



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4643

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

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 Areas A – Mill Bay/Malahat and C – Cobble Hill that being "CVRD South Cowichan Zoning Bylaw No. 3520, 2012";

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

AND WHEREAS after the close of the notification period and with due regard to the public comments received, the Regional Board considers it advisable to amend Zoning Bylaw No. 3520;

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. 4643 – South Cowichan Zoning Amendment Bylaw (240 Okotoks Drive and 296 Meadow Way), 2026**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 3520, as amended from time to time, is hereby amended in the following manner:

- a) That Schedule B (Zoning Map) to South Cowichan Zoning Bylaw No. 3520 is further amended by rezoning LOT A DISTRICT LOT 105 MALAHAT DISTRICT PLAN EPP72442 (PID: 030-309-581) and PARCEL A (DD 1862081), DISTRICT LOT 105, MALAHAT DISTRICT EXCEPT PART IN PLANS EPP29107 AND EPP70071 (PID: 000-005-398), as shown outlined in a solid black line on Schedule "A" attached hereto and forming part of this bylaw, numbered Z-4643, from RR-2 Rural Residential 2 to I-8 Auto Wrecking/Salvage Industrial 8 zone.
- b) Section 13.15 – I-8 Auto Wrecking/Salvage Industrial 8 Zone is further amended by removing subsection 13.15.4 in its entirety and replacing it with the following:

4. **Screening**

Any parcel in the I-8 Zone shall be comprehensively screened by continuous solid fencing or vegetation from any fronting public road.

- c) Section 13.15 – I-8 Auto Wrecking/Salvage Industrial 8 Zone is further amended by adding the following after subsection 13.15.6:

7. Special Regulations

The following special regulations apply to the land legally described as LOT A DISTRICT LOT 105 MALAHAT DISTRICT PLAN EPP72442 (PID: 030-309-581) and PARCEL A (DD 186208I), DISTRICT LOT 105, MALAHAT DISTRICT EXCEPT PART IN PLANS EPP29107 AND EPP70071 (PID: 000-005-398):

- a. In addition to the permitted accessory uses in subsection 13.15.1, the following accessory uses are permitted:
 - i. Vehicle storage;
 - ii. Vehicle sales.

3. FORCE AND EFFECT

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

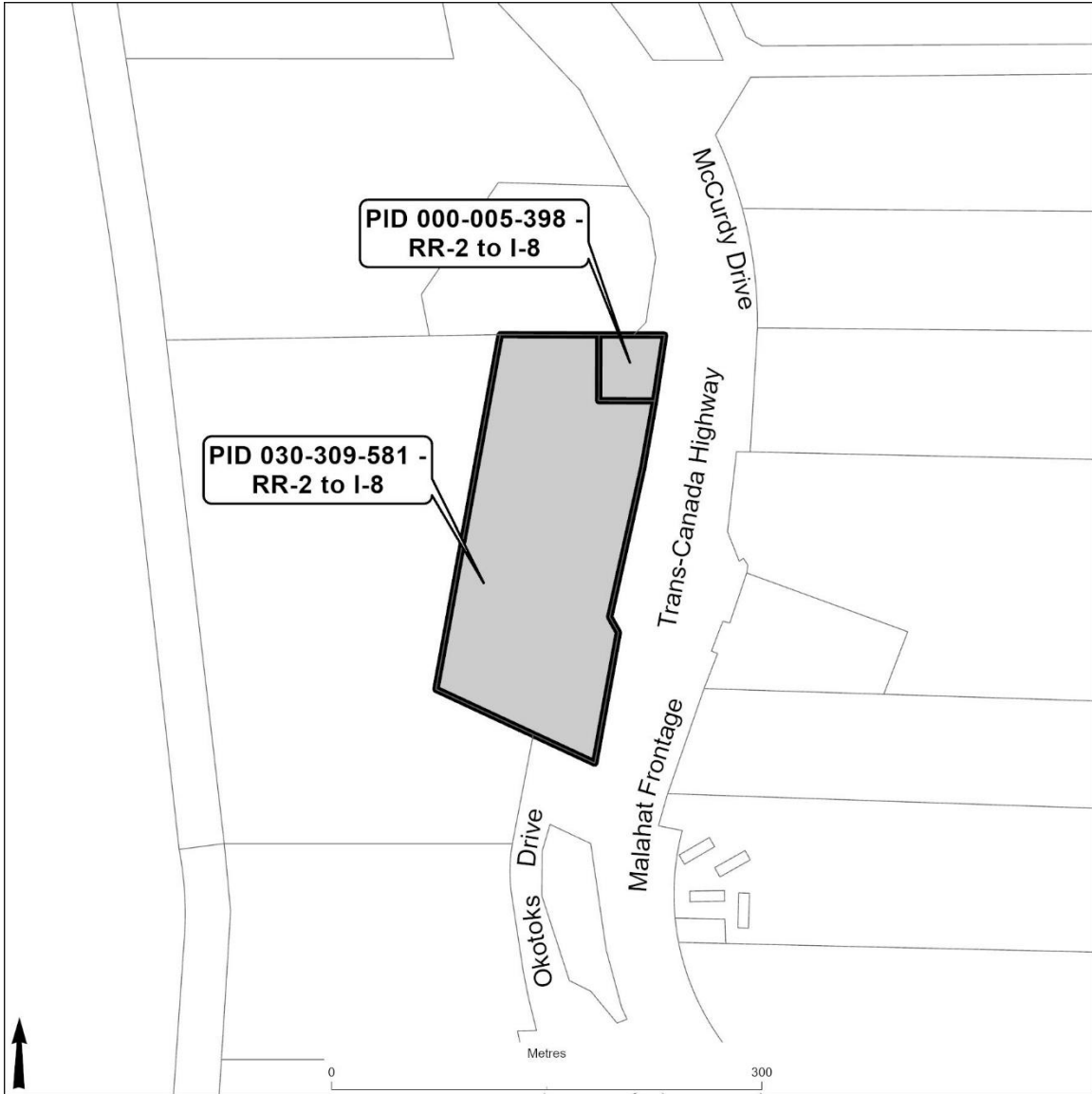
READ A FIRST TIME this	<u>22nd</u>	day of	<u>April</u> ,	2026.
READ A SECOND TIME this	<u>22nd</u>	day of	<u>April</u> ,	2026.
PUBLIC NOTICE GIVEN in ACCORDANCE WITH THE <i>LOCAL GOVERNMENT ACT</i> this	_____	day of	_____,	2026 and
	_____	day of	_____,	2026.
PUBLIC HEARING HELD this	_____	day of	_____,	2026.
READ A THIRD TIME this	_____	day of	_____,	2026.
RECEIVED MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL	_____	day of	_____,	2026.
ADOPTED this	_____	day of	_____,	2026.

Chair

Corporate Officer

SCHEDULE "A" TO PLAN AMENDMENT BYLAW NO. OF THE COWICHAN VALLEY REGIONAL DISTRICT

4643



THE AREA OUTLINED IN SOLID BLACK LINE IS REZONED FROM RR-2 RURAL RESIDENTIAL 2 TO I-8 AUTO WRECKING/SALVAGE INDUSTRIAL 8, APPLICABLE TO ELECTORAL AREA A – MILL BAY/MALAHAT