



## 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

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**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 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 472441) 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 this Bylaw, from Village Cluster Residential 2 (CR2) to Village Residential 3 (R3).

**3. FORCE AND EFFECT**

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

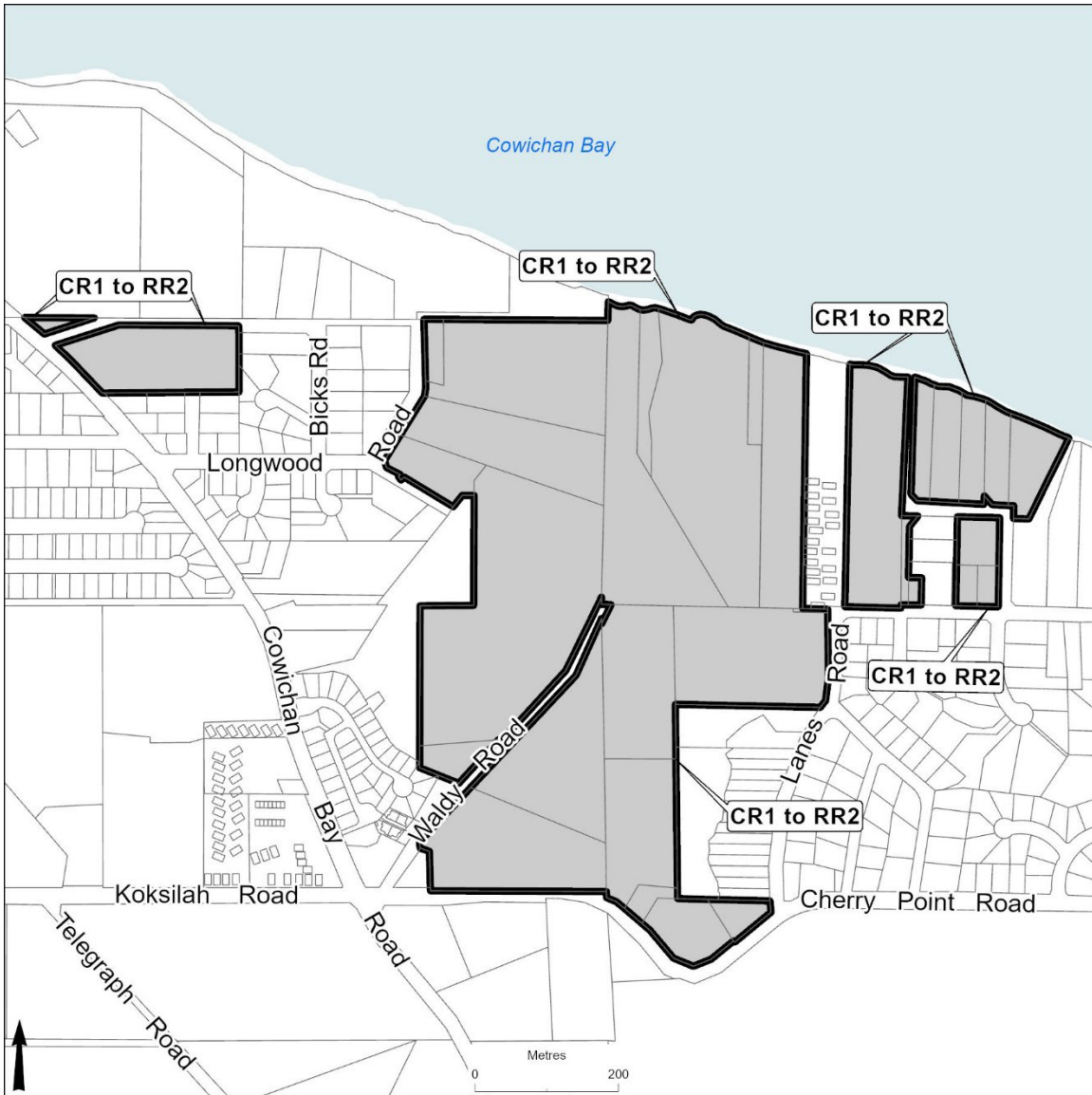
PUBLIC NOTICE GIVEN in  
ACCORDANCE WITH THE  
LOCAL GOVERNMENT ACT

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.

