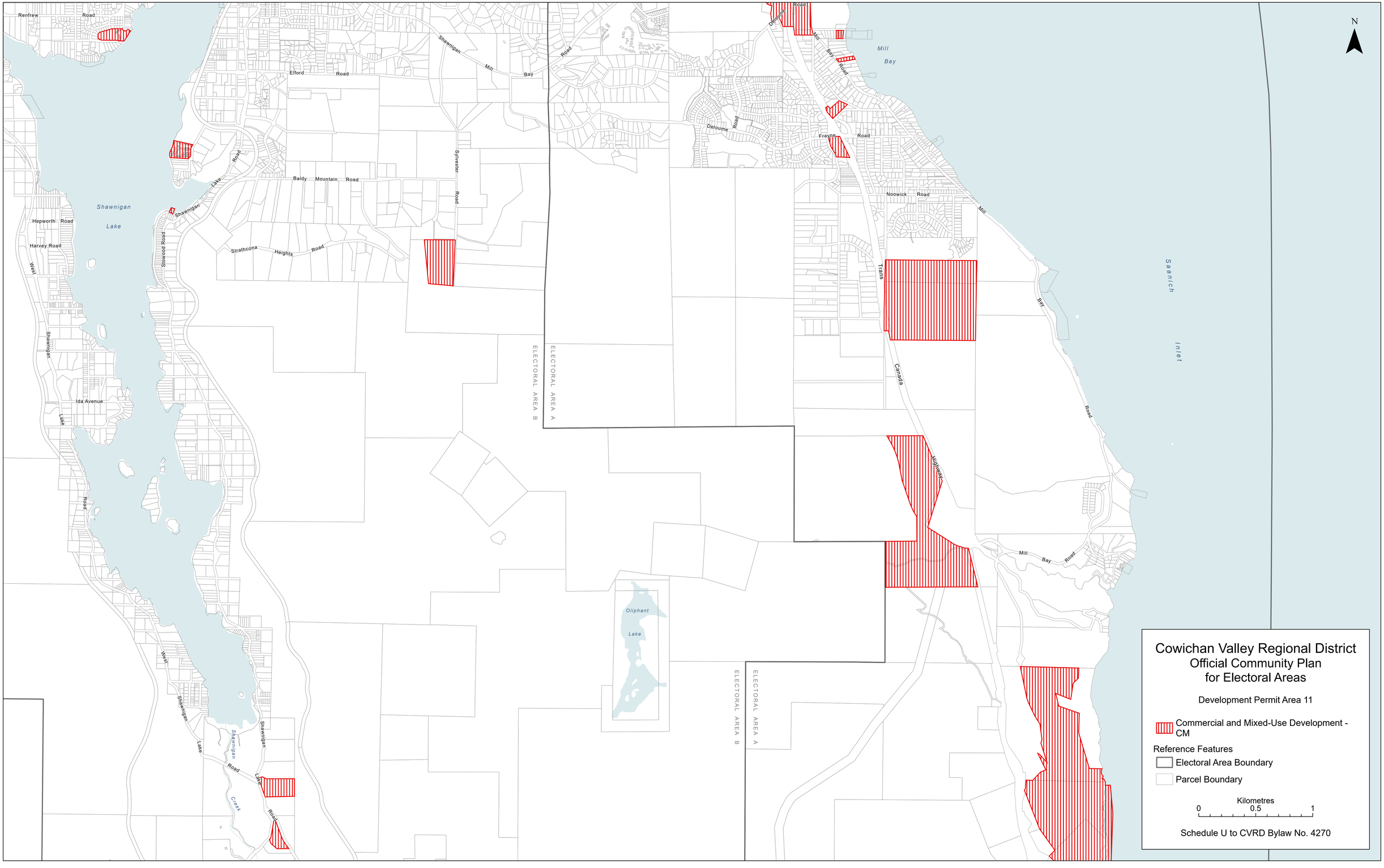
UDPA11.9 Commercial and Mixed-use Development - Areas A/B/C

