

NOTICE OF INTENT TO COMPLY WITH PROVINCIAL BILL 13 ZONING AMENDMENT BYLAW NO. 4725



Wednesday, May 27, 2026, at 9:30 a.m.
Applicable to Electoral Area E – Cowichan
Station/Sahtlam/Glenora

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:

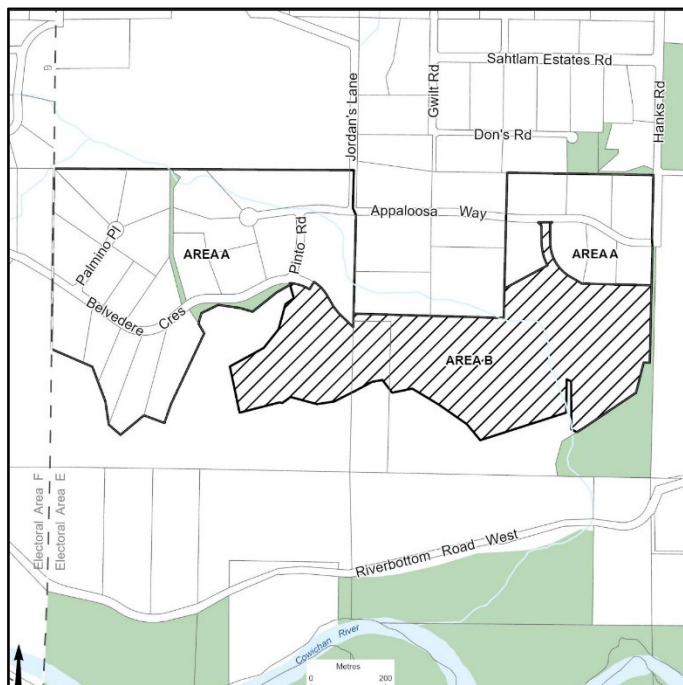
CVRD Bylaw No. 4725 – Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Density Bonus Deletion), 2026

Bylaw No. 4725 proposes the following amendments applicable to the CVRD Electoral Area “E” - Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840, 1998:

- a. That Section 8.9 of Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is amended by deleting Section (c) [Density and Density Bonus] and replacing it with the following:

- (c) R-5 Zone Map

The following map sets out specific lands within the R-5 Zone described as Area A and Area B, in respect of which special regulations apply as set out in Sections 8.9(d) through (f) below:



- (d) Density, Area A:

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

- (1) The number of parcels that may be created by subdivision in Area A of the R-5 Zone must not exceed 27, including any remainder parcel.

- (e) Density: R-5 Zone, Area B:

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

- (1) The number of parcels that may be created by subdivision in the R-5 Zone must not exceed 3, including any existing or remainder parcels.

(f) **Density & Subdivision: Both Areas A and B:**

Subject to Part 12, the following additional regulations apply in Areas A and B of the R-5 Zone:

- (1) Density averaging is permitted, provided that the average density in any subdivision, excluding any remainder parcel, does not exceed one parcel per 1.6 hectares of gross land area.
- (2) The minimum parcel area for the purposes of s. 514 of the *Local Government Act* is 25 hectares.
- (3) The minimum parcel area is 1 hectare.

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:

