



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4724

A Bylaw for the Purpose of Amending Zoning Bylaw No. 3705 Applicable to Electoral Area D (Upland) – 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. 4724 – 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 shaded in grey on Schedules Z-4724A and Z-4724B, 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:
- a. 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
 - b. 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 this Bylaw, from Village Cluster Residential 2 (CR2) to Village Residential 3 (R3).

- f. Section 5.2.3 Subdivision Regulation is amended by adding the following:

(c) 0.2 ha for parcels that are located within the Growth Containment Boundary and serviced by both community water and community sewer systems.

3. FORCE AND EFFECT

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

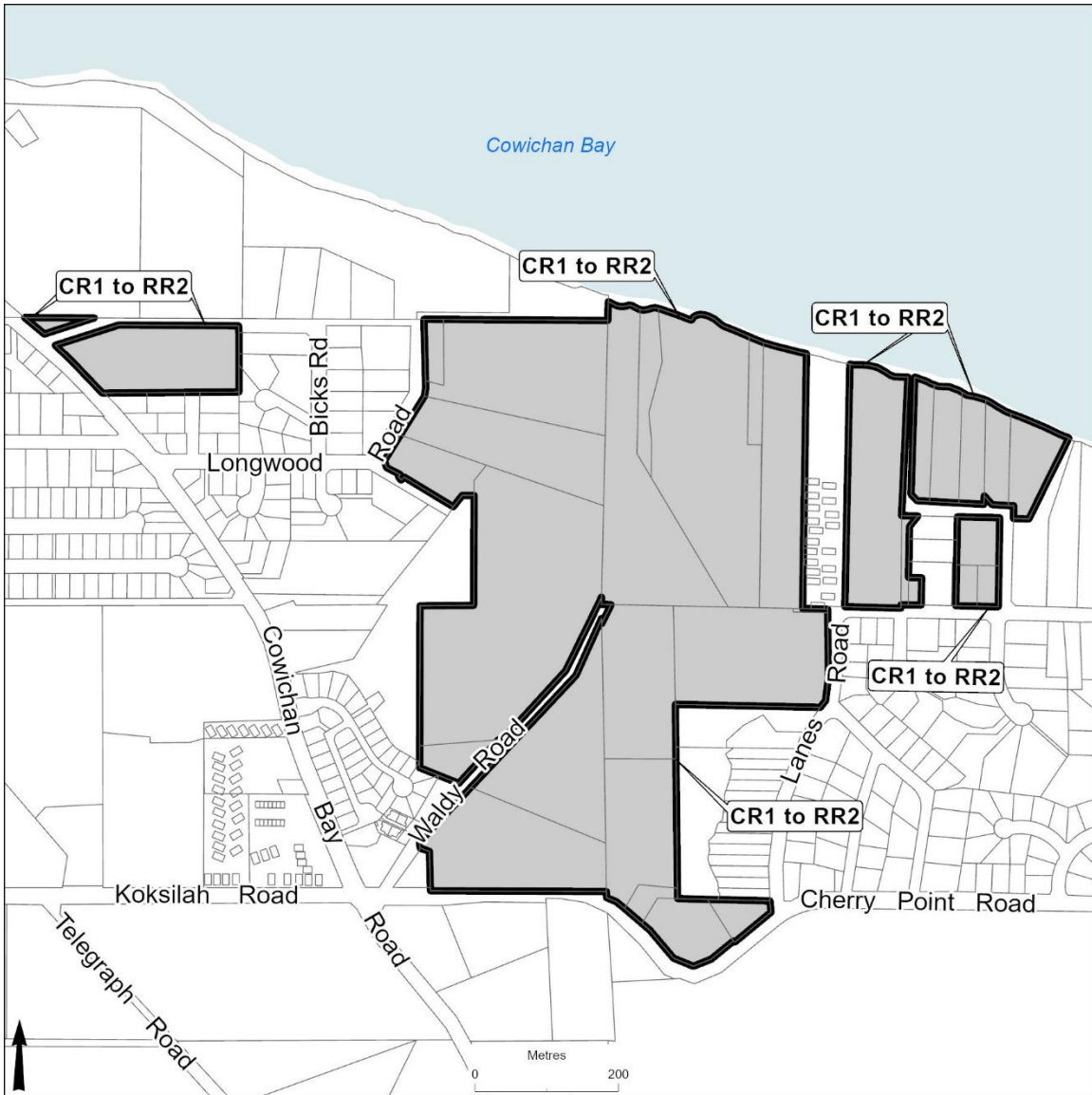
PUBLIC NOTICE GIVEN in
 ACCORDANCE WITH THE
 LOCAL GOVERNMENT ACT

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.