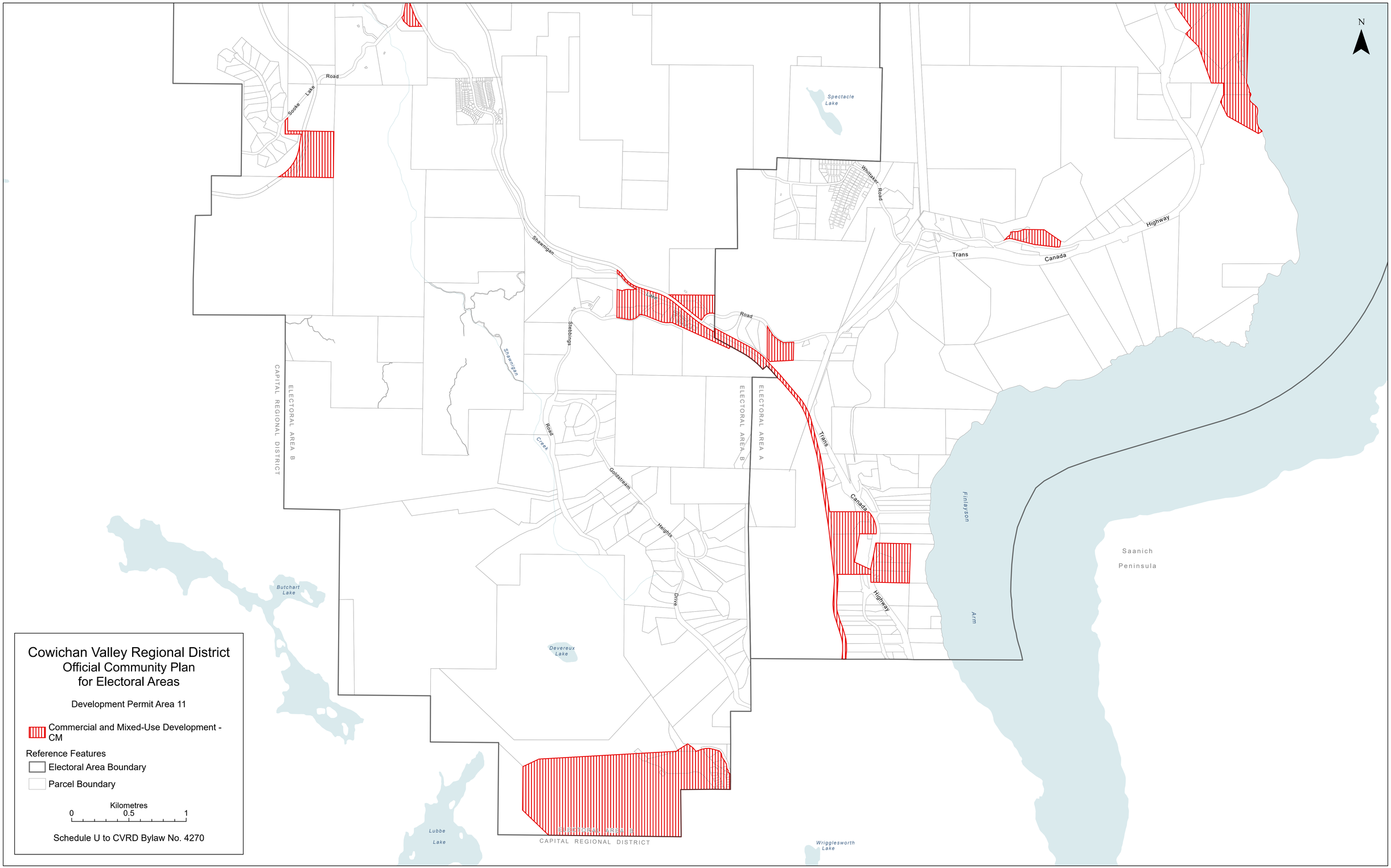


UDPA11.10 Commercial and Mixed-use Development - Area B

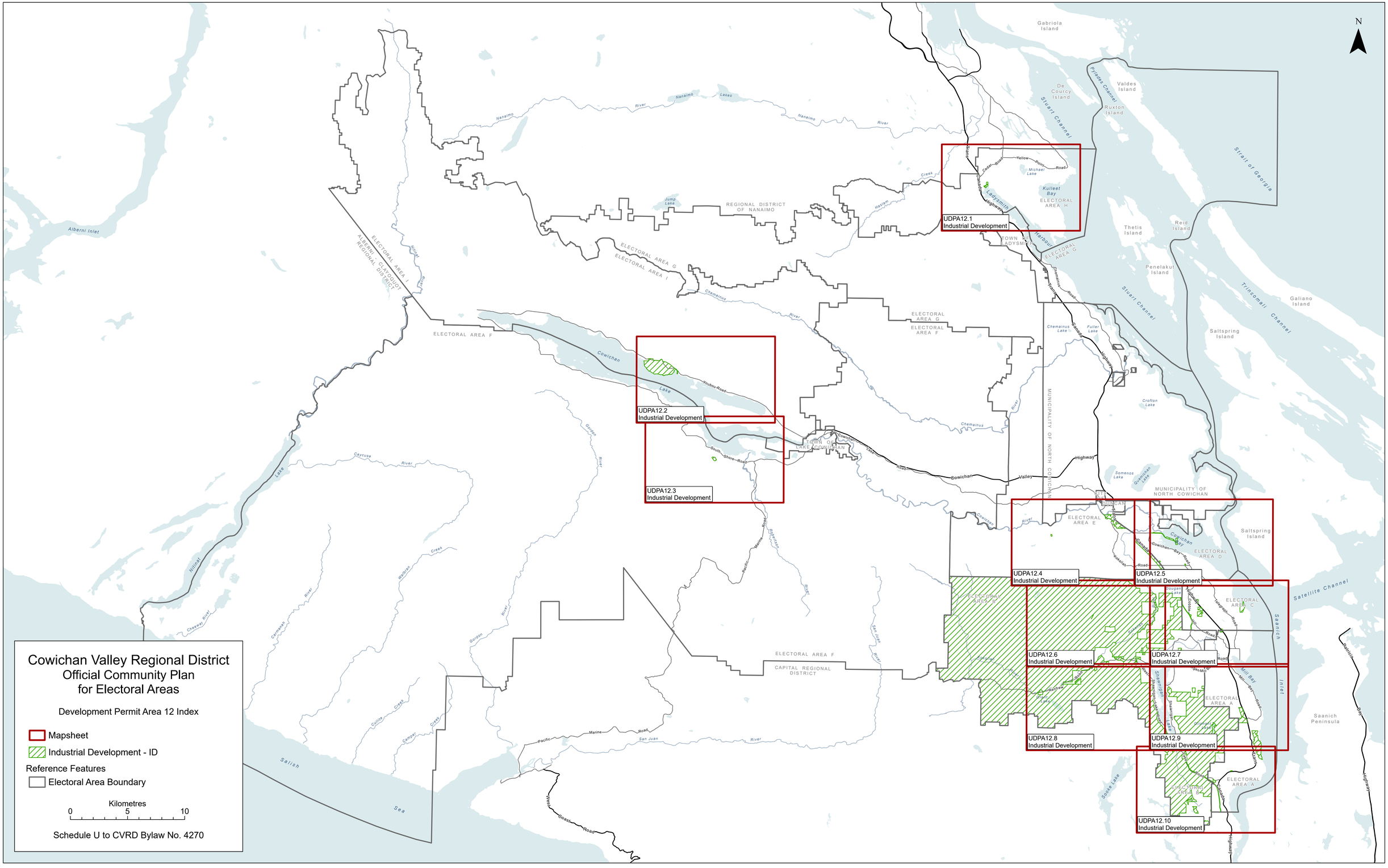


UDPA11.11 Commercial and Mixed-use Development - Areas A/B

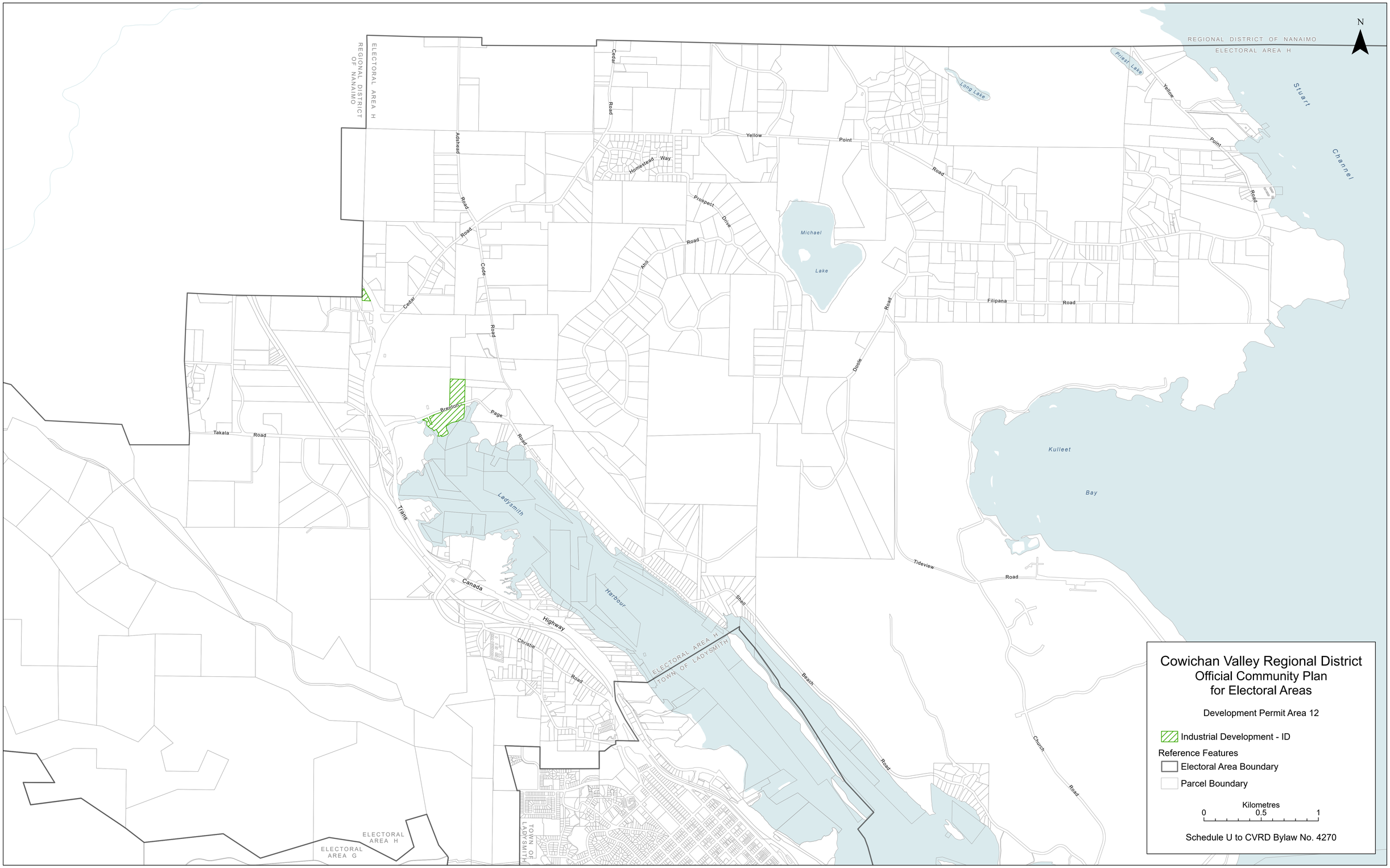


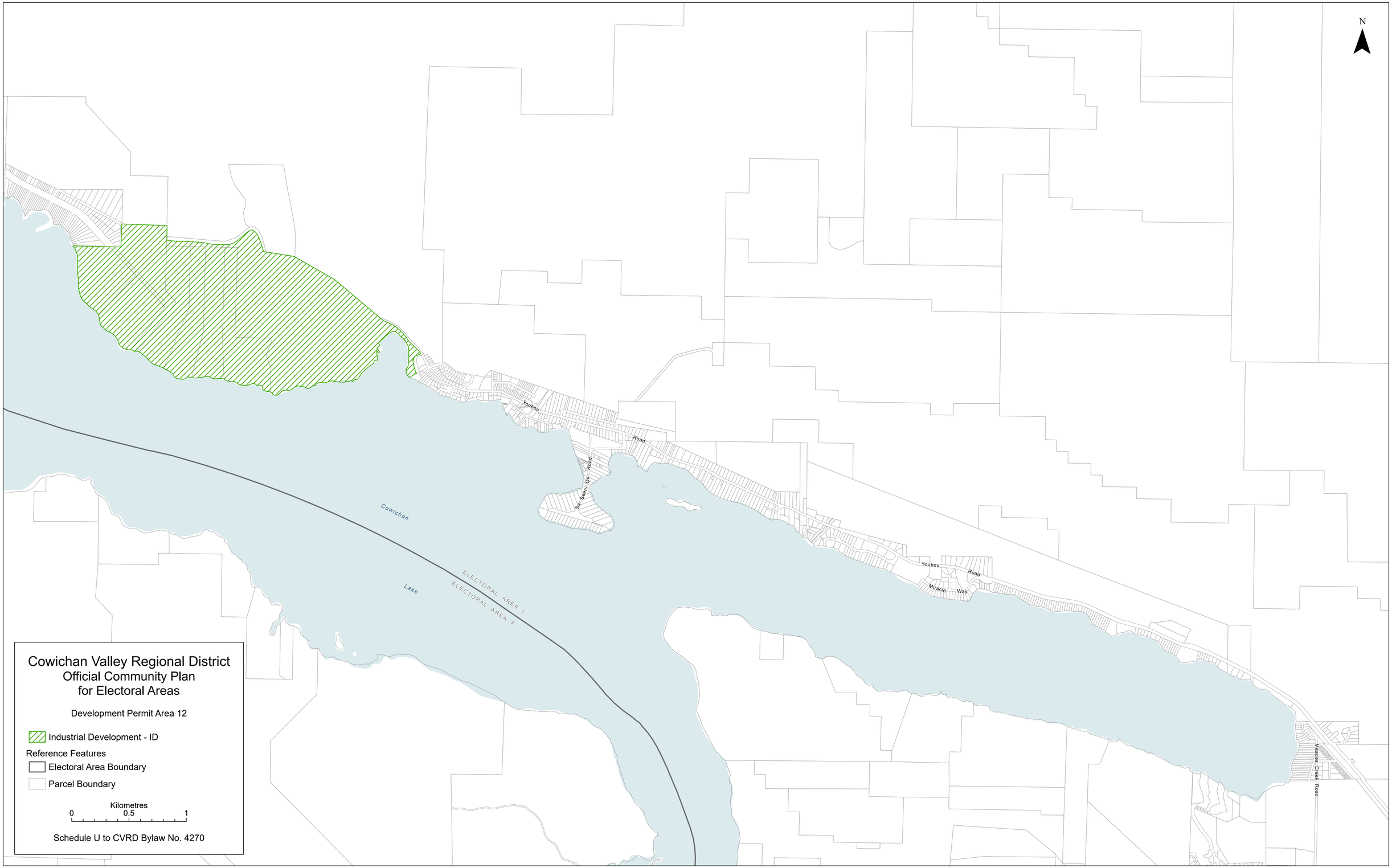

N
Spectacle Lake
Whittaker Road
Trans Canada Highway
Shawnigan Lake Road
Stebbings Road
Shawnigan Creek
Road
Goldstream Heights Drive
Trans Canada Highway
Finlayson Arm
Saanich Peninsula
Butchart Lake
Devereux Lake
Lubbe Lake
