

# NOTICE OF INTENT TO COMPLY WITH PROVINCIAL BILL 13 ZONING AMENDMENT BYLAW NO. 4724



**Wednesday, May 27, 2026, at 9:30 a.m.**  
Applicable to Electoral Area D – Cowichan Bay (Uplands)

Notice is hereby given that the Cowichan Valley Regional District (CVRD) Board will consider readings of the above noted Zoning Amendment Bylaw at the regular Board meeting of Wednesday, May 27, 2026, at 9:30 a.m.

## **PURPOSE OF THE PROPOSED BYLAW**

As part of *Bill 13 (Miscellaneous Statutes Amendment Act, 2025)*, amendments to the *Local Government Act* have clarified and restructured the statutory framework related to density bonus and density benefit provisions. In response to these changes, the CVRD is required to amend applicable zoning bylaws to remove existing density bonusing provisions to ensure consistency with the updated legislative framework. These amendments are intended to align the bylaw with current provincial legislation.

### **PROPOSED BYLAW:**

#### **CVRD Bylaw No. 4724 – Electoral Area D (Upland) – Cowichan Bay Zoning Amendment Bylaw (Density Bonus Deletion)**

Bylaw No. 4724 proposes the following amendments applicable to CVRD Electoral Area “D” Cowichan Bay Upland Zoning Bylaw No. 3705, 2013:

- 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 shaded in grey on Schedules Z-4724A and Z-4724B, attached hereto and forming part of the 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 m<sup>2</sup>, 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 m<sup>2</sup> 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 shaded in grey on Schedule Z-4724C, attached hereto and forming part of the Bylaw, from Village Cluster Residential 2 (CR2) to Village Residential 3 (R3).

f. Section 11.10.5 is deleted and is replaced by the following:

### 5. Condition of Use, Density and Minimum Parcel Size

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

- a. The number of dwelling units that may be created is:
  - i. 35 single detached residential units; or
  - ii. 45 dwelling units provided that at least 10 of the dwelling units are in a duplex or multi-unit dwelling configuration.
- b. The minimum parcel area for a single detached dwelling is 600 m<sup>2</sup> and density averaging is permitted.
- c. The minimum parcel area for a duplex is 650 m<sup>2</sup>.
- d. The minimum parcel area for a multi-unit dwelling is 800 m<sup>2</sup>.
- e. As a condition of use for all uses under Section 11.10.1 of this Zone, a vegetated buffer of at least 50 metres depth measured westward from the western boundary of Lot 1, Section 13, Range 6, Shawnigan District, Plan VIP29581 (PID: 001-377-892) shall be maintained free of development, buildings and structures, to be solely used for the purposes of visual landscape screening and buffering, environmental protection and conservation, to be secured by way of a covenant in favour of the Cowichan Valley Regional District.

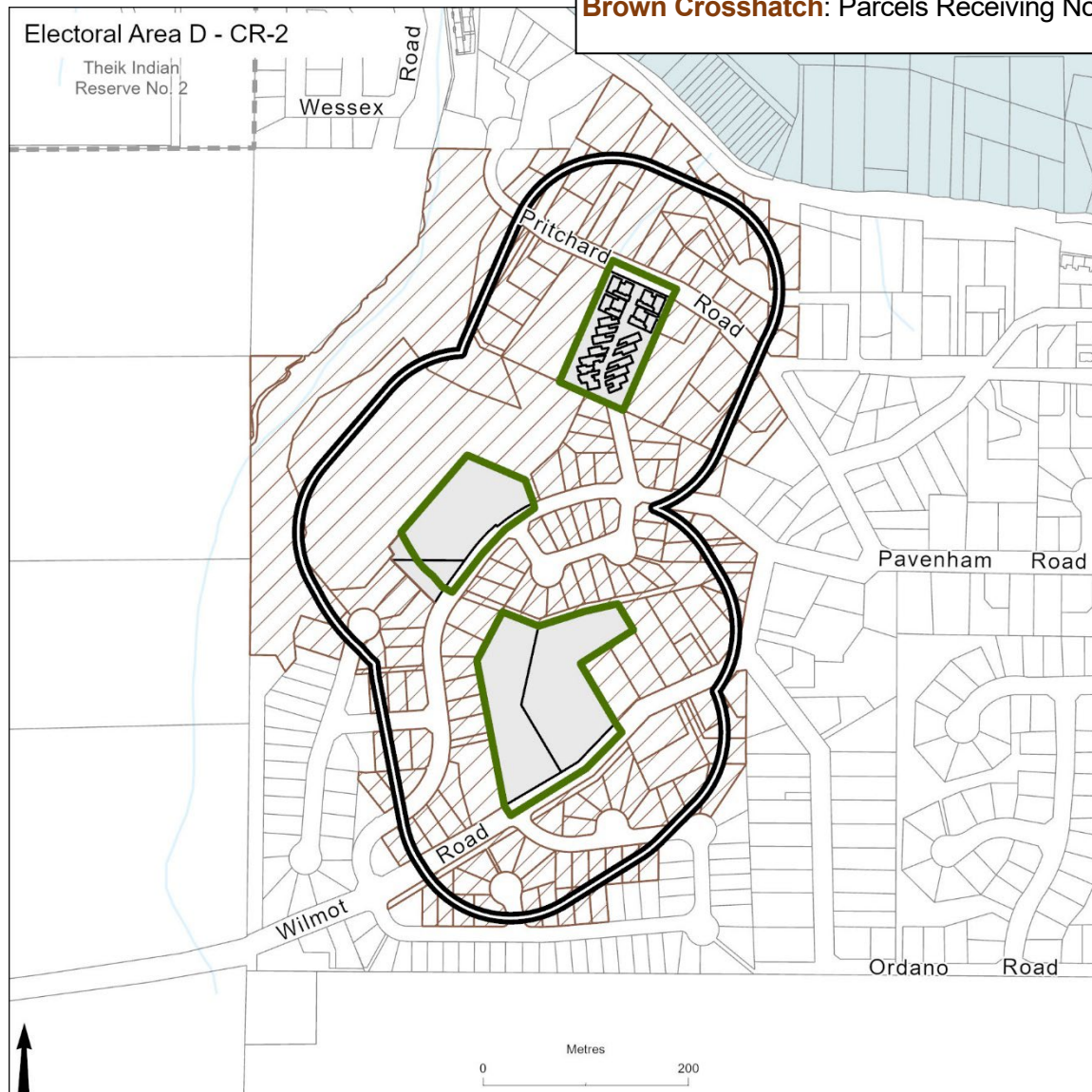
#### Notification Maps:

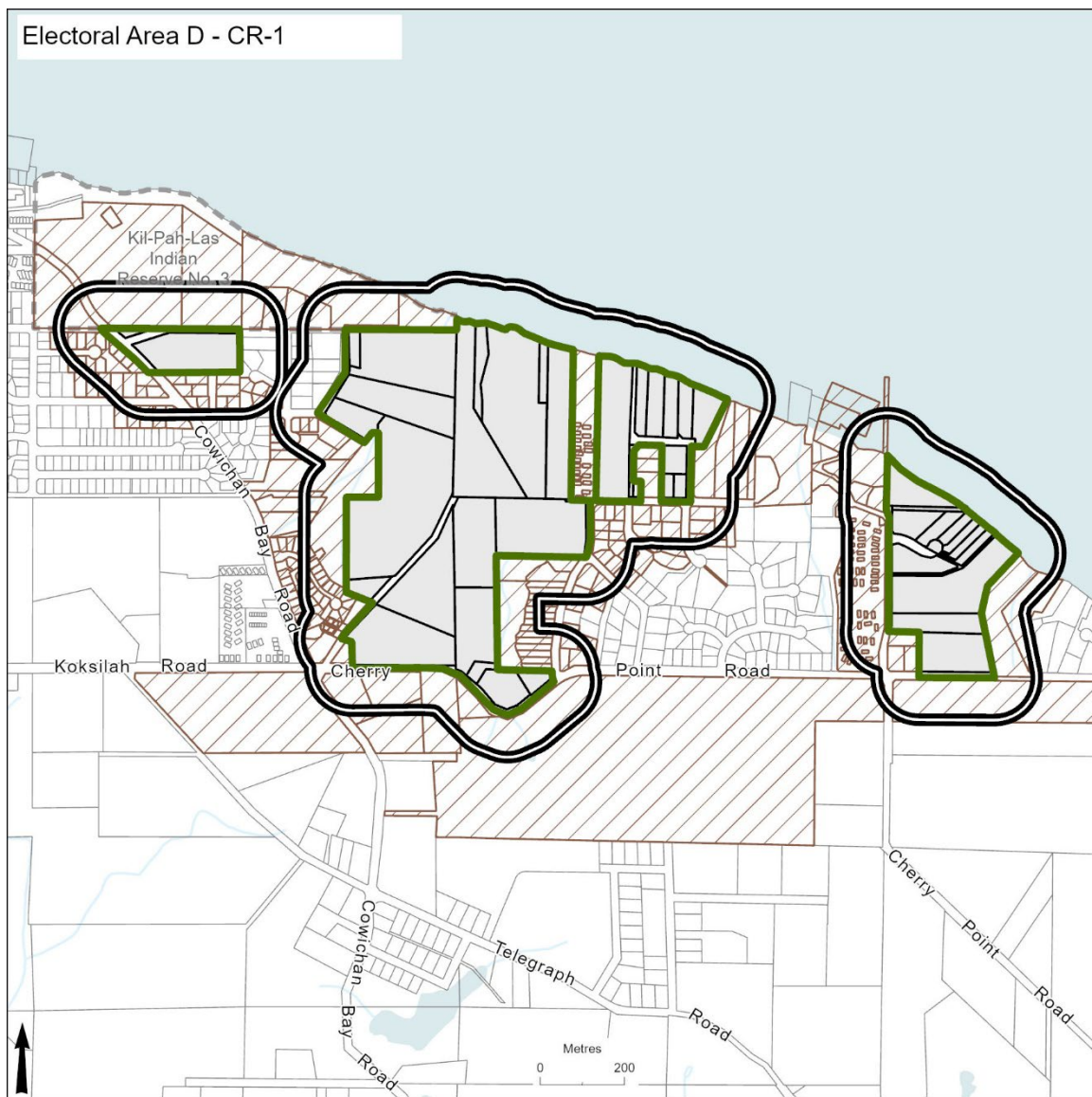
**Green:** Existing Zone boundary

**Grey:** Parcels Subject to Zoning Amendment

**Double Black Line:** 100m notification area

**Brown Crosshatch:** Parcels Receiving Notification





## 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*, public notice is provided 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 [cvrd.ca/planning-and-development/development-and-zoning/public-hearings-and-notices-of-intent/](http://cvrd.ca/planning-and-development/development-and-zoning/public-hearings-and-notices-of-intent/); and at the Cowichan Valley Regional District Land Use Services Department front counter: 175 Ingram Street, Duncan, BC, from Monday, May 11, 2026, to Wednesday May 27, 2026, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding statutory holidays.

## FOR MORE INFORMATION, PLEASE CONTACT

Community Planning Division, Land Use Services Department, Telephone: 250.746.2500 or 1.800.665.3955 | Email: [publichearings@cvrd.bc.ca](mailto:publichearings@cvrd.bc.ca)