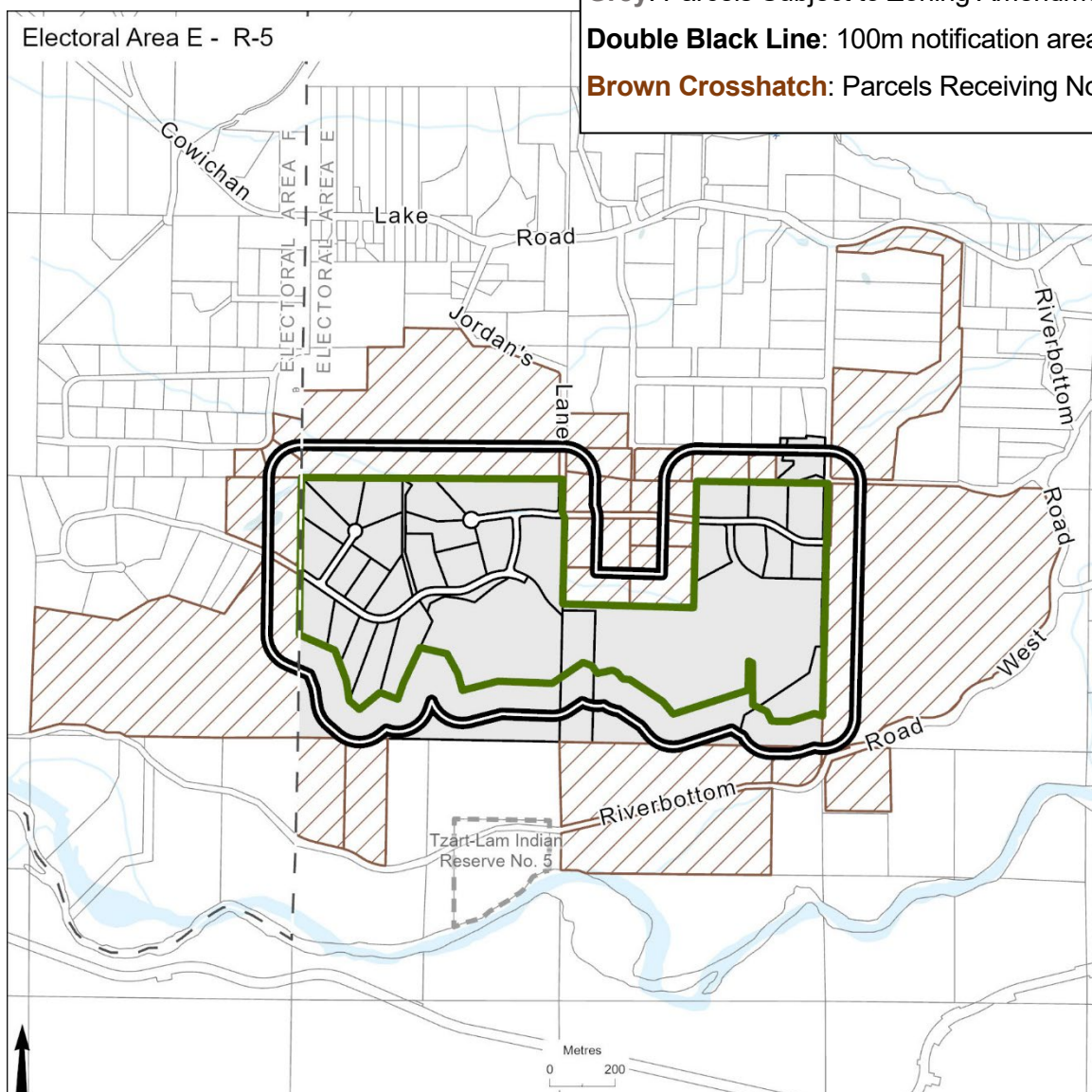
i. Removing both R-6 and RF-50/50 from the Legend.

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 shaded in grey on Schedule Z-4725A attached to and forming part of the Bylaw.