Wrigglesworth Lake
ELECTORAL AREA B
ELECTORAL AREA A
ELECTORAL AREA B
ELECTORAL AREA A
ELECTORAL AREA B
CAPITAL REGIONAL DISTRICT
CAPITAL REGIONAL DISTRICT
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 11
Commercial and Mixed-Use Development - CM
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

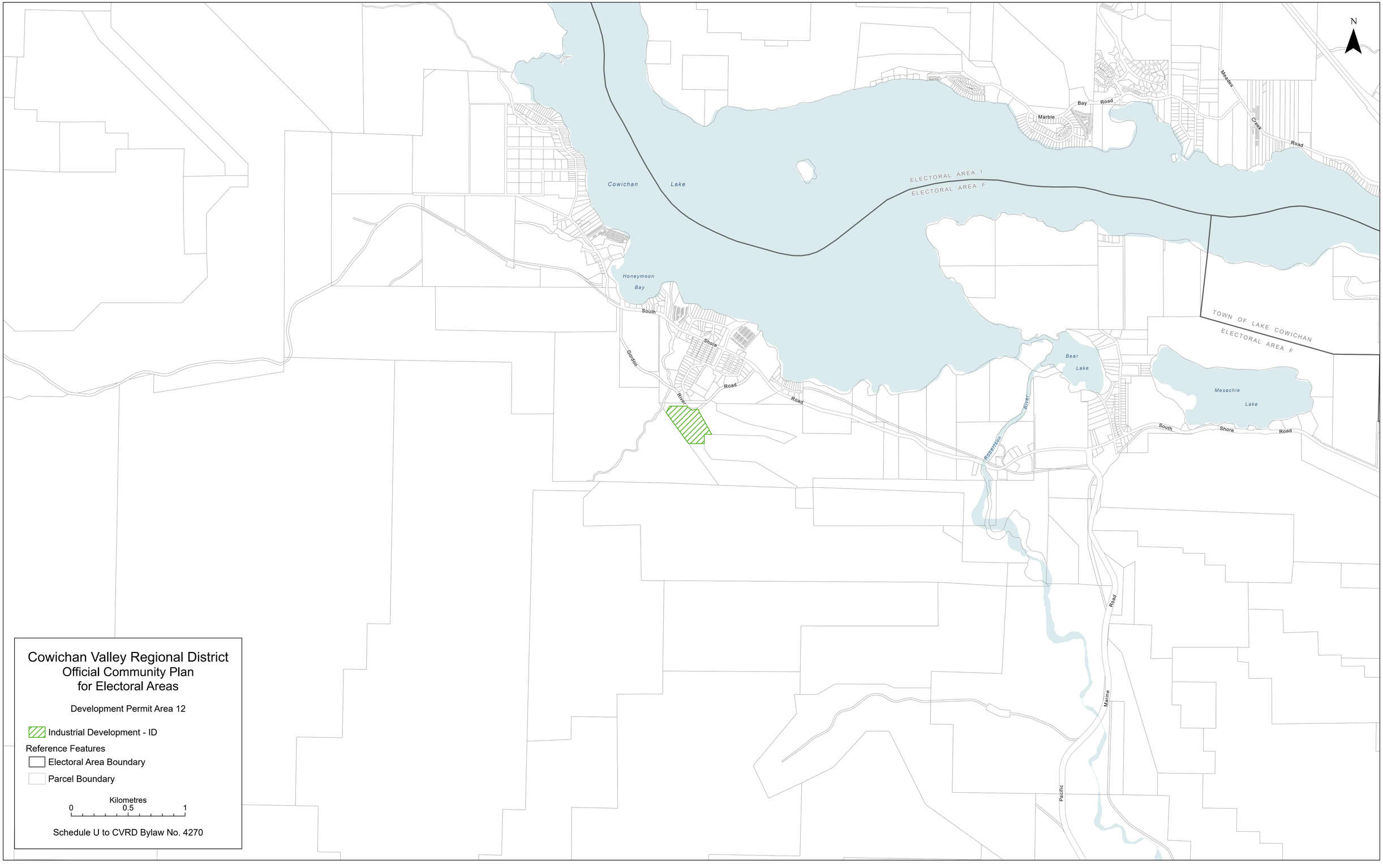
UDPA12 Industrial Development Index - Regional (excluding the Gulf Islands)



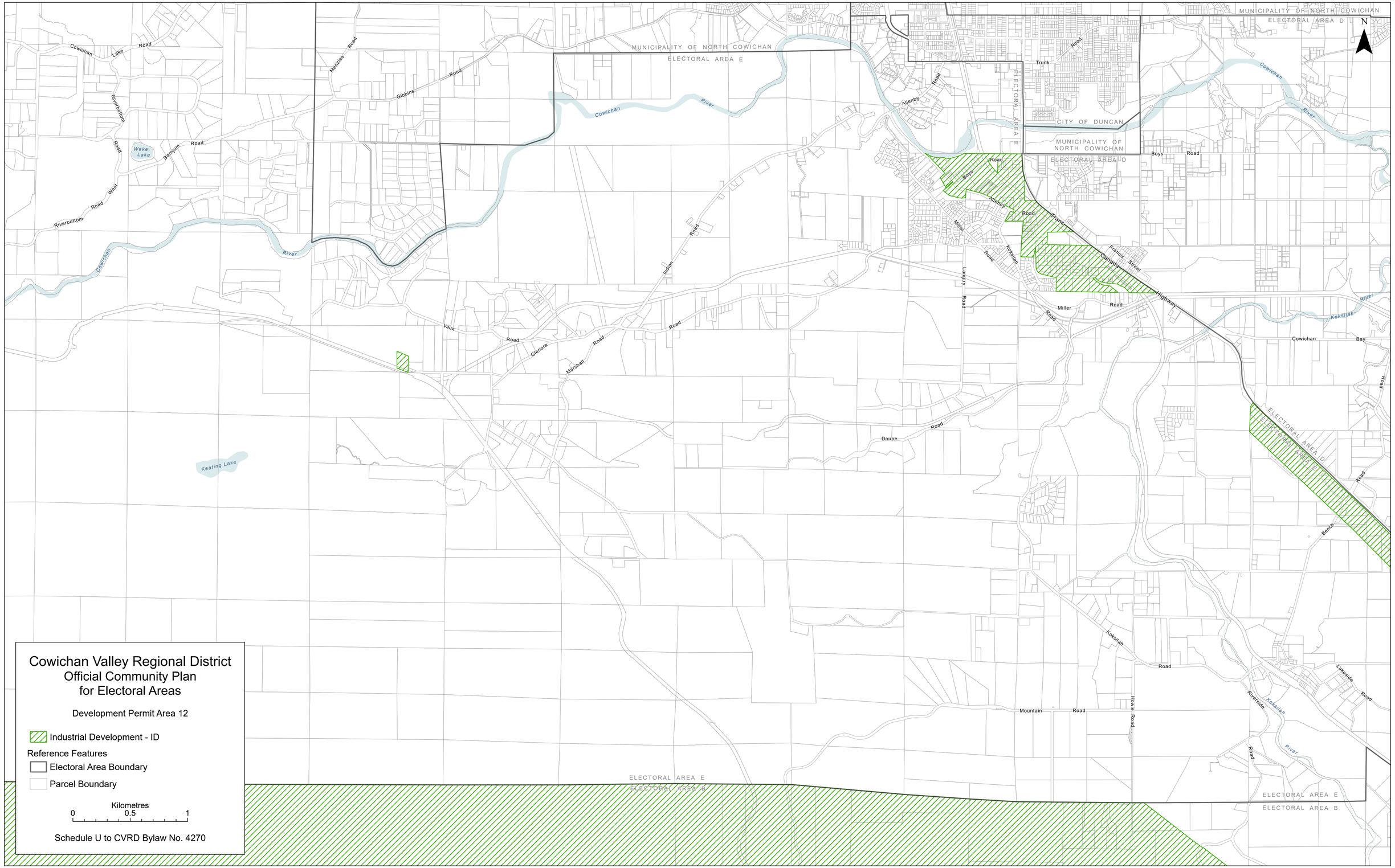
UDPA12.1 Industrial Development - Area H