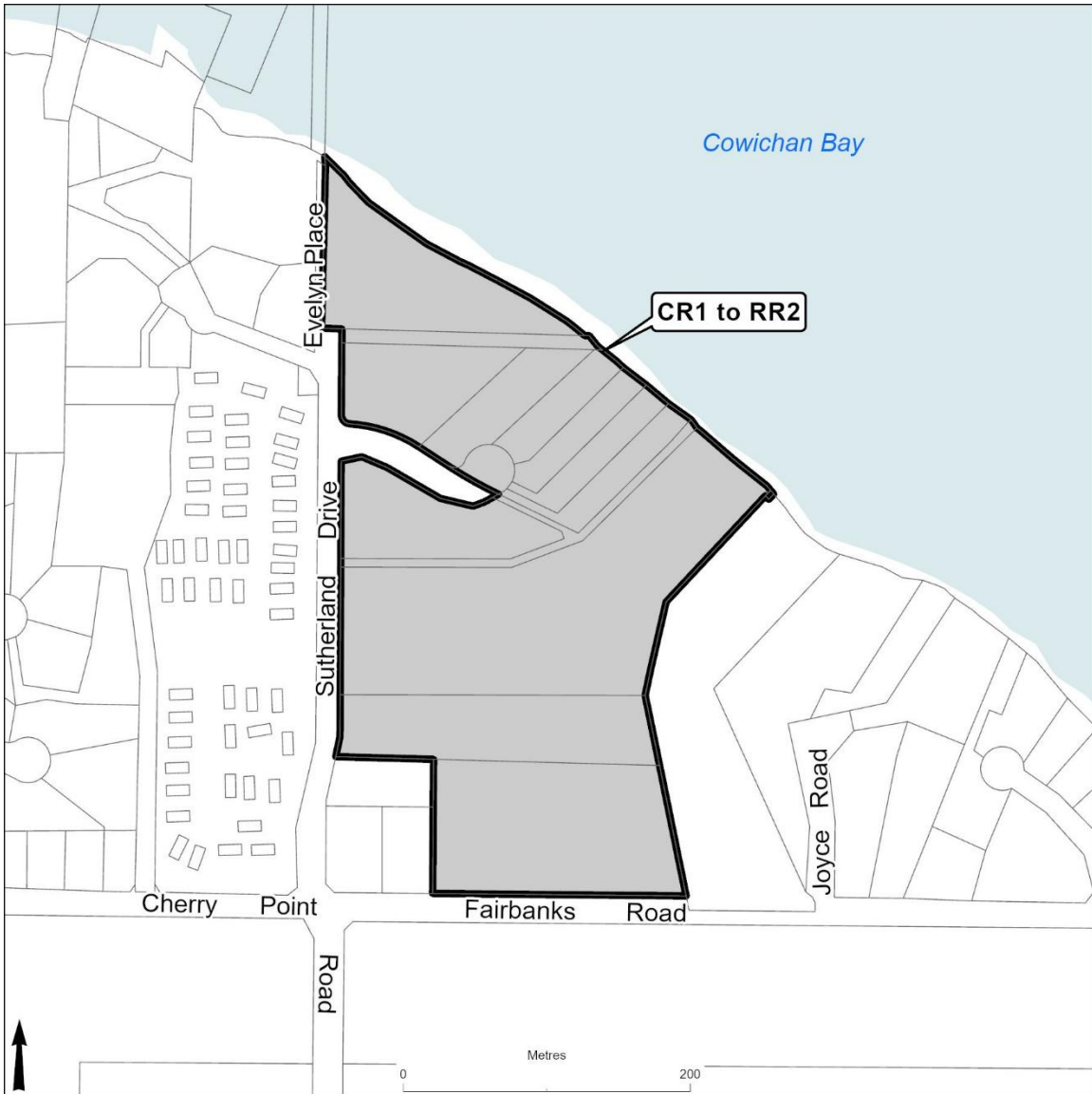
Chair

Corporate Officer

SCHEDULE "Z-4724A"
To CVRD Bylaw No. 4724



SCHEDULE "Z-4724B"
To CVRD Bylaw No. 4724



SCHEDULE "Z-4724C"
To CVRD Bylaw No. 4724