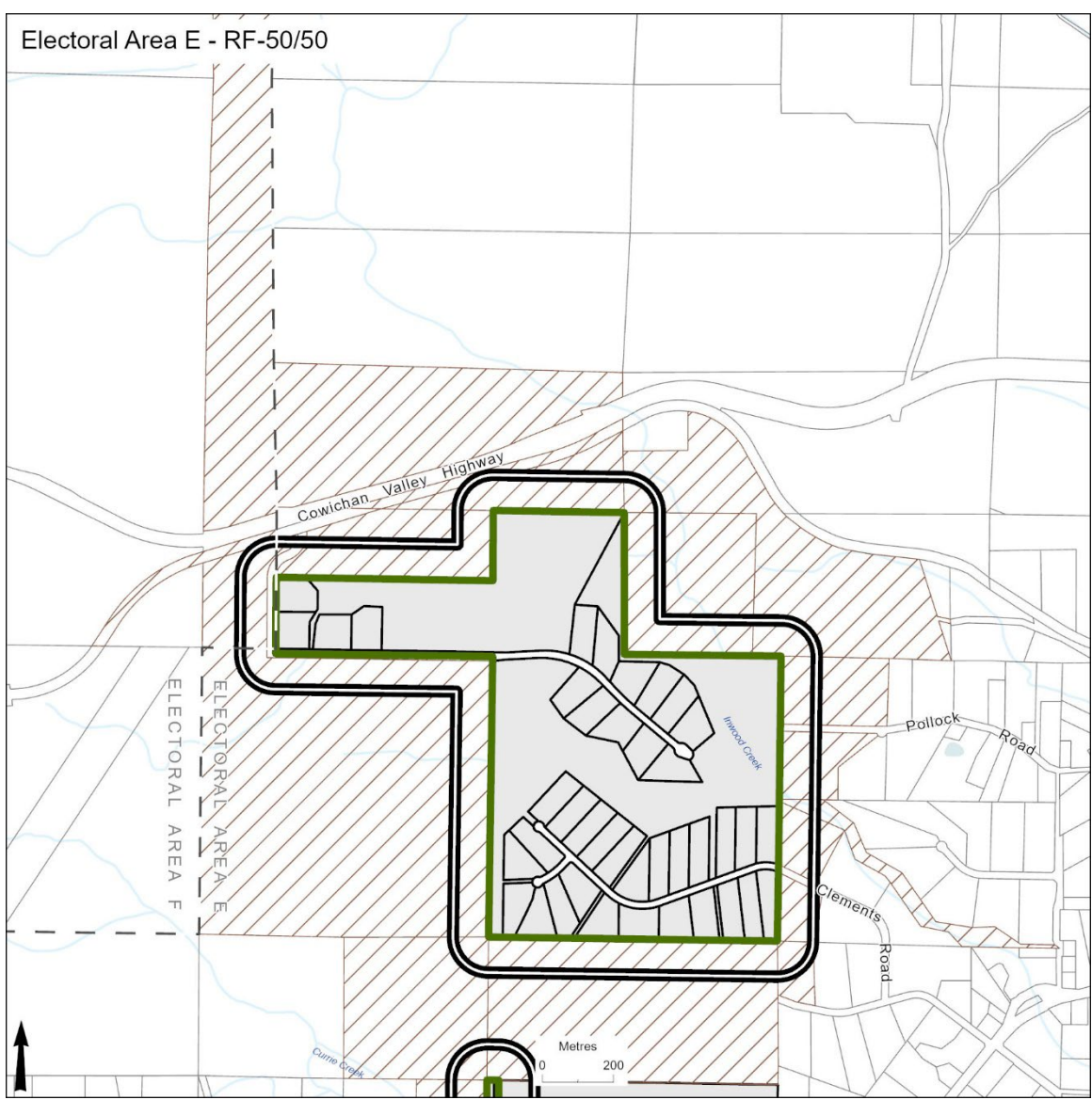
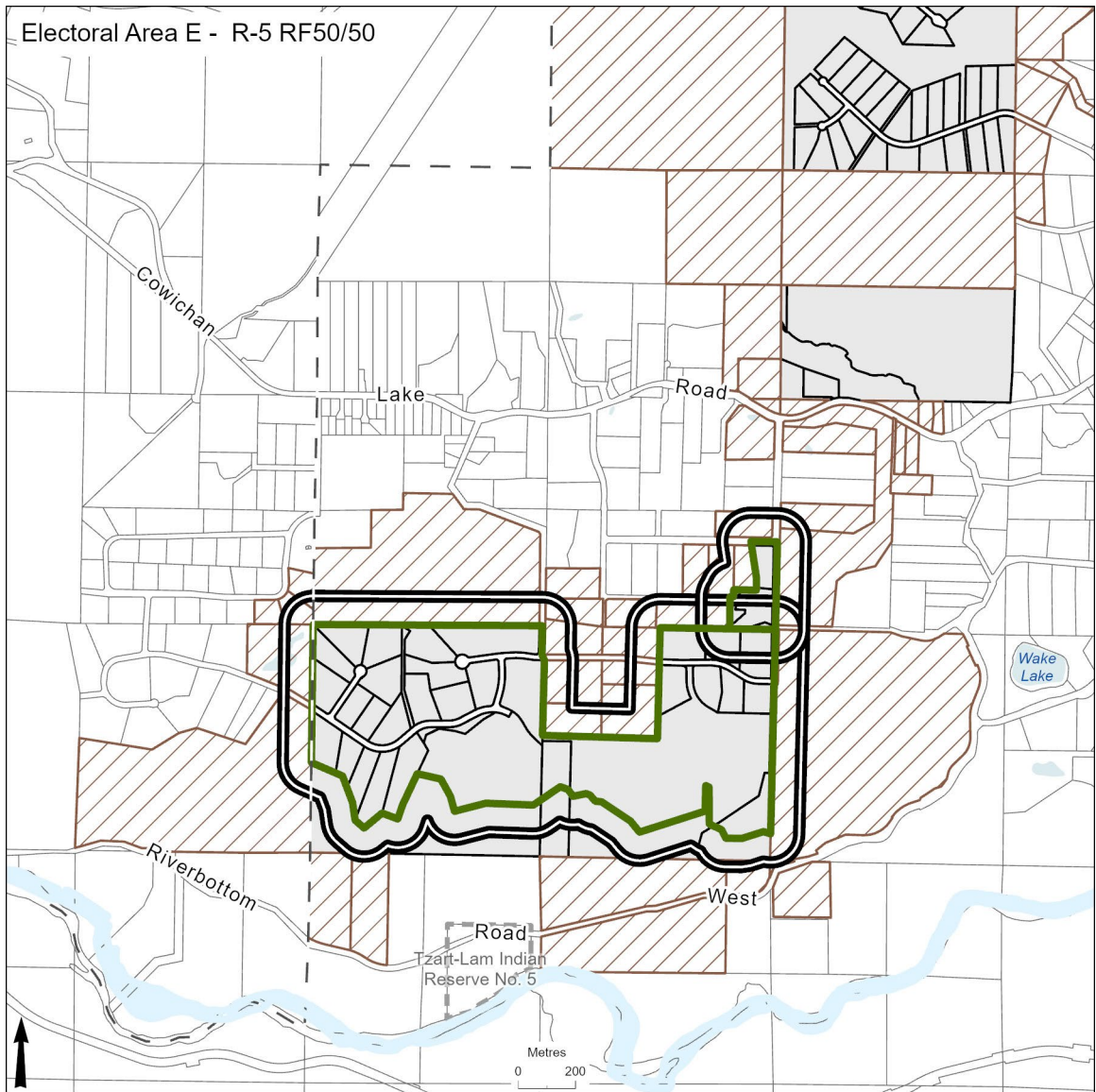
iii. Rezoning part of Parcel B (DD 865681) of Section 7, Range 7, Sahtlam District, Except Part in Plan EPP18482, EPP26101 and EPP67975, by realigning the boundaries of the R-5 and P-2 zones, as shown outlined in red on Schedule Z-4725-B and shown in orange and green on Schedule Z-4725-C attached hereto and forming part of the bylaw.

