



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4731

A Bylaw for the Purpose of Amending Zoning Bylaw No. 2524 Applicable to Electoral Area G – Saltair/Gulf Islands

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

2. **AMENDMENTS**

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.

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