



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4592

A Bylaw for the Purpose of Amending South Cowichan Zoning Bylaw No. 3520 Applicable to Electoral Areas A – Mill Bay/Malahat and C – Cobble Hill

WHEREAS the *Local Government Act*, hereafter referred to as the "Act", as amended, empowers the Regional Board to adopt and amend zoning bylaws;

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Areas A – Mill Bay/Malahat and C – Cobble Hill that being the "CVRD South Cowichan Zoning Bylaw No. 3520, 2012";

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

AND WHEREAS after the close of the notification period and with due regard to the public comments received, the Regional Board considers it advisable to amend South Cowichan Zoning Bylaw No. 3520;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4592 – South Cowichan Zoning Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024**".

2. **AMENDMENTS**

Cowichan Valley Regional District South Cowichan Zoning Bylaw No. 3520, as amended from time to time, is hereby amended in the following manner:

- a) Section 10.9 – R-3 Village Residential 3 Zone is further amended by adding the following after subsection 10.9.7:

8. Special Regulations

The following special regulations apply to the land legally described as LOT A, DISTRICT LOT 18, MALAHAT DISTRICT, PLAN EPP133046 (PID: 032-165-307) and LOT B, DISTRICT LOTS 18 AND 47, MALAHAT DISTRICT, PLAN EPP133046 (PID: 032-165-315):

- a. Notwithstanding subsection 10.9.1, the following principal uses and no others are permitted:
- i. Single detached dwelling;
- b. Notwithstanding subsection 10.9.1, the following accessory uses and no others are permitted:
- ii. Attached suite;

- iii. Home-based business; and
- iv. Unlicensed daycare.
- c. Notwithstanding subsection 10.9.6, the minimum parcel size is 700 m², provided each parcel is serviced by both a community water and community sewer system.

3. FORCE AND EFFECT

This bylaw shall take effect upon its adoption by the Regional Board.

READ A FIRST TIME this 10th day of July , 2024.

FIRST READING 27th day of November . 2024.

RESCINDED this

PUBLIC NOTICE GIVEN in
ACCORDANCE WITH THE
LOCAL GOVERNMENT ACT _____ day of _____ , 2025.
this

READ A FIRST TIME this _____ day of _____ , 2025.

READ A SECOND TIME this _____ day of _____ , 2025.

READ A THIRD TIME this _____ day of _____ , 2025.

RECEIVED MINISTRY OF
TRANSPORTATION &
TRANSIT APPROVAL _____ day of _____ , 2025.

ADOPTED this _____ day of _____ , 2025.

Chair

Corporate Officer

SCHEDULE "A"
To CVRD Bylaw No. 4592

