



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 4725

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1840  
Applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora

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**WHEREAS** the *Local Government Act*, hereafter referred to as the "Act", as amended, empowers the Regional Board to adopt and amend zoning bylaws;

**AND WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Area E – Cowichan Station/Sahtlam/Glenora that being Zoning Bylaw No. 1840;

**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. 4725 – Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Density Bonus Deletion), 2026**".

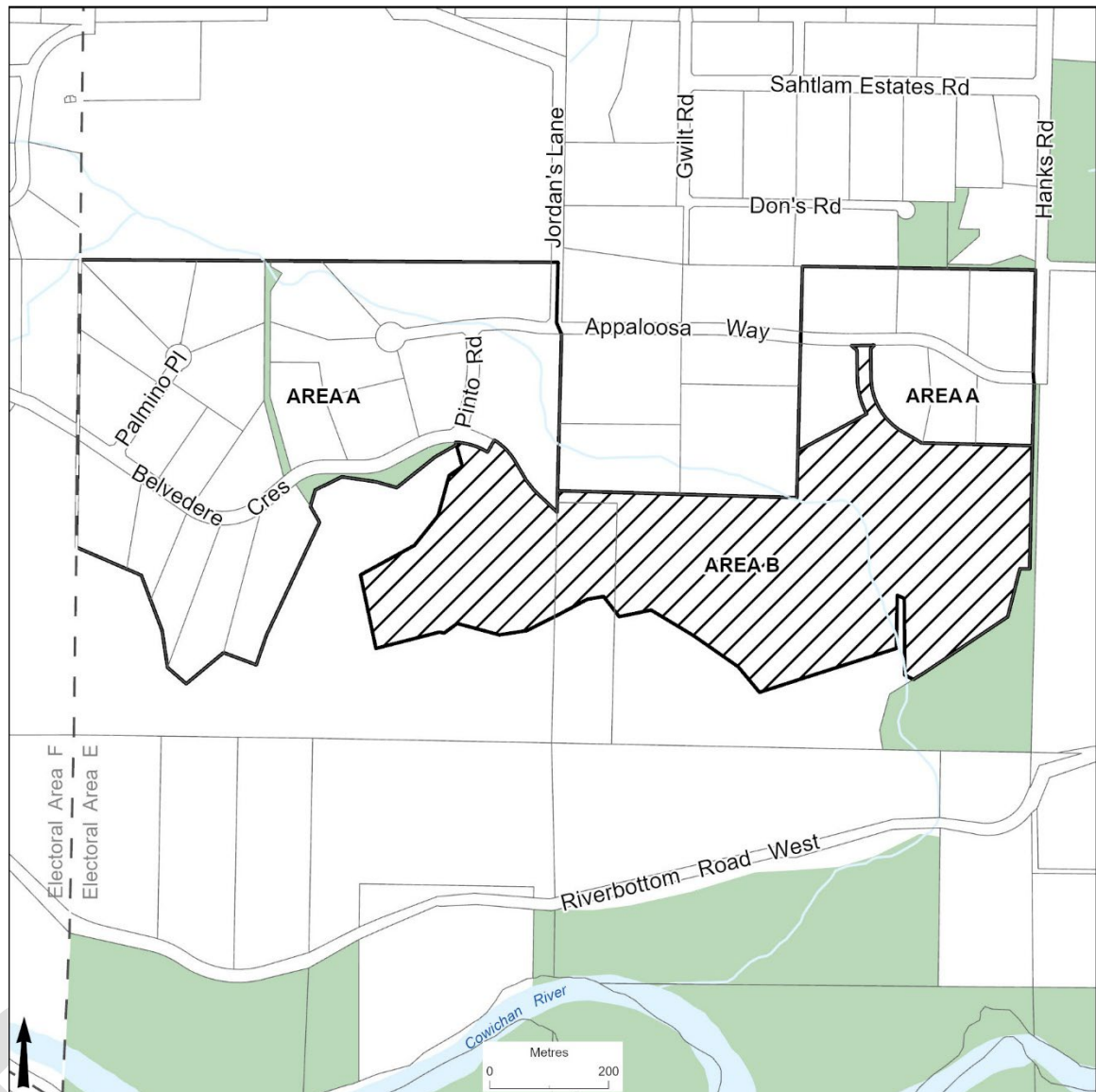
#### 2. AMENDMENTS

Cowichan Valley Regional District Zoning Bylaw No. 1840 is hereby amended in the following manner:

- 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 this Bylaw.
  - iii. Rezoning part of Parcel B (DD 86568I) 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 this 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 this Bylaw.

**3. FORCE AND EFFECT**

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

PUBLIC NOTICE GIVEN in \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
 ACCORDANCE WITH THE LOCAL GOVERNMENT ACT this