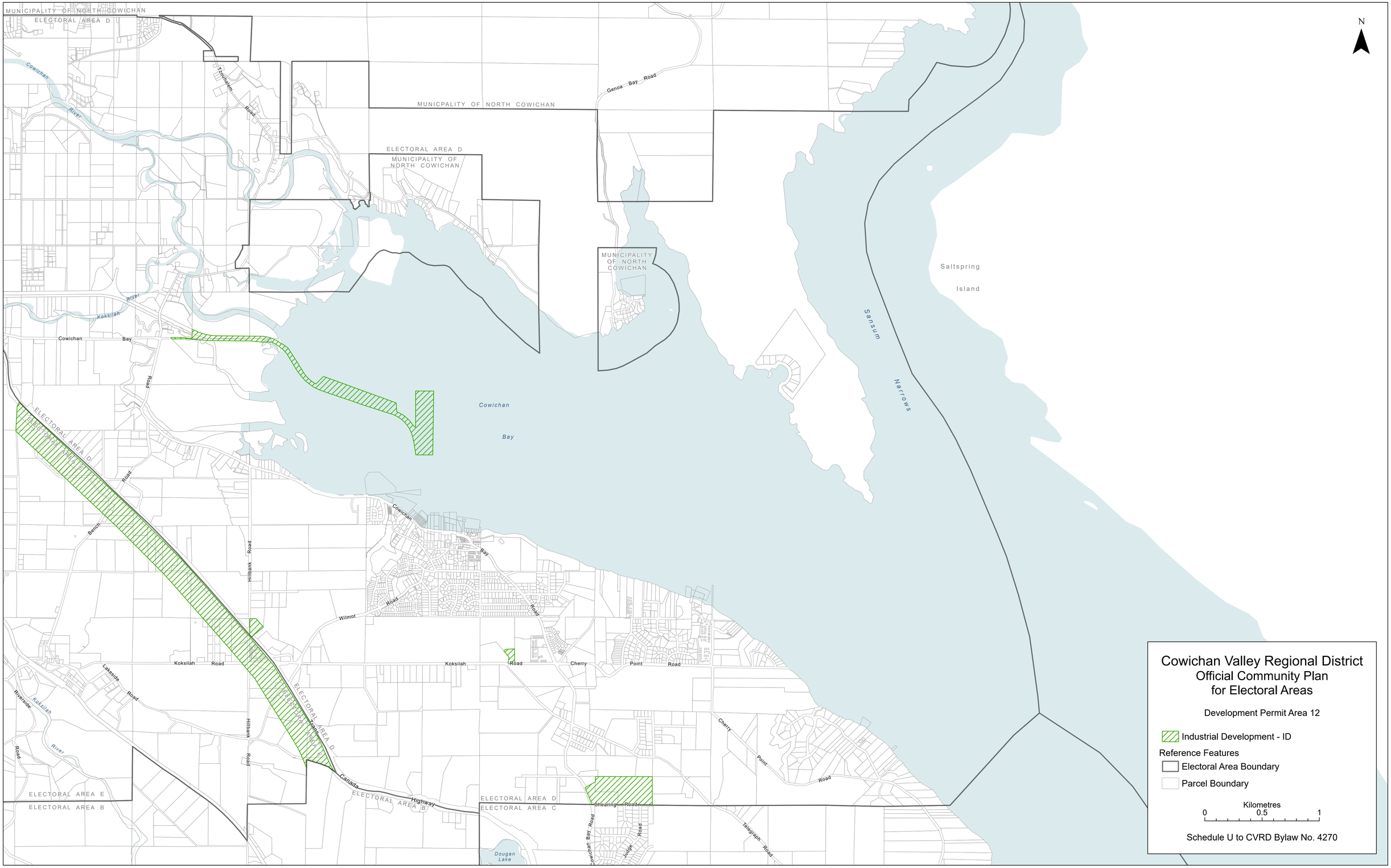

N
Youbou Road
Sa-Seem Os Road
Cowichan Lake
ELECTORAL AREA I
ELECTORAL AREA F
Youbou Road
Miracle Beach Way
Meades Creek Road
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 12
Industrial Development - ID
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

