



STAFF REPORT TO COMMITTEE

MEETING TYPE & DATE Electoral Area Services Committee of January 21, 2026
FROM: LAND USE SERVICES - Community Planning
SUBJECT: Bill 13 Compliance: Amenity Density Bonus Deletion
FILE: 6450-20 Bill 13 Density Bonus Deletion

REPORT SUMMARY

This report is to advise the Committee of the steps that must be taken to become compliant with Bill 13 (removal of density bonus provisions from zoning bylaws) before the June 30, 2026, deadline.

RECOMMENDED RESOLUTION

That it be recommended to the Board:

That bylaws to amend density bonus provisions within CVRD zoning bylaws be forwarded to the Board for consideration of three readings and adoption, and that a public hearing not be held.

BACKGROUND

About a dozen years ago, the Province of British Columbia amended the *Local Government Act* to permit density bonus in exchange for amenities, to be specified in the zoning bylaw. Provision of the stated amenity by the landowner would “unlock” the bonus density. The CVRD currently has twelve (12) amenity density bonus zones in various electoral area zoning bylaws.

The Province recently reconsidered this approach to zoning, based on the concern that amenity provisions in local government bylaws may be misaligned with financial reality and market conditions and may stifle development. The Province’s solution to this problem, identified in Bill 13, is to only permit amenity zoning if a detailed financial analysis is undertaken, identifying the need in the community for certain amenities and costing them out in advance and apportioning those costs to various lands in the benefitting area. This is a rigorous model for amenities, requiring specialist financial calculations to be done prior to persisting with amenity zoning already in place, and before creating new ones. Any local government can seek amenities in relation to land use changes. The intent is to not unduly impact housing affordability.

From the Province’s perspective, Amenity Cost Charge (ACC) Bylaws are the preferred method to achieve this. Bill 13 – the *Miscellaneous Statutes Amendment Act*, requires that from 2025 onward, no additional density bonus zones be created, but also that by June 30, 2026, all existing density bonus zones either be made compliant with Bill 13 through submission of extensive, site-specific, financial analyses, or be amended to remove the bonus provision. The analysis that follows is an assessment of the non-compliant existing zones and a proposal for addressing each of them before the 2026 deadline.

POLICY AND REGULATORY CONSIDERATIONS

There are 12 zones in the electoral areas that do not comply with Bill 13. These zones cover several dozen properties. Staff have determined that the relative rarity of these zones, combined with the fact that many of the properties have been built out under the bonus provision, means that deleting the density bonus provision from the respective zoning bylaws is the most appropriate and by far the least costly course of action.

Each of these 12 zones is examined in the Planning Analysis section below.

Concerning the future of amenities that are linked to zoning, the CVRD can continue to request that land developers consider voluntarily contributing amenities that can be committed to contractually through the registration of a covenant prior to approval. While this process lies outside of “density bonus for amenities” legislation and therefore is not subject to Bill 13, some guidance in respect of the conditions under which it may be appropriate for this to be considered would be very useful for the Committee and staff alike. To this end, staff will undertake work to prepare a new community amenity contribution (CAC) policy that not only describes the types and scale of applications in which amenities secured through covenant may be sought, but which also has criteria to judge the effect that amenity provision may have on project feasibility and the affordability of the developer’s products.

A draft CAC policy was previously presented to Committee and that staff were directed to organize a workshop for EASC. However, due to prioritization of Provincially mandated work and other major planning initiatives, development of a CAC policy has been delayed. Staff expect this work can now resume and be brought back to Committee in 2026.

FINANCIAL CONSIDERATIONS

N/A

COMMISSION / AGENCY / DEPARTMENTAL CONSIDERATIONS

Compliance with Bill 13 is mandatory and also, given the short timeline, referring this matter to advisory planning commissions is not recommended.

PLANNING ANALYSIS

Stonebridge CD-8 Zone, Area A - Section 11.8.5 of South Cowichan Zoning Bylaw 3520. A zoning amendment application is underway for this property and Development Services staff have – as part of the in-stream amendment application – ensured that the 8 hectare parkland requirement that led to the density bonus (225 to 325 units) zone established in 2012 will be required in a covenant instead. The peak density permitted in CD-8 is expected to be preserved in the zoning amendment that staff are currently processing. This is projected to be complete before June 30, 2026, so no other action is presently proposed.

