

NOTICE OF INTENT TO AMEND ZONING BYLAW NO. 3520

Wednesday, June 11, 2025 at 1:30 p.m.

Electoral Area C – Cobble Hill
Zoning Amendment Bylaw No. 4635



Notice is hereby given that the CVRD Board will consider readings of the above noted Amendment Bylaw at the regular Board meeting of Wednesday, June 11, 2025, at 1:30 p.m.

PURPOSE OF THE PROPOSED BYLAWS

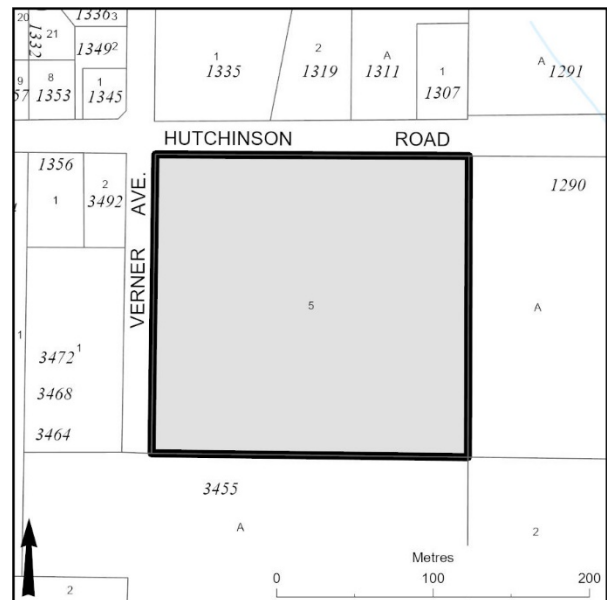
Zoning Amendment Bylaw No. 4635

Subject Property: Hutchinson Road (shown on Map 1)

Legal Description: LOT 5, BLOCK 1, SECTION 11, RANGE 6, SHAWNIGAN DISTRICT, PLAN 1809 (PID: 006-906-401)

The purpose of proposed Bylaw No. 4635 is to amend the South Cowichan Zoning Bylaw No. 3520, 2012 by:

- Rezoning the subject property from Rural Residential 2 (RR-2) to Village Residential 3 Zone (R-3) to facilitate a nineteen (19)-lot subdivision.
- Adding site-specific regulations within Subsection 10.9.8 to:
 - Permit “duplex” as a principal use;
 - Allow two dwellings per parcel (duplex, or, single detached dwelling plus suite);
 - All parcels to be serviced by community water and sewer services;
 - Minimum parcel size of 2000 m².



Map 1

FURTHER INFORMATION

In accordance with Section 34 of CVRD Bylaw No. 4483 – Development Application Procedures Bylaw, and as per section 467 of the *Local Government Act*, which prohibits a local government from holding a public hearing for a proposed zoning bylaw referred to in section 464 (2), (3) or (4) of the *Local Government Act*, notice must be mailed or otherwise delivered at least 10 days before first reading of the bylaw.

Copies of the proposed bylaw and other documents that may be considered by the Board in determining whether to adopt the proposed bylaw are available for public inspection online at www.cvr.bc.ca/PublicHearings; and at the Cowichan Valley Regional District Land Use Services Department front counter: 175 Ingram Street, Duncan, BC, from Wednesday, May 28, 2025, to Wednesday, June 11, 2025, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding statutory holidays.

FOR MORE INFORMATION, PLEASE CONTACT

Michelle Pressman, Manager, Development Services Division, Land Use Services Department,
Telephone: 250.746.2620 or 1.800.665.3955 | Email: publichearings@cvrd.bc.ca