

**NOTICE OF INTENT TO
COMPLY WITH
PROVINCIAL BILL 13
ZONING AMENDMENT BYLAW NO. 4728**



Wednesday, May 27, 2026, at 9:30 a.m.

Applicable to Electoral Area C – Cobble Hill

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. 4728 - South Cowichan Zoning Amendment (Bill 13 Density Bonus Deletion) Bylaw, 2026

Bylaw No. 4728 proposes the following amendments applicable to CVRD South Cowichan Zoning Bylaw No. 3520, 2012:

- a. 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 m² and density averaging is permitted.
- c. The minimum parcel area for a duplex is 650 m².
- d. The minimum parcel area for a multi-unit dwelling is 800 m².
- 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:

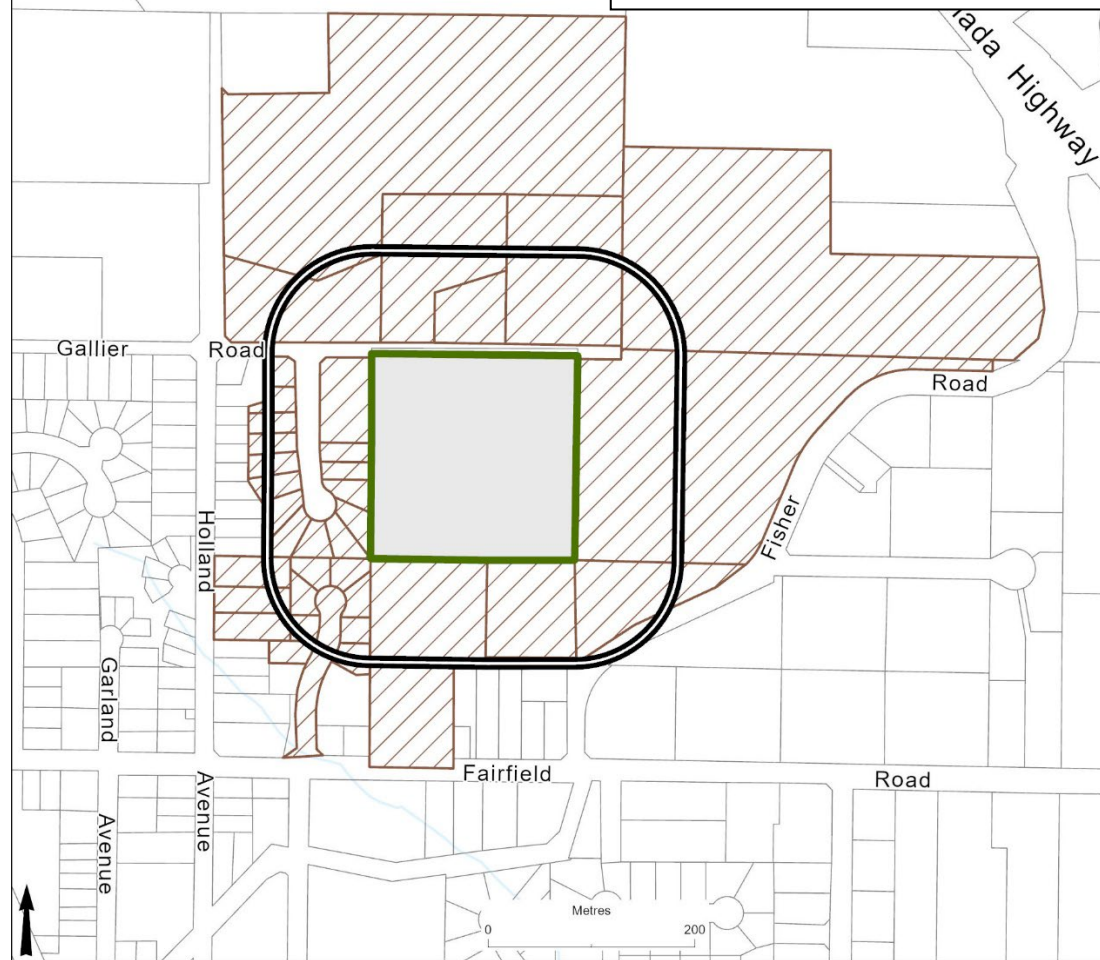
Electoral Area C - CD-10

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 cprd.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@cprd.bc.ca