In case the in-process zoning amendment is unsuccessful, Community Planning staff will ensure that a suitable amendment bylaw respecting the amenity issue alone is presented to the Board, in enough time to meet the June 30, 2026, deadline.

Stonebridge CD-9B Zone, Area A - Section 11.9B.5 of South Cowichan Bylaw No. 3520. Requires a \$300,000 donation to Area A Parks Capital Reserve Fund, two duplex parcels of land for not-for-profit housing as well as Riparian Assessment Area lands to come to the CVRD. This

is offered in association with an increase from 50 to 140 units. Like the other Stonebridge zone, this site is subject to an in-stream zoning amendment and the density bonus amenity requirements are proposed to be built into a covenant requirement, and the higher density range retained in the zoning amendment that is underway already.

As with the first Stonebridge example, in the event the zoning amendment is unsuccessful, staff will ensure that a suitable amendment bylaw respecting the amenity issue alone is presented to the Board, with enough time to meet the deadline.

Goldstream Heights RR-2 Zone, Area B - Section 7.3C(g) of Area B Zoning Bylaw No. 985. This regulation permits smaller parcels (2 ha instead of 4 ha) in the RR-2 Zone in Goldstream Heights if the owners contribute \$10,000 to either Area B Parks and Trails Capital Reserve or Shawnigan Lake Community Centre Capital Reserve. This measure is voluntary, has been in effect for more than a decade, which was ample opportunity for anyone wishing to do so, as several did.

Cobble Hill CD-10 Zone, Area C - Section 11.10.5 of South Cowichan Bylaw No. 3520 requires a 50-metre buffer against the Fisher Road compost plant, but the buffer is not to be a park but rather, is to be retained by the owners. The buffer requirement is currently structured as a density bonus provision but rewriting the zone so the maximum density is permitted and a covenant regarding buffer preservation as a “condition of use” would resolve the matter on this site. There is already a covenant requirement in place in the CD-10 Zone.

Cowichan Bay CR1 Zone, Area D - Section 5.3 of Electoral Area D Upland Zoning Bylaw No. 3705 applies to many parcels comprising upwards of 60 hectares comprising about 30 parcels of land, generally to the east of Cowichan Bay Village area and through to the east side of the Lambourne subdivision. This zone offers increased density for increased open space (not necessarily public) on the site. There is no effective way to preserve this arrangement short of investing considerable time and expense into crafting a rigorous financial justification. Considering that there are no owners who to our knowledge are aiming to presently undertake a project pursuant to these criteria, the most reasonable solution appears to be to change the zoning of those areas back to R2. R2 is the zoning in place in the Lambourne subdivision, and the same zone these CR1 areas generally had prior to 2014.

Cowichan Bay CR2 Zone, Area D - Section 5.12 of Area D Bylaw No. 3705 applies to four parcels of land in Cowichan Bay Village. The density bonus provision requires a cash contribution based on floor area to a community facility reserve fund. To date, one property owner has acted on this incentive and the appropriate solution for that one parcel is to retain the CR2 Zone minus the amenity provisions. For the other three parcels, the best solution appears to be to bring the zoning of these lands back to R3. One of the sites on Vee Road was subject to a 10-year Phased Development Agreement but that expired a few years ago.

Appaloosa Way R-5 Zone, Sahtlam Area E - Section 8.9(c) of Area E Zoning Bylaw No. 1840. Originally established as a density bonus zone for Sahtlam, in which every fifth parcel created would come to the CVRD and the proceeds from the sale of that parcel would go to Sahtlam Fire, or a community parks capital reserve fund. To date, two parcels have come across to the CVRD – one for Sahtlam Fire (now sold) and one for Parks and Trails (still CVRD -owned). The density bonus formula in the R-5 Zone permitted 22 parcels as the base case and up to 50 if one parcel in 4 for every parcel above the 22 is turned over to the CVRD for either Sahtlam Fire or Parks and Trails. This formula means that a total of 30 new parcels are permitted today in the R-5 Zone.

This property has an active application on it for a zoning change, in which the applicants are seeking another 7 parcels. In the event the rezoning is not resolved by June 30, 2026, the preferred solution is to revise the R-5 Zone so maximum density is specified and the amenities may be secured through other means. We may also propose to zone the expected park dedication – which contains many riparian areas – as Park at the same time.