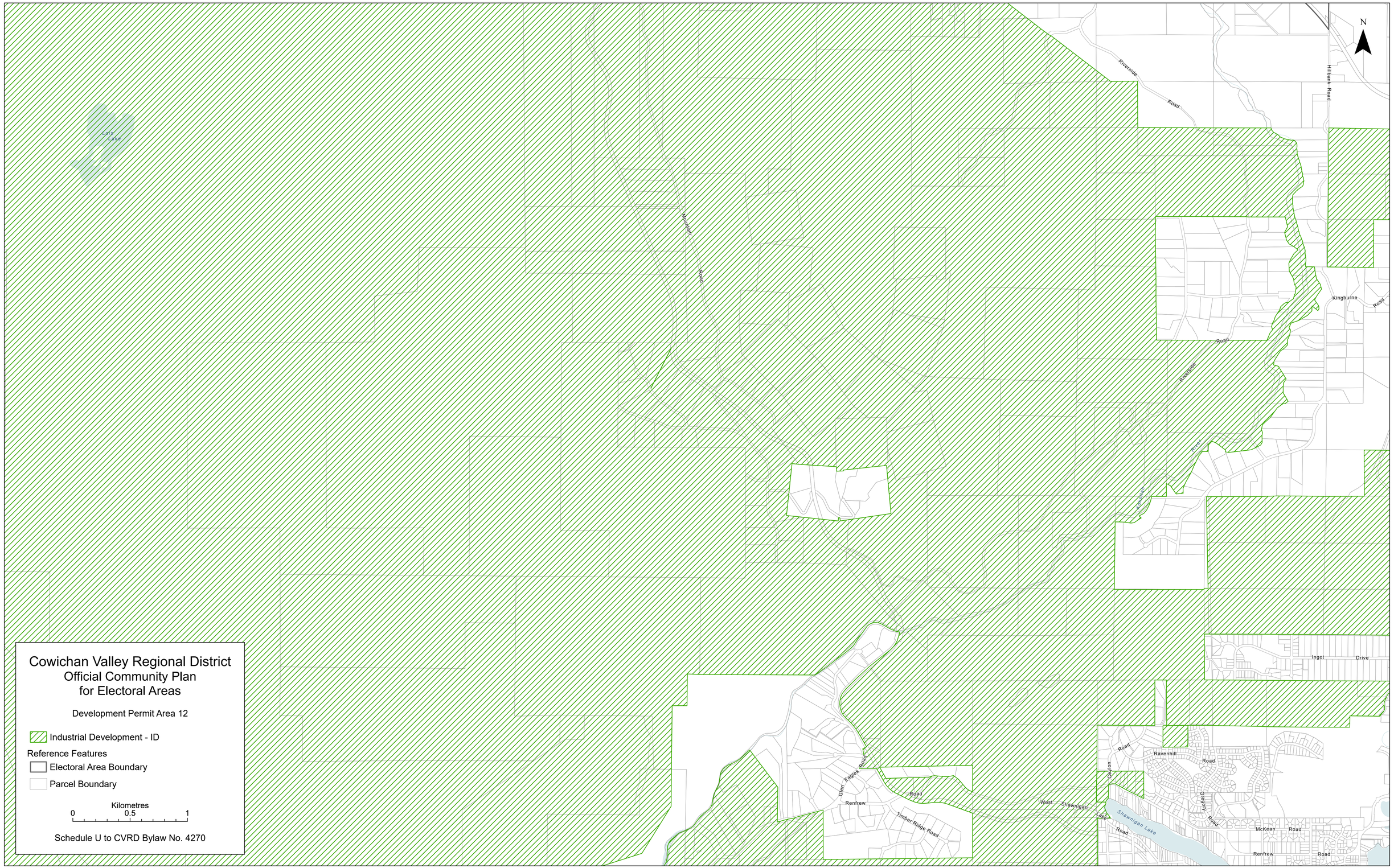

N
Cowichan Lake
Honeymoon Bay
Marble Bay Road
Meades Creek Road
ELECTORAL AREA I
ELECTORAL AREA F
TOWN OF LAKE COWICHAN
ELECTORAL AREA F
Bear Lake
Mesachie Lake
South Shore Road
Gordon River Road
Robertson River
Marine Road
Pacific
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 12
Industrial Development - ID
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0 0.5 1
Schedule U to CVRD Bylaw No. 4270

