



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4728

**A Bylaw for the Purpose of Amending South Cowichan Zoning Bylaw No. 3520, 2012
Applicable to Electoral Areas A – Mill Bay/Malahat and C – Cobble Hill**

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. 4728 – South Cowichan Zoning Amendment Bylaw (Density Bonus Deletion), 2026**".

2. **AMENDMENTS**

a. Section 11.10.5 of Zoning Bylaw No. 3520 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 ten 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.

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