Cherry Blossom Estates R-6 Zone, Sahtlam Area E - Sections 8.10(c) and 13.1 of Area E Bylaw No. 1840. Applies to a former sawmill site in Sahtlam that is expected to require remediation. Original amenity clauses in S. 13.1 required heat pumps, a recreation building for the 50 residents, the creation of a community water and sewer system to be turned over to the CVRD and a park dedication. The current R-6 zoning requirements appear to be impossible economically, as the site has remained undeveloped for many years and the location currently zoned as P1 - Park is not identified in the Area E Cowichan Station/Sahtlam/Glenora Community Parks and Trails Master Plan as a site of interest to acquire for community park purposes. A current zoning amendment application in process proposes an alternative 17 parcel subdivision with a water system that is not CVRD-owned and operated.

The zoning amendment application is at the referral stage and there is some doubt as to whether it will be adjudicated before the June 30, 2026, deadline. Therefore, Attachment E is proposed to change the R-6 and P-1 Zones to Suburban Residential R-2. If the rezoning application proceeds to approval beforehand, the Attachment E amendment bylaw will not be adopted.

RF-50/50 Zone, Sahtlam Area E - Sections 8.11(c) and 13.2 of Area E Bylaw No. 1840. The bizarrely named RF-50/50 Zone was used at Inwood Creek and a couple of other smaller sites in Sahtlam to permit land use conversions from Forestry to Rural Residential. The 50/50 in the zone name refers to the bonusing concept that the CVRD would be granted half of the gross land area as parkland, but application of this standard resulted in a largely logged patchwork of land amid a fenced subdivision in former prime elk habitat.

Existing RF-50/50 zoned lands can be reverted to R-2 zoning because they are built out, as per Attachment E.

Little Beach R-1 Zone, Area F - Section 3.13.9, Electoral Area F Zoning Bylaw No. 2600. Little Beach is now CVRD park and the land that it was once part of was subdivided in 2023. Because dedication and subdivision have occurred, the density bonus for amenity provisions can be removed from the general regulation for minimum parcel area exceptions that apply only to the R-2 Zone.

Stocking Creek Park R-4 Zone, Area G - Section 5.5.2 of Saltair Zoning Bylaw No. 2524 specifies that the extra density of 5 more parcels is permitted in the zone is contingent upon the donation of 1.77 hectares of land to CVRD Parks and Trails. This park contribution commitment is secured already through Covenant CA4946128, which ensures that the park will be dedicated.

The solution in this case is to remove the density bonusing language from the Saltair Zoning Bylaw's R-4 Zone.

Bush Creek MH-2 Zone, Area H - Section 8.6(c) of Area H Zoning Bylaw 1020 contains a density bonusing provision in the MH-2 Zone that requires 24.51 hectares of parkland in consideration of a density increase from 3 parcels to 147. Fortunately, this requirement was backed up by Covenant CA2003937, that will ensure the transfer of lands intended for park purposes occurs if the land is developed.

The only reasonable solution is to remove the density bonusing language from the MH-2 Zone and permit the maximum density of up to 147 parcels.

Making the existing provisions compliant with Bill 13 would involve tens of thousands of dollars of consulting work for each zone, and a lot of staff time. Removing the density bonusing provisions is considerably less time consuming and does not involve any external expenditure.

Submitted by: M. Tippet, MRM, RPP, MCIP, Manager, Community Planning Division
Concurrence: A. Kjerulf, MCP, RPP, MCIP, General Manager, Land Use Services
Department

Reviewed for form and content and approved for submission to the Committee:

Resolution:

Corporate Officer

Financial Considerations:

Chief Financial Officer

ATTACHMENTS:

Attachment A – Chart: Bonus Density Zones and Recommended Remedies for Bill 13
Compliance

Attachment B – Electoral Area B Amendment Bylaw

Attachment C – South Cowichan Amendment Bylaw

Attachment D – Electoral Area D Upland Amendment Bylaw

Attachment E – Electoral Area E Amendment Bylaw

Attachment F – Electoral Area F Amendment Bylaw

Attachment G – Electoral Area G Amendment Bylaw

Attachment H – Electoral Area H Amendment Bylaw

Attachment A

List of amenity zones:

EA	Zone	Section	Amenities	Density Bonus	Solution
A	CD-8	11.8.5	8 ha parkland in one or more titled parcels	225 U -> 325 U	Rezoning, covenant Richard
A	CD-9B	11.9B.5	2 parcels for 2 nonprofit duplexes; \$300K to A Parks Cap Res; all RAA land	50 U -> 140 U	Rezoning, covenant Richard
B	RR-2	7.3C(g)	\$10K to Community Parks or Shawnigan Community Centre	4 ha -> 2 ha pcl	Mike to delete
C	CD-10	11.10.5	50 metre buffer for own parcel (not actually a public amenity)	22 DU -> 45 DU	Mike: Cov't condition of use
D	CR-1	5.3	Open space 30-40-50%	5 UPH -> 15 UPH	Mike: to low density resid.
D	CR-2	5.12	\$25-\$45 plus CPI per m ² for Community Facility Reserve Fund	0.4 ha -> 0.025 ha pcl	EPS9430 built, other 2 to R3
E	R-5	8.9(c)	1 of every 4 parcels above 22 to CVRD for Fire Dept or EAE/F park revenue	22 pcl -> 50 pcl	Mike to set max density only
E	R-6	8.10(c), 13.1	Parkland, strata amenity bldg., heat pumps, community water and sewer	3 -> 17 -> 50 U	Park unwanted; delete
E	RF-50/50	8.11(c), 13.2	Trail construction, fence (Trap & Skeet Club only); Inwood Creek	variable	Mike: to R-2
F	R-1	3.13.9	0.5 ha parkland along Cowichan River	2 -> 1.89 ha etc	Park done; 4 pcl. Done 2021.
G	R-4	5.5.2	1.77 ha of parkland on Stocking Creek	2 pcl -> 7 pcl	CA4946128 covers it
H	MH-2	8.6(c)	24.51 ha of park and institutional land	3 pcl -> 147 pcl	CA2003937 covers it

Compliance with Bill 13 (Density Bonusing only) required by June 30, 2026.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 985
Applicable to Electoral Area B – Shawnigan Lake**

WHEREAS the *Local Government Act* empowers the Regional Board to adopt and amend zoning bylaws;

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. 4xxx – Electoral Area B Shawnigan Lake Zoning Amendment Bylaw (Density Bonus Deletion), 2026**".

2. **AMENDMENTS**

a. Section 7.3C(f) of Zoning Bylaw No. 985 is deleted and is replaced by the following:

(f) Minimum Parcel Size for Subdivision

The minimum parcel size in the RR-2 Zone is 2 hectares.

b. Section 7.3C(g) of Zoning Bylaw No. 985 is deleted in its entirety.

3. **FORCE AND EFFECT**

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

PUBLIC NOTICE GIVEN in
ACCORDANCE WITH THE
LOCAL GOVERNMENT ACT

this _____ day of _____, 2026.

READ A FIRST TIME this _____ day of _____, 2026.

READ A SECOND TIME this _____ day of _____, 2026.

READ A THIRD TIME this _____ day of _____, 2026.

RECEIVED MINISTRY OF
TRANSPORTATION &
INFRASTRUCTURE
APPROVAL this _____ day of _____, 2026.

ADOPTED this _____ day of _____, 2026.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

A Bylaw for the Purpose of Amending South Cowichan Zoning Bylaw No. 985 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;

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. 4xxx – South Cowichan Zoning Amendment Bylaw (Density Bonus Deletion), 2026**".

2. **AMENDMENTS**

a. Section 11.10.5 of Zoning Bylaw No. 3520 is deleted and is replaced by the following:

5. Density and Minimum Parcel Size for Subdivision

The following density and subdivision regulations apply in the CD-10 Zone:

- a. the number of dwelling units that may be created in the CD-10 Zone is:
 - i. 35 single detached residential units; or
 - ii. 45 dwelling units provided that at least ten of the dwelling units are in a duplex or multiple unit dwelling configuration.
 - iii. The minimum parcel area for a single detached dwelling is 600 m² and density averaging is permitted.
 - iv. The minimum parcel area for a duplex is 650 m².
 - v. The minimum parcel area for a multiple unit dwelling is 800 m².

3. **FORCE AND EFFECT**

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

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ADOPTED this _____ day of _____, 2026.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

A Bylaw for the Purpose of Amending Zoning Bylaw No. 3705 Applicable to Upland Portions of Electoral Area D – Cowichan Bay

WHEREAS the *Local Government Act* empowers the Regional Board to adopt and amend zoning bylaws;

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. 4xxx – Electoral Area D (Upland) – Cowichan Bay Zoning Amendment Bylaw (Density Bonus Deletion), 2026**".