UDPA12.4 Industrial Development - Areas B/D/E



UDPA12.5 Industrial Development - Areas D/E





Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 12

Industrial Development - ID

Reference Features

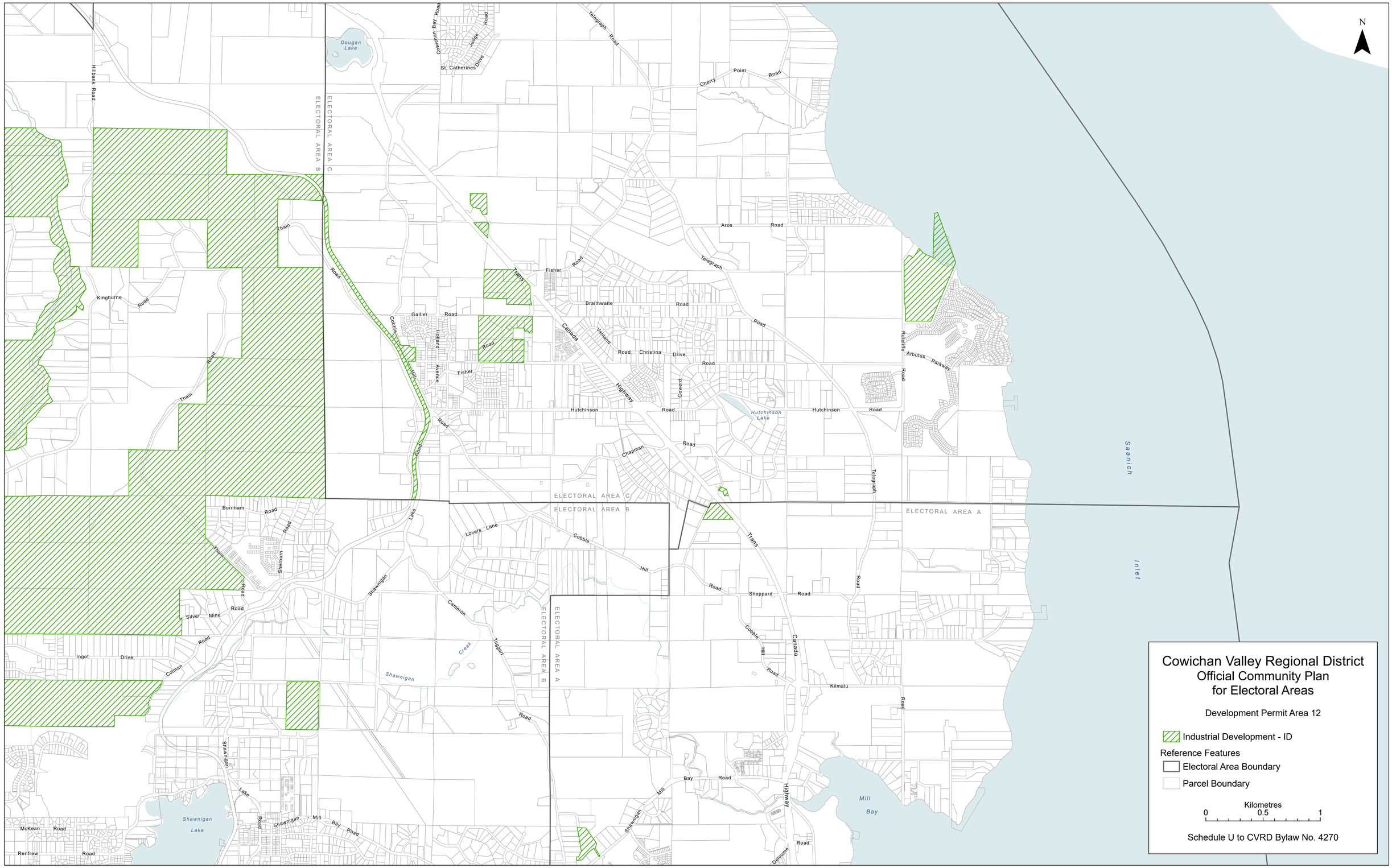
Electoral Area Boundary

Parcel Boundary

Kilometres
0 0.5 1

Schedule U to CVRD Bylaw No. 4270

UDPA12.7 Industrial Development - Areas A/B/C



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 12

Industrial Development - ID

Reference Features

Electoral Area Boundary

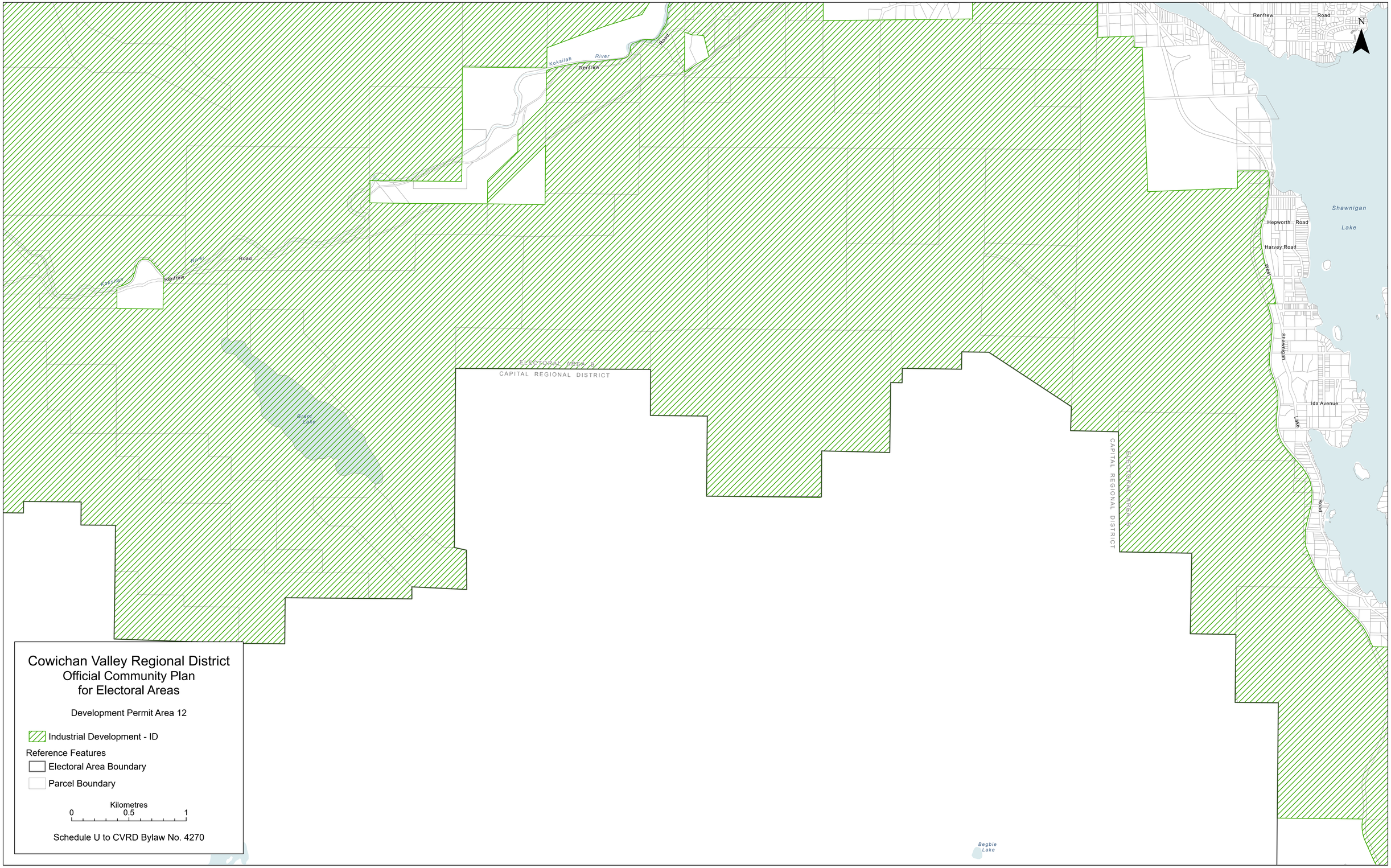
Parcel Boundary

Kilometres

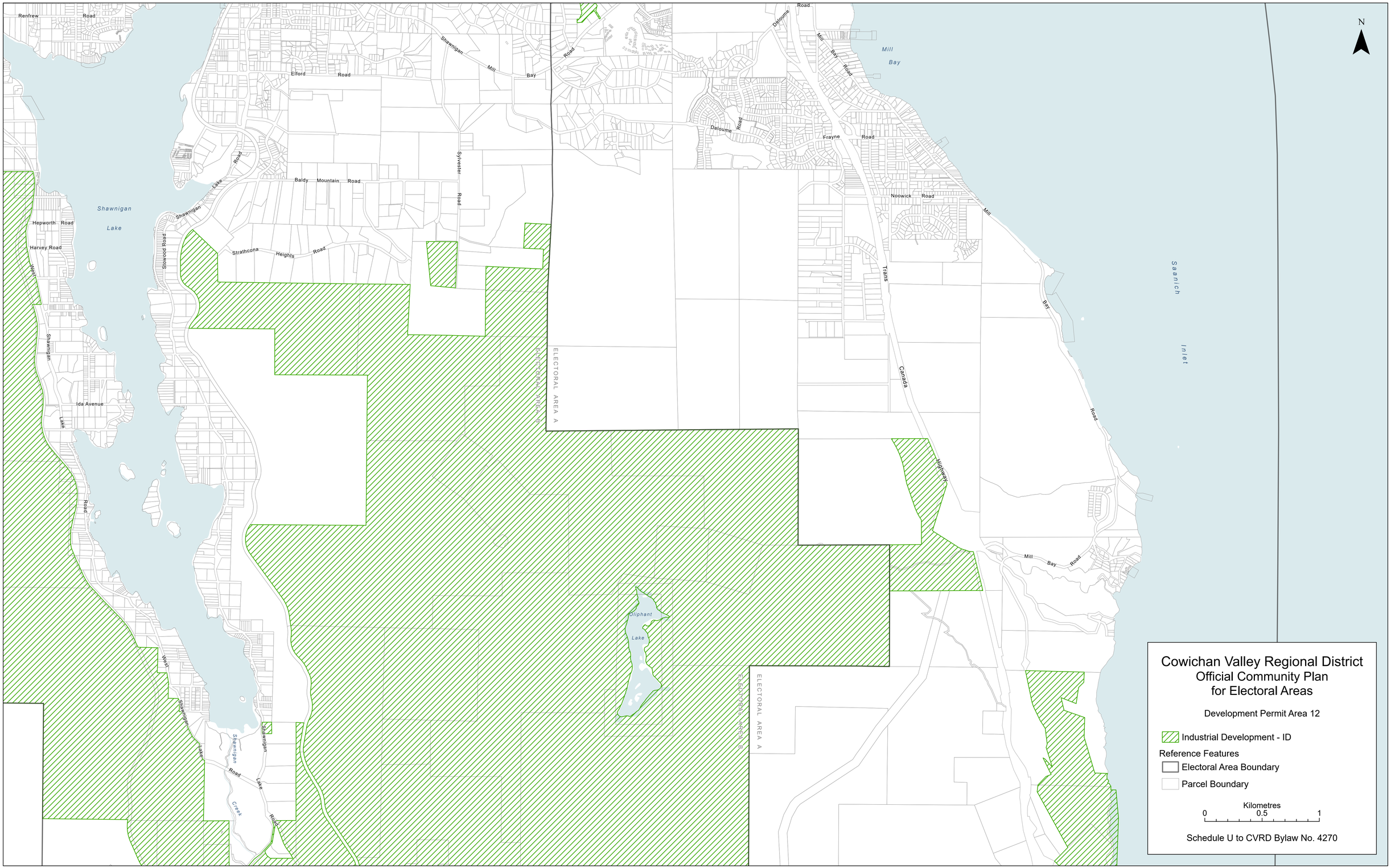
0 0.5 1

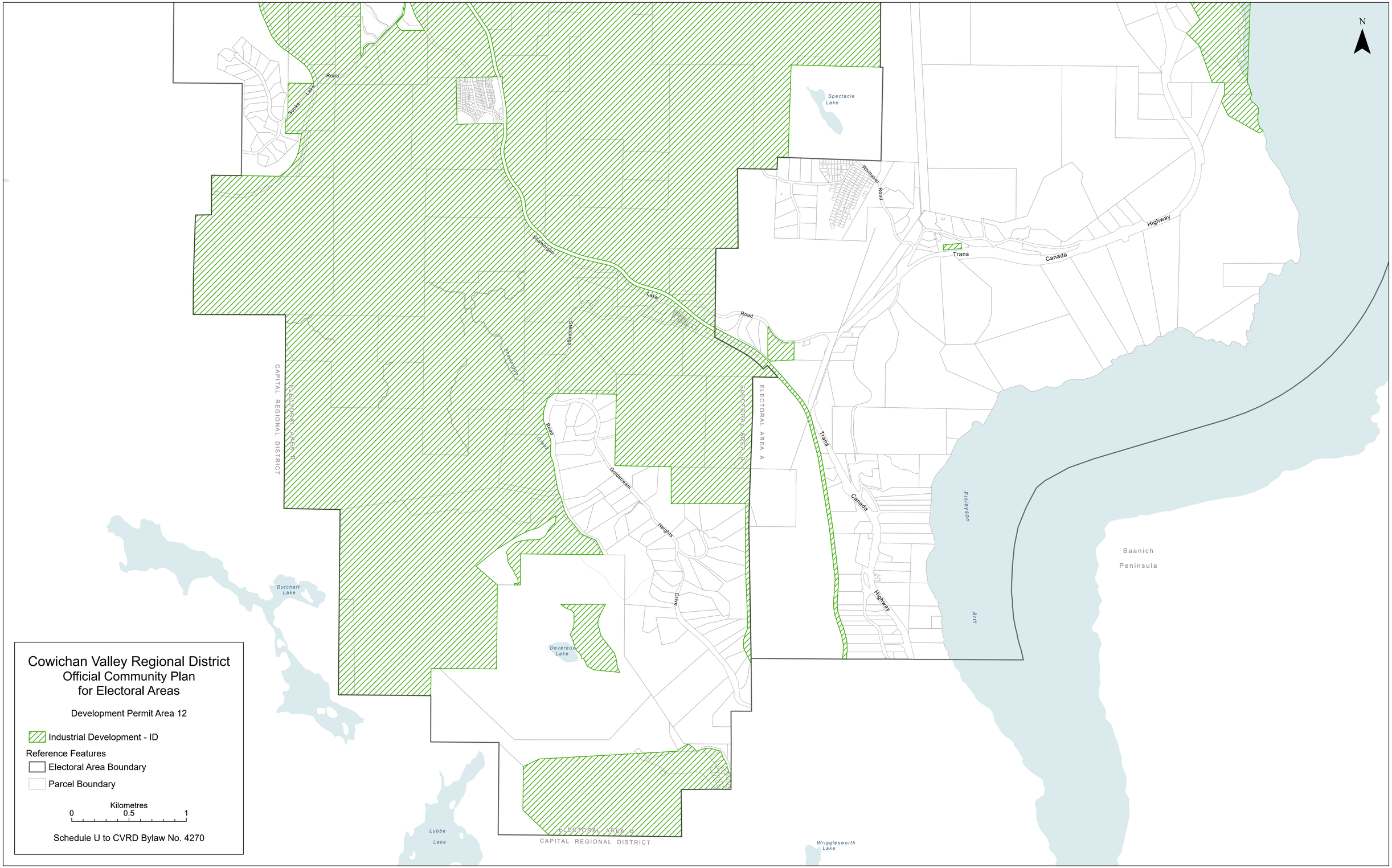
Schedule U to CVRD Bylaw No. 4270

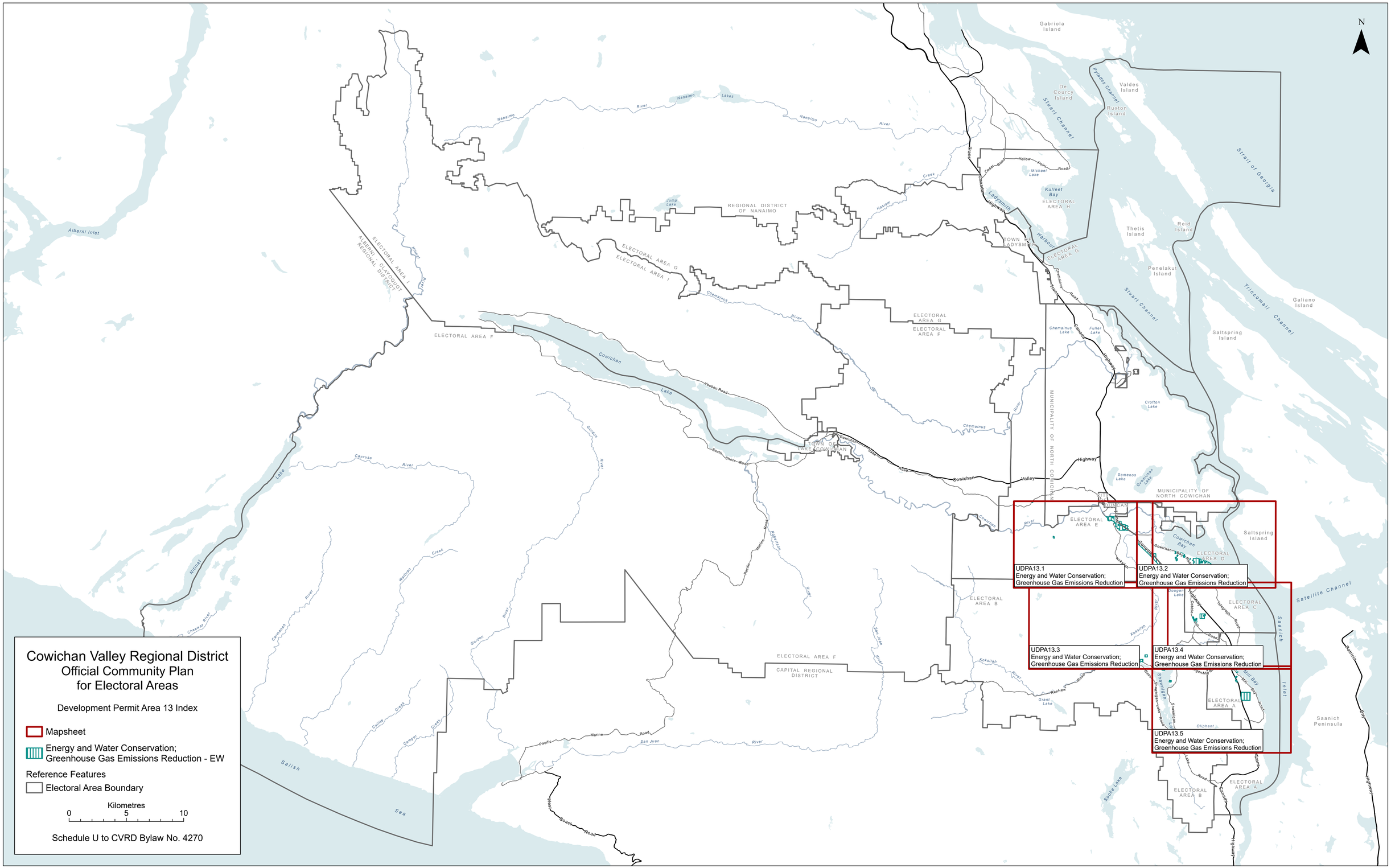
UDPA12.8 Industrial Development - Area B



UDPA12.9 Industrial Development - Areas A/B




N
Spectacle Lake
Whittaker Road
Trans Canada Highway
Stewart Lake Road
Stewart Lake
Strathcona Road
Road
Trans Canada Highway
Goldstream Heights Drive
Finlayson Arm
Saanich Peninsula
Butchart Lake
Devereux Lake
Lubbe Lake
Wrigglesworth Lake
CAPITAL REGIONAL DISTRICT
ELECTORAL AREA B
ELECTORAL AREA A
CAPITAL REGIONAL DISTRICT
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 12
Industrial Development - ID
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270



Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Development Permit Area 13 Index

- Mapsheet
- Energy and Water Conservation; Greenhouse Gas Emissions Reduction - EW