iv. 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-4725-D attached to and forming part of the Bylaw.

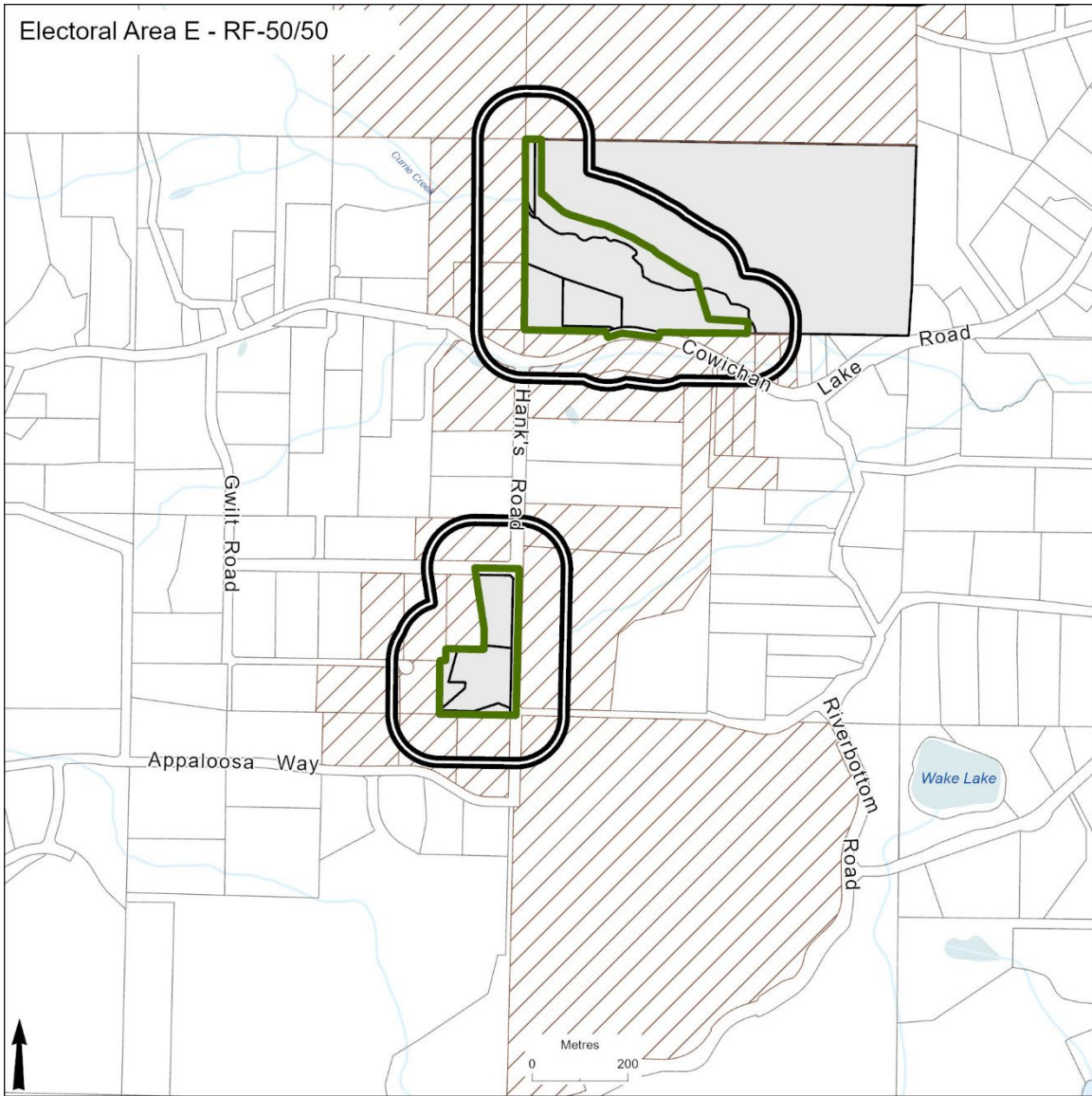
Notification Maps:



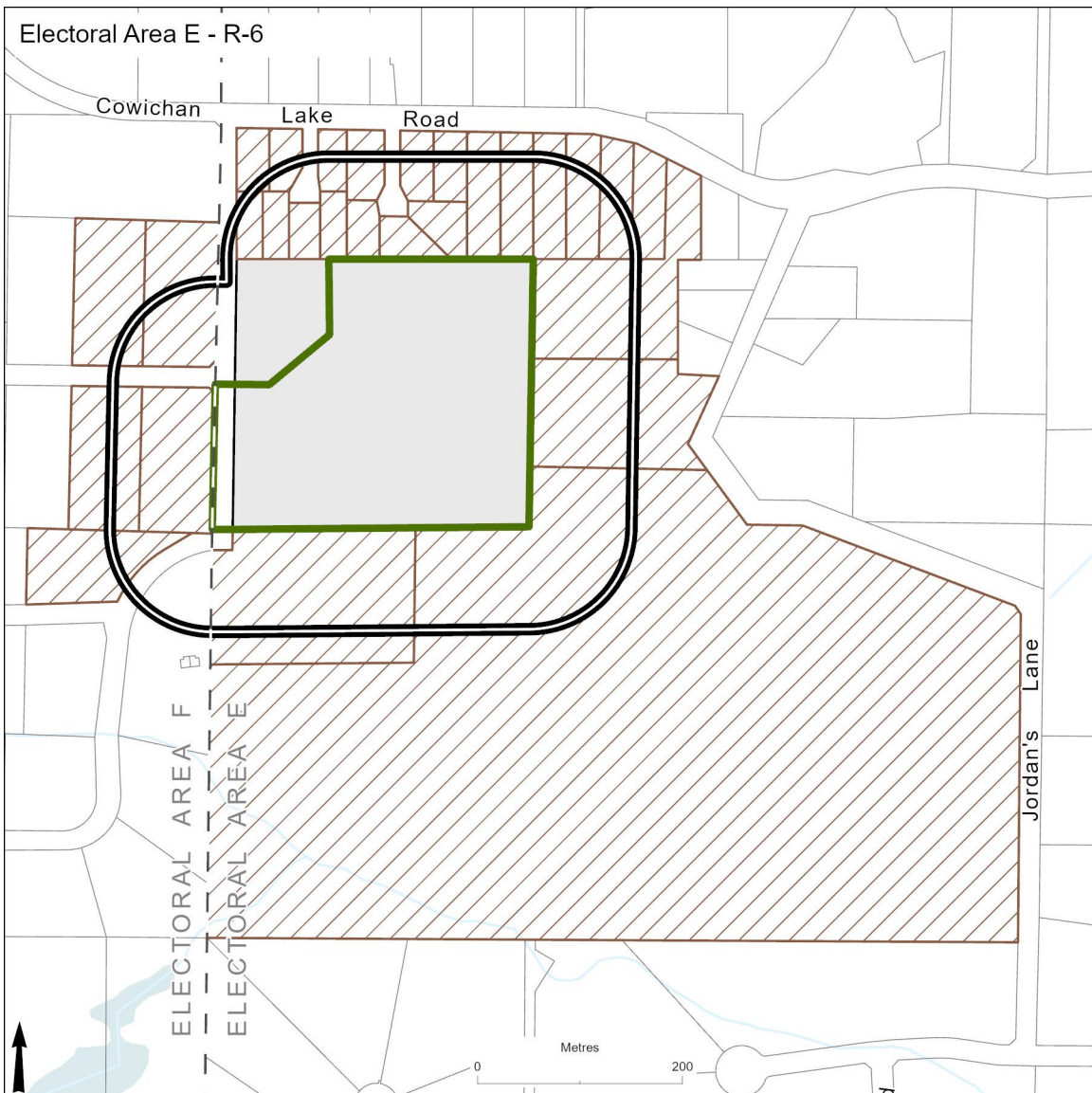
Green: Existing Zone boundary
Grey: Parcels Subject to Zoning Amendment
Double Black Line: 100m notification area
Brown Crosshatch: Parcels Receiving Notification



Electoral Area E - RF-50/50



Electoral Area E - R-6



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/; 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