2. AMENDMENTS

- a. Zoning Bylaw No. 3705 is amended by deleting Section 5.3 (CR1 Cluster Residential Zone) in its entirety; along with the CR1 listing in the Table of Contents, Part 5 of Section 1.3 (Establishment of Zones), and from the table in Section 2.3.1 (Landscaping Requirements).
- b. Schedule A (Zoning Map) to Zoning Bylaw No. 3705 is amended by deleting CR1 from the Legend, and all lands identified as CR1 on Schedule A are rezoned to Rural Residential 2 (RR2), **as shown on Schedule Z-4xxx**, attached hereto and forming part of this Bylaw.
- c. Section 5.12 is amended by deleting the regulation under Section 3 and replacing it by the following:

The minimum parcel size for the purpose of subdivision is 250 m², provided all parcels are serviced with both community water and community sewer systems.

- d. Section 5.12 is further amended by deleting Section 5 and replacing it by the following:

5. Density, Subdivision and Conditions of Use

- (a) The maximum density under Permitted Use 5.12.1(b) is 25 units per hectare, provided that all units are connected to both a community water and community sewer system.
- (b) No dwelling unit shall exceed 180 m² in floor area.
- (c) Impervious surfaces shall not exceed 50% of total parcel area, of which not more

- than 45% may be parcel coverage.
- (d) The maximum height of a dwelling unit is 7.5 metres.
- (e) The maximum height of an accessory building is 4.5 metres.
- (f) The minimum setback from any parcel line is 6 metres.

e. Schedule A to Zoning Bylaw No. 3705 is amended by rezoning:

- i. PARCEL B (DD 47244I) OF SECTION 6, RANGE 4, COWICHAN DISTRICT, EXCEPT PARTS IN PLAN 4159, 4307, 8219, 9529, 17353, 19696, VIP81664, EPP51947 AND EPP92747 (PID 009-032-649), and Part of LOT 1, SECTION 5, RANGE 4, COWICHAN DISTRICT, PLAN 10957, EXCEPT THAT PART OF SAID LOT SHOWN OUTLINED IN RED ON PLAN 1659-R AND EXCEPT PARTS IN PLANS 15342, 16358, 18893, VIP81664, EPP16402, EPP51947 AND EPP92747 (PID 005-167-841); and
- ii. LOT A, SECTION 5, RANGE 4, COWICHAN DISTRICT, PLAN 46073 (PID 009-428-666) and LOT B, SECTION 5, RANGE 4, COWICHAN DISTRICT, PLAN 46073 (PID 009-428-674)

all as shown on Schedule Z-4xxx, from Village Cluster Residential 2 (CR2) to Village Residential 3 (R3).

3. **FORCE AND EFFECT**

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

PUBLIC NOTICE GIVEN in
ACCORDANCE WITH THE
LOCAL GOVERNMENT ACT

this	_____	day of	_____	2026.
READ A FIRST TIME this	_____	day of	_____	2026.
READ A SECOND TIME this	_____	day of	_____	2026.
READ A THIRD TIME this	_____	day of	_____	2026.
RECEIVED MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL this	_____	day of	_____	2026.
ADOPTED this	_____	day of	_____	2026.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 1840
Applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora**

WHEREAS the *Local Government Act* empowers the Regional Board to adopt and amend zoning bylaws;

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. XXXX – Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Density Bonus Deletion), 2026**".

2. **AMENDMENTS**

a. Section 8.9(c) of Zoning Bylaw 1840 is deleted and replaced by the following:

(c) Density

Subject to Part 12, the following regulations apply in the R-5 Zone:

- (1) Not more than 30 parcels of land plus one remainder shall be created within the entire R-5 Zone, inclusive between the year 2007 and the present time.
- (2) The minimum parcel area for the purposes of Section 514(4) of the *Local Government Act* is 25 hectares.
- (3) The minimum parcel area for subdivision is 1 hectare, subject to Section 8.9(c)(1).

b. Section 8.10 of Zoning Bylaw 1840 is deleted in its entirety, along with the listing of R-6 in the Table of Contents (Section 6.1).

c. Section 8.11 of Zoning Bylaw 1840 is deleted in its entirety, along with the listing of RF-50/50 in the Table of Contents (Section 6.1).

d. Sections 13.1 and 13.2 are deleted in their entirety.

e. Schedule B – Zoning Map – of Zoning Bylaw 1840 – is amended by:

- i. Removing both R-5 and RF-50/50 from the Legend.