Reference Features

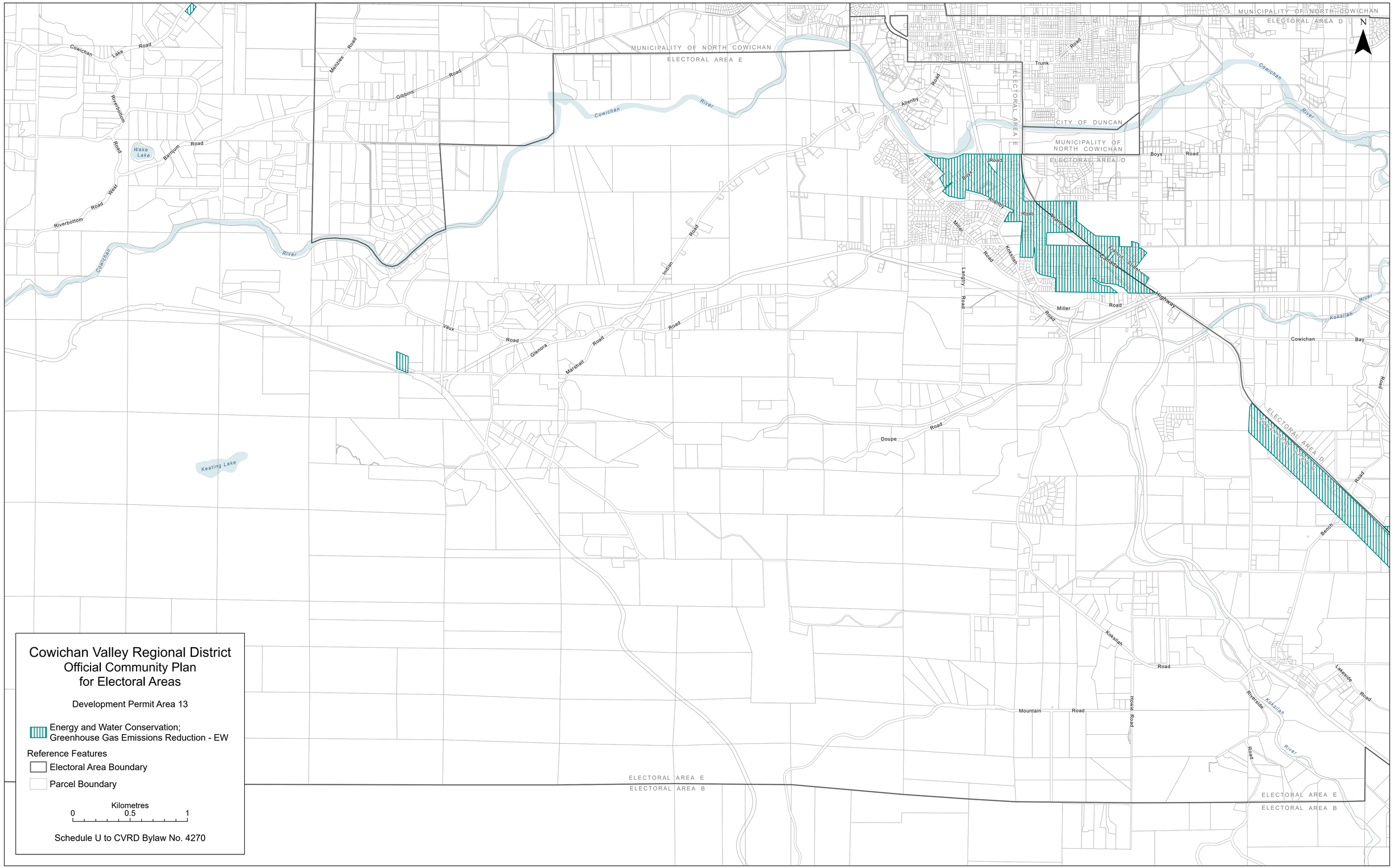
- Electoral Area Boundary

Kilometres

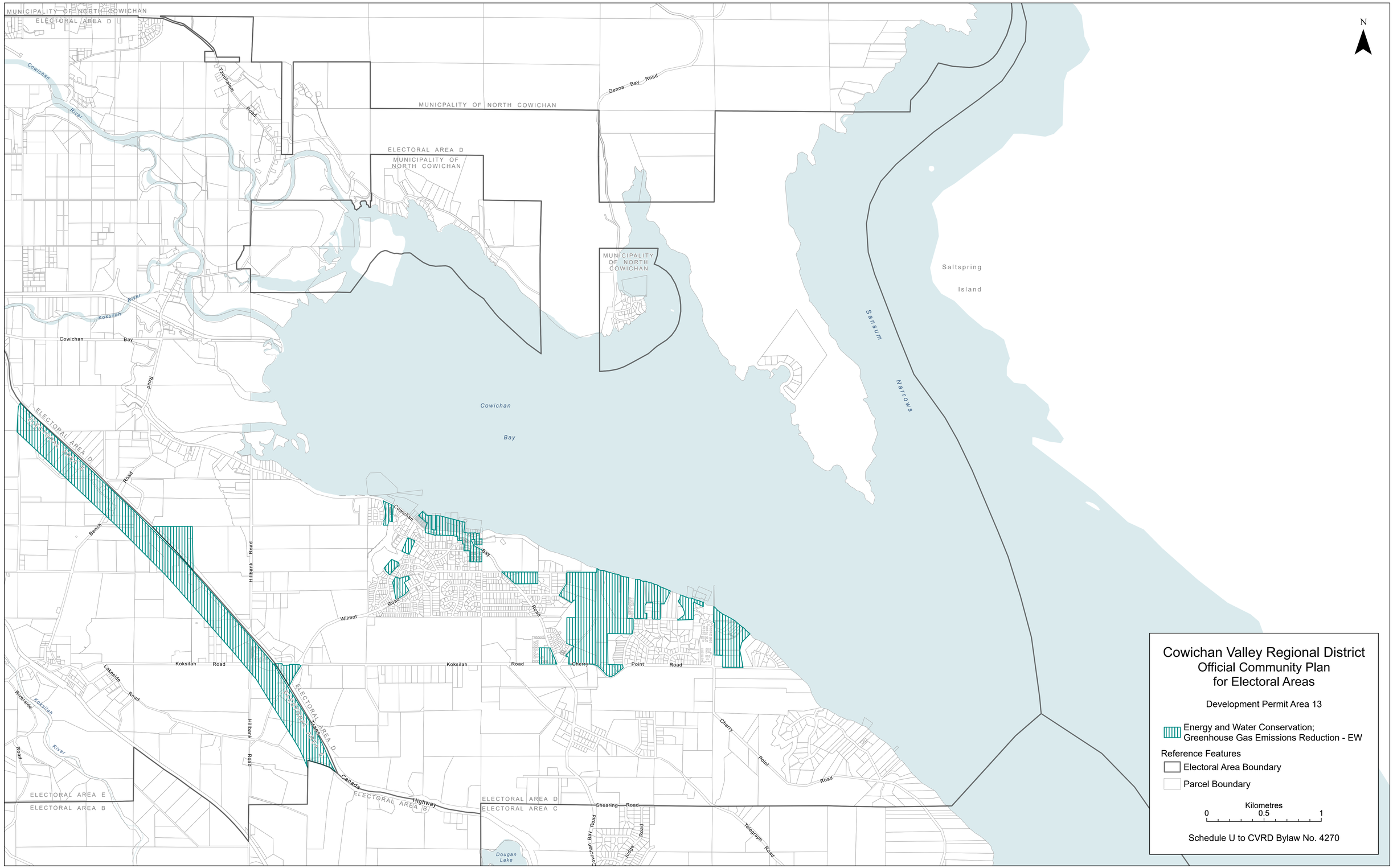
0 5 10

Schedule U to CVRD Bylaw No. 4270

UDPA13.1 Energy and Water Conservation; Greenhouse Gas Emissions Reduction - Areas D/E

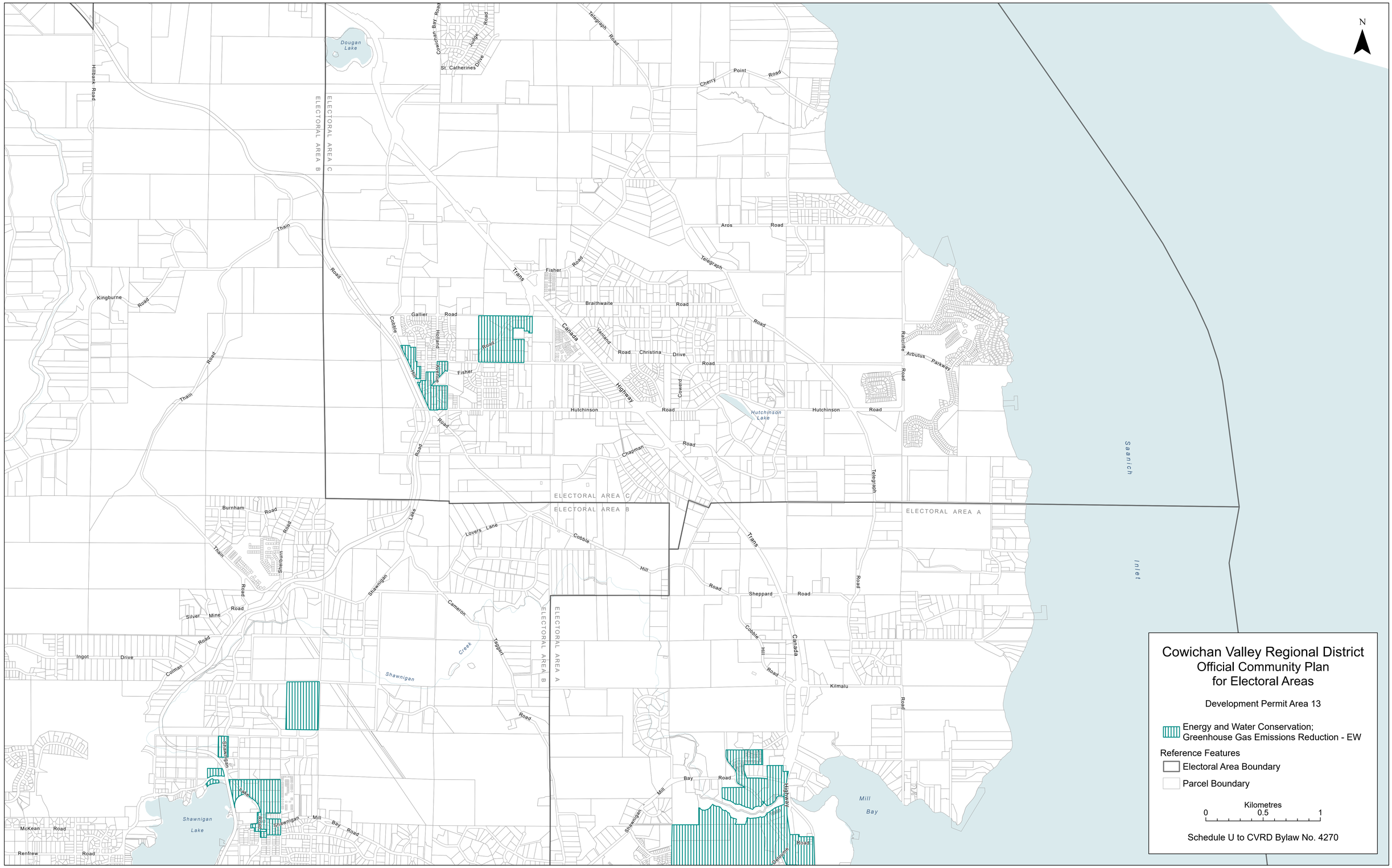


UDPA13.2 Energy and Water Conservation; Greenhouse Gas Emissions Reduction - Areas D/E



N
Lois Lake
Mountain Road
Riverside Road
Hillbank Road
Kingburne Road
Riverside Road
Koksilah River
Ingot Drive
Ravenhill Road
Ceylon Road
Glen Eagles Road
Renfrew Road
Timber Ridge Road
West Shawnigan Lake Road
Shawnigan Lake
Cowichan Valley Regional District
Official Community Plan
for Electoral Areas
Development Permit Area 13
Energy and Water Conservation;
Greenhouse Gas Emissions Reduction - EW
Reference Features
Electoral Area Boundary
Parcel Boundary
Kilometres
0
0.5
1
Schedule U to CVRD Bylaw No. 4270

UDPA13.4 Energy and Water Conservation; Greenhouse Gas Emissions Reduction - Areas A/B/C



Cowichan Valley Regional District
Official Community Plan for Electoral Areas

Development Permit Area 13

Energy and Water Conservation; Greenhouse Gas Emissions Reduction - EW

Reference Features

Electoral Area Boundary

Parcel Boundary

Kilometres

0 0.5 1

Schedule U to CVRD Bylaw No. 4270

UDPA13.5 Energy and Water Conservation; Greenhouse Gas Emissions Reduction - Areas A/B