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

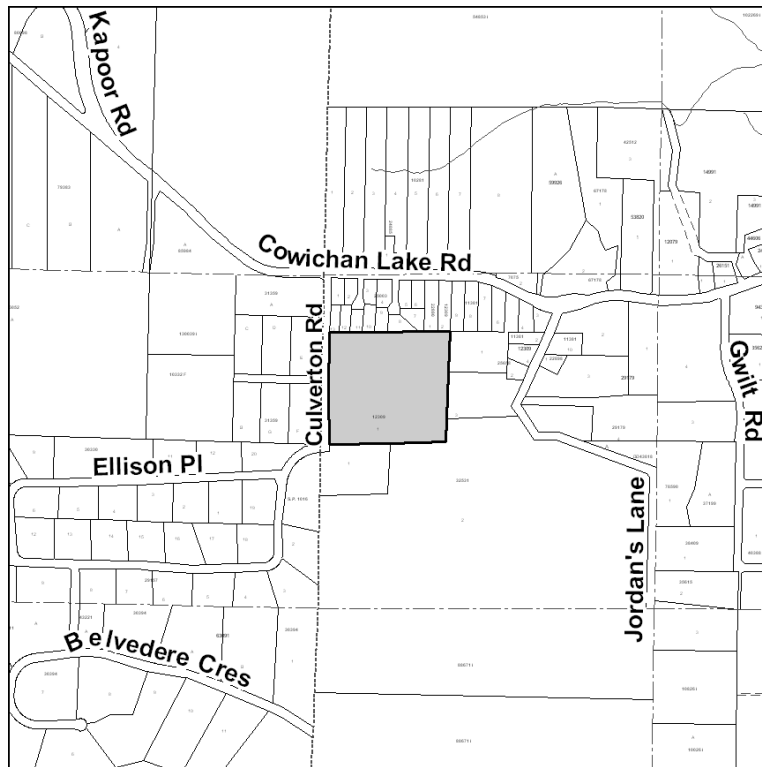
READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

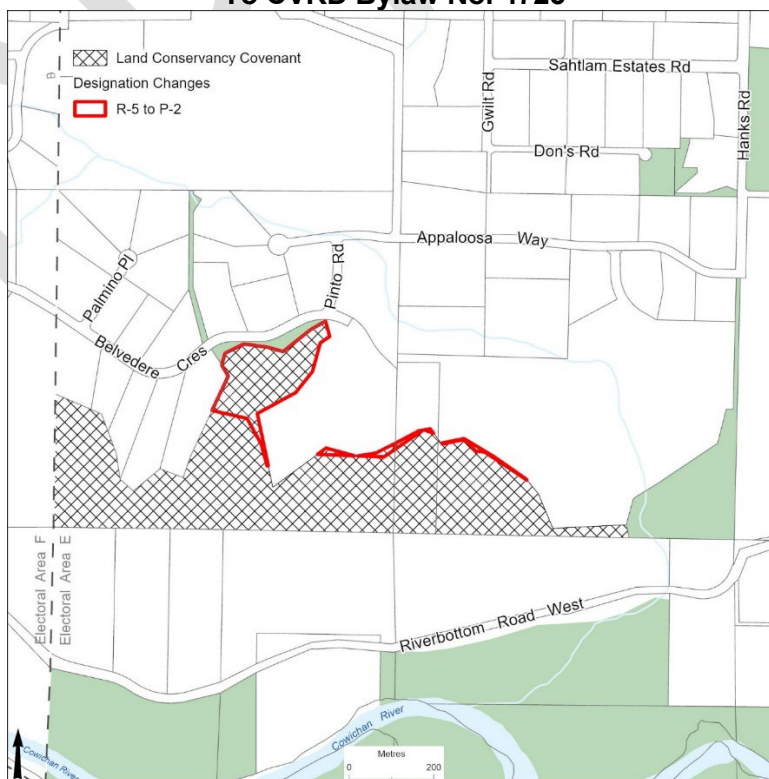
\_\_\_\_\_  
*Chair*

\_\_\_\_\_  
*Corporate Officer*

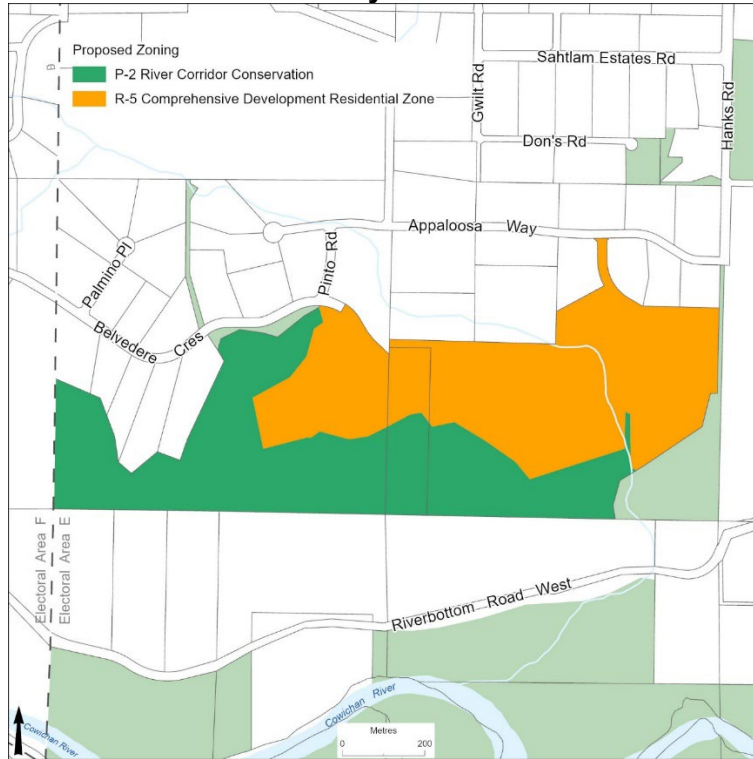
**SCHEDULE "Z-4725-A"**  
**To CVRD Bylaw No. 4725**



**SCHEDULE "Z-4725-B"**  
**To CVRD Bylaw No. 4725**



**SCHEDULE "Z-4725-C"**  
**To CVRD Bylaw No. 4725**



**SCHEDULE "Z-4725-D"**  
**To CVRD Bylaw No. 4725**

(RF50-50 Zone to R-2)