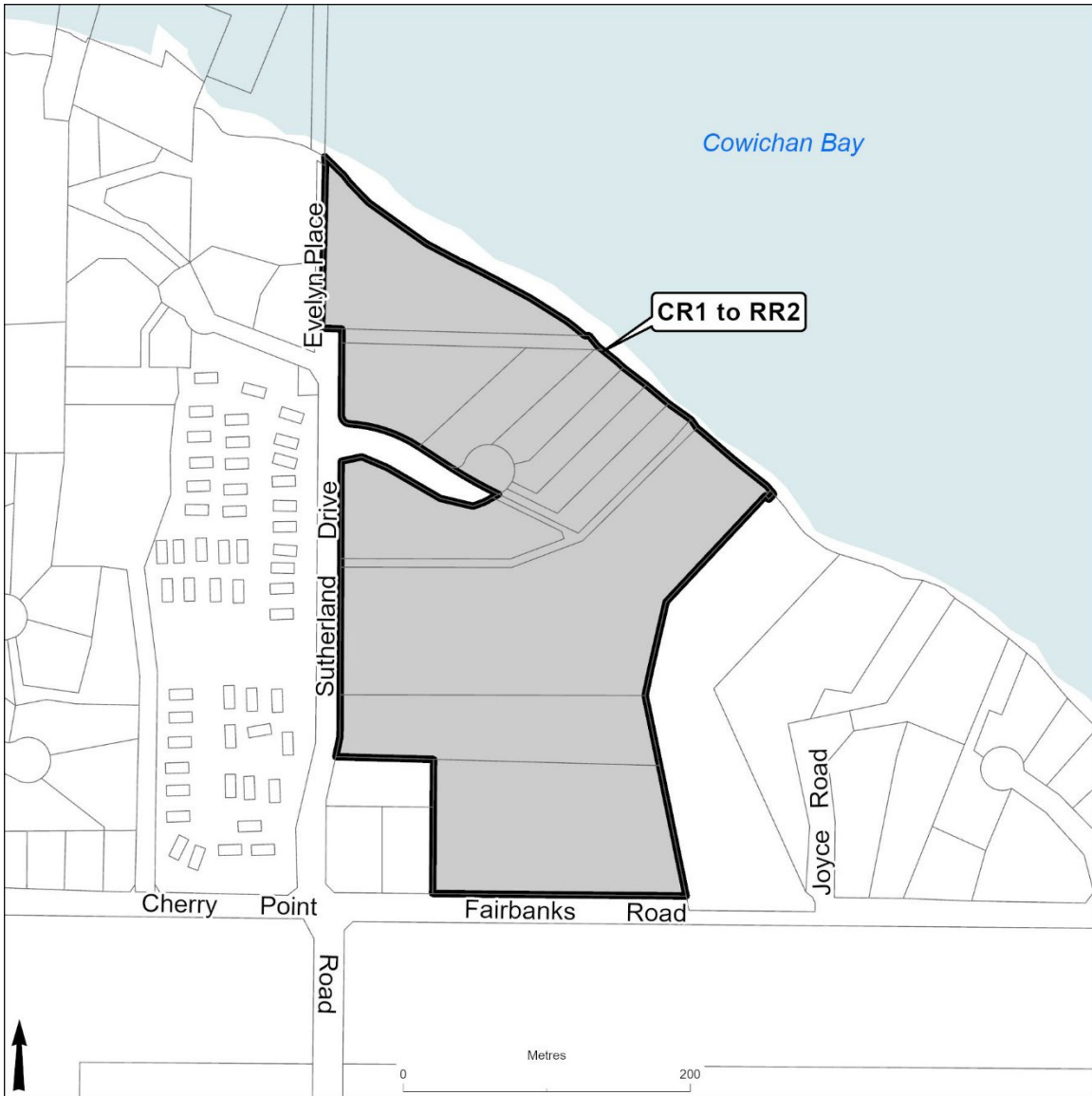
\_\_\_\_\_  
Chair

\_\_\_\_\_  
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**

