



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4652

A Bylaw to Amend South Cowichan Zoning Bylaw No. 3520 Applicable to Electoral Areas A – Mill Bay/Malahat and C – Cobble Hill

WHEREAS the *Local Government Act* 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 on each reading of this bylaw, as required by the *Act*;

AND WHEREAS 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 may be cited for all purposes as "**CVRD Bylaw No. 4652 – South Cowichan Zoning Amendment Bylaw (3570 Telegraph Road/PID: 010-427-171), 2025**".

2. AMENDMENTS

Cowichan Valley Regional District Zoning Bylaw No. 3520 is amended in the following manner:

a) The following subsection be added to Section 10.2 RR-2 Rural Residential 2 Zone:

7. **Special Regulations**

The following special regulations apply only to 3570 Telegraph Road (PID 010-427-171), Legal description: LOT 2, SECTION 12, RANGE 9, SHAWNIGAN DISTRICT, PLAN 46498.

a. **Attached Suite and Detached Suite**

- i. Notwithstanding Section 4.15.1 and Section 4.16.5, one attached suite is permitted within the single detached dwelling, and one detached suite is permitted on the parcel; and
- ii. All regulations under Sections 4.15 and Sections 4.16, other than 4.15.1 and 4.16.5, apply to the attached suite and the detached suite.

b. Temporary Accommodation

- i. Temporary accommodation is permitted within no more than one accessory building; and
- ii. The floor area of the temporary accommodation shall not exceed 85 m².

c. Bed and Breakfast Accommodation

- i. Notwithstanding Section 4.12.c, bed and breakfast accommodation operated in a maximum of 3 sleeping units is permitted within a single detached dwelling;
- ii. The floor area of a single bed and breakfast sleeping unit shall not exceed 85 m²;
- iii. No cooking facilities shall be permitted within the bed and breakfast accommodation; and
- iv. Food service shall be limited to the provision of one breakfast per day to guests of the bed and breakfast accommodation.

d. Other Requirements

- i. The use of bed and breakfast and temporary accommodation shall comply with applicable senior government regulations; and
- ii. The use of bed and breakfast and temporary accommodation shall not produce excessive traffic, or create a nuisance of any kind.

e. Landscaping

Temporary accommodation shall be screened from view from any street or adjoining property. The front parcel line shall be buffered by a continuous 20-metre-wide evergreen vegetated landscape screen, within which no buildings or structures may be constructed.

3. FORCE AND EFFECT

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

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

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

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

ADOPTED this _____ day of _____, 2025.

Chair

Corporate Officer