

NOTICE OF INTENT TO COMPLY WITH PROVINCIAL BILL 13 ZONING AMENDMENT BYLAW NO. 4731



Wednesday, May 27, 2026, at 9:30 a.m.
Applicable to Electoral Area G – Saltair/Gulf Islands

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. 4731 – Electoral Area G – Saltair/Gulf Islands Zoning Amendment Bylaw (Density Bonus Deletion), 2026

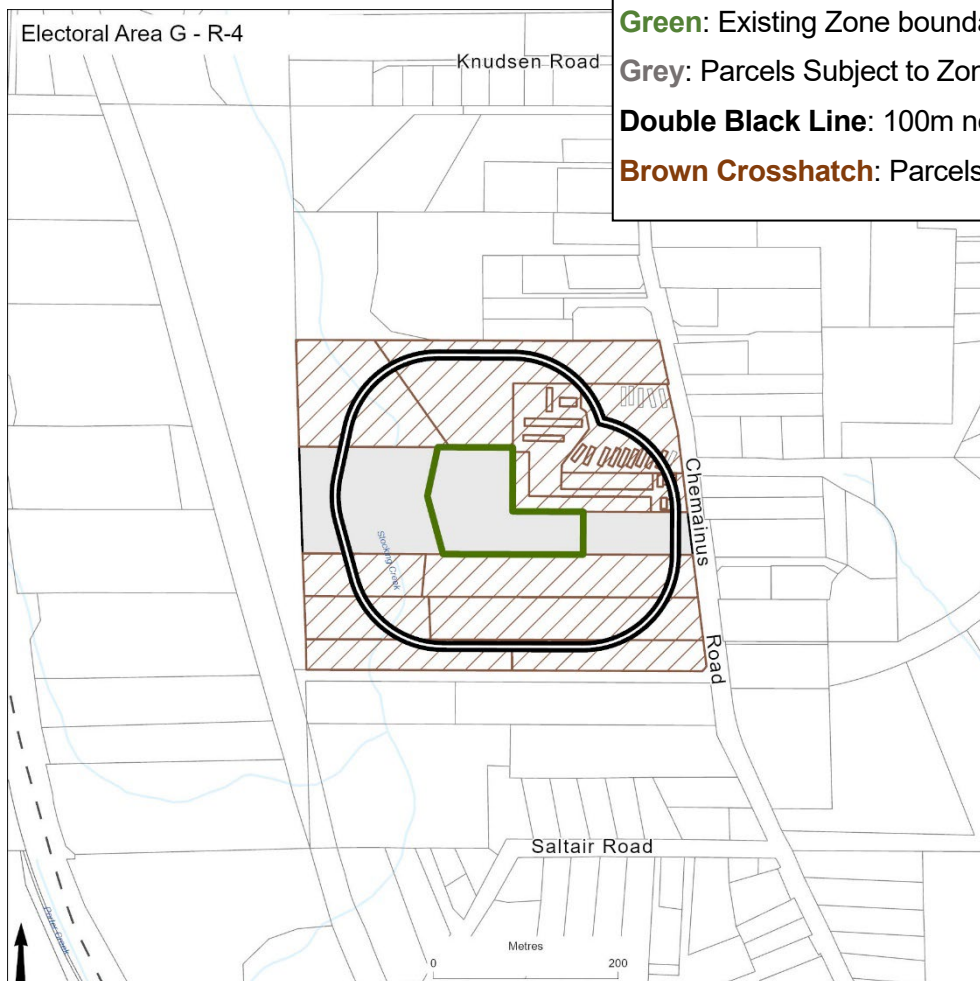
Bylaw No. 4731 proposes the following amendments applicable to the CVRD Zoning Bylaw No. 2524, 2005, Electoral Area G – Saltair/Gulf Islands:

- 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.

Notification Map:



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/; 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