- ii. Rezoning LOT 1, SECTION 8, RANGE 6, SAHTLAM DISTRICT, PLAN 12309, EXCEPT THOSE PARTS IN PLANS 22890, 23708, 25003 AND 29157 (PID 003-851-168) from R-6 and Parks (P-1) to Suburban Residential (R-2) as shown on Schedule Z-4xxxA attached to and forming part of this Bylaw.
- ii. Rezoning part of PARCEL B (DD 86568I) OF SECTION 7 RANGE 7 SAHTLAM DISTRICT EXCEPT PART IN PLAN EPP18482, EPP26101 AND EPP67975, from Comprehensive Development Residential 5 (R-5) to Parks and Institutional (P-1), as shown on Schedule Z-4xxxB attached to and forming part of this Bylaw. **as per Brian F map**
- iii. All lands zoned as RF 50-50 are rezoned to Suburban Residential (R-2), except for any CVRD Parkland within the RF-50/50 Zone, which is rezoned to Parks and Institutional (P-1), as shown on Schedule Z-4xxxC attached to and forming part of this Bylaw.

(Inwood Creek Park area; Don’s Park area; Sahtlam Greenway Park area)

3. FORCE AND EFFECT

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

PUBLIC NOTICE GIVEN in
ACCORDANCE WITH THE
LOCAL GOVERNMENT ACT
this

_____ day of _____, 2026.

READ A FIRST TIME this

_____ day of _____, 2026.

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READ A THIRD TIME this

_____ day of _____, 2026.

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_____ day of _____, 2026.

ADOPTED this

_____ day of _____, 2026.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 2500
Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls**

WHEREAS the *Local Government Act* empowers the Regional Board to adopt and amend zoning bylaws;

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. XXXX – Electoral Area F – Cowichan Lake South-Skutz Falls Zoning Amendment Bylaw (Density Bonus Deletion), 2026**".

2. **AMENDMENTS**

a. Sections 3.13.9 and 3.13.10 of Zoning Bylaw No. 2500 are both deleted.

3. **FORCE AND EFFECT**

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

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_____ day of _____, 2026.

READ A THIRD TIME this

_____ day of _____, 2026.

RECEIVED MINISTRY OF
TRANSPORTATION &

_____ day of _____, 2026.

INFRASTRUCTURE
APPROVAL this

ADOPTED this _____ day of _____, 2026.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

A Bylaw for the Purpose of Amending Zoning Bylaw No. 2524 Applicable to Electoral Area G – Saltair/Gulf Islands

WHEREAS the *Local Government Act* empowers the Regional Board to adopt and amend zoning bylaws;

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. 4xxx – Electoral Area G – Saltair/Gulf Islands Zoning Amendment Bylaw (Density Bonus Deletion), 2026**".

2. **AMENDMENTS**

a. Section 5.5.2 of Bylaw 2524 is deleted and replaced by the following:

2. Density and Minimum Parcel Size for Subdivision

- (a) Not more than seven parcels shall be created in the R-4 Zone.
- (b) The minimum parcel size for subdivision in the R-4 Zone is:
 - 1 hectare if not connected to a community water; and
 - 0.4 hectares if connected to a community water system.
- (c) Density averaging is permitted, provided that the average density in any subdivision, including public plan dedication, does not exceed one parcel per 0.4 hectares of gross land area.
- (d) The smallest parcel size that can be achieved through density averaging is 1200 square metres.

3. **FORCE AND EFFECT**

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

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Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 1020
Applicable to Electoral Area H – North Oyster/Diamond**

WHEREAS the *Local Government Act* empowers the Regional Board to adopt and amend zoning bylaws;

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. XXXX – Electoral Area H – North Oyster/Diamond Zoning Amendment Bylaw (Density Bonus Deletion), 2026**".

2. **AMENDMENTS**

a. Section 8.6(c) of Zoning Bylaw 1020 is deleted and replaced by the following:

(c) Density

- 1. Not more than 147 parcels may be created by subdivision in the entire MH-2 Zone.
- 2. The minimum parcel size for the purposes of Section 514.4 of the *Local Government Act* is 25 hectares.

3. **FORCE AND EFFECT**

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

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READ A SECOND TIME this _____ day of _____, 2026.

READ A THIRD TIME this _____ day of _____, 2026.

RECEIVED MINISTRY OF
TRANSPORTATION &
INFRASTRUCTURE
APPROVAL this _____ day of _____, 2026.

ADOPTED this _____ day of _____, 2026.

Chair

Corporate Officer