



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 4635

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

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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 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. 4635 – South Cowichan Zoning Amendment Bylaw (PID: 006-906-401), 2025**".

2. **AMENDMENTS**

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

a) That Schedule "A" (the Zoning Map) to CVRD South Cowichan Zoning Bylaw No. 3520 is further amended by rezoning LOT 5, BLOCK 1, SECTION 11, RANGE 6, SHAWNIGAN DISTRICT, PLAN 1809 (PID: 006-906-401), from RR-2 Rural Residential 2 to R-3 Village Residential 3, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw.

b) That subsection 10.9.8 be deleted in its entirety and replaced with the following:

**8. Special Regulations**

- a. Notwithstanding subsection 10.9.1 – Permitted Uses and subsection 10.9.6 – Minimum Parcel Size, the following shall be permitted on a site-specific basis:

Site-Specific Regulations	Civic Address	PID and Legal Description
<p>i. The following principal uses and no others are permitted:                      1. Single detached dwelling;</p> <p>ii. The following accessory uses and no others are permitted:                      2. Attached suite;                      3. Home-based business;                      4. Unlicensed daycare.</p> <p>iii. The minimum parcel size is 700 m<sup>2</sup>, provided each parcel is serviced by both a community water and community sewer system.</p>	<ul style="list-style-type: none"> <li>• 2522 Mill Bay Road</li>   <li>• 2528 Mill Bay Road</li> </ul>	<ul style="list-style-type: none"> <li>• LOT B, DISTRICT LOTS 18 AND 47, MALAHAT DISTRICT, PLAN EPP133046 (PID: 032-165-315)</li>   <li>• LOT A, DISTRICT LOT 18, MALAHAT DISTRICT, PLAN EPP133046 (PID: 032-165-307)</li> </ul>
<p>iv. In addition to permitted principal uses in the R-3 zone, a duplex is permitted.</p> <p>v. Not more than two dwelling units are permitted per parcel. A detached suite or attached suite is permitted only as an accessory use to a single detached dwelling.</p> <p>vi. All parcels are required to be serviced by community water and community sewer services.</p> <p>vii. The minimum parcel size is 2000 m<sup>2</sup>.</p>	<ul style="list-style-type: none"> <li>• Hutchinson Road</li> </ul>	<ul style="list-style-type: none"> <li>• LOT 5, BLOCK 1, SECTION 11, RANGE 6, SHAWNIGAN DISTRICT, PLAN 1809 (PID: 006-906-401)</li> </ul>

**3. FORCE AND EFFECT**

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

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PUBLIC NOTICE GIVEN in \_\_\_\_\_ day of \_\_\_\_\_, 2025 and  
ACCORDANCE WITH THE \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
*LOCAL GOVERNMENT ACT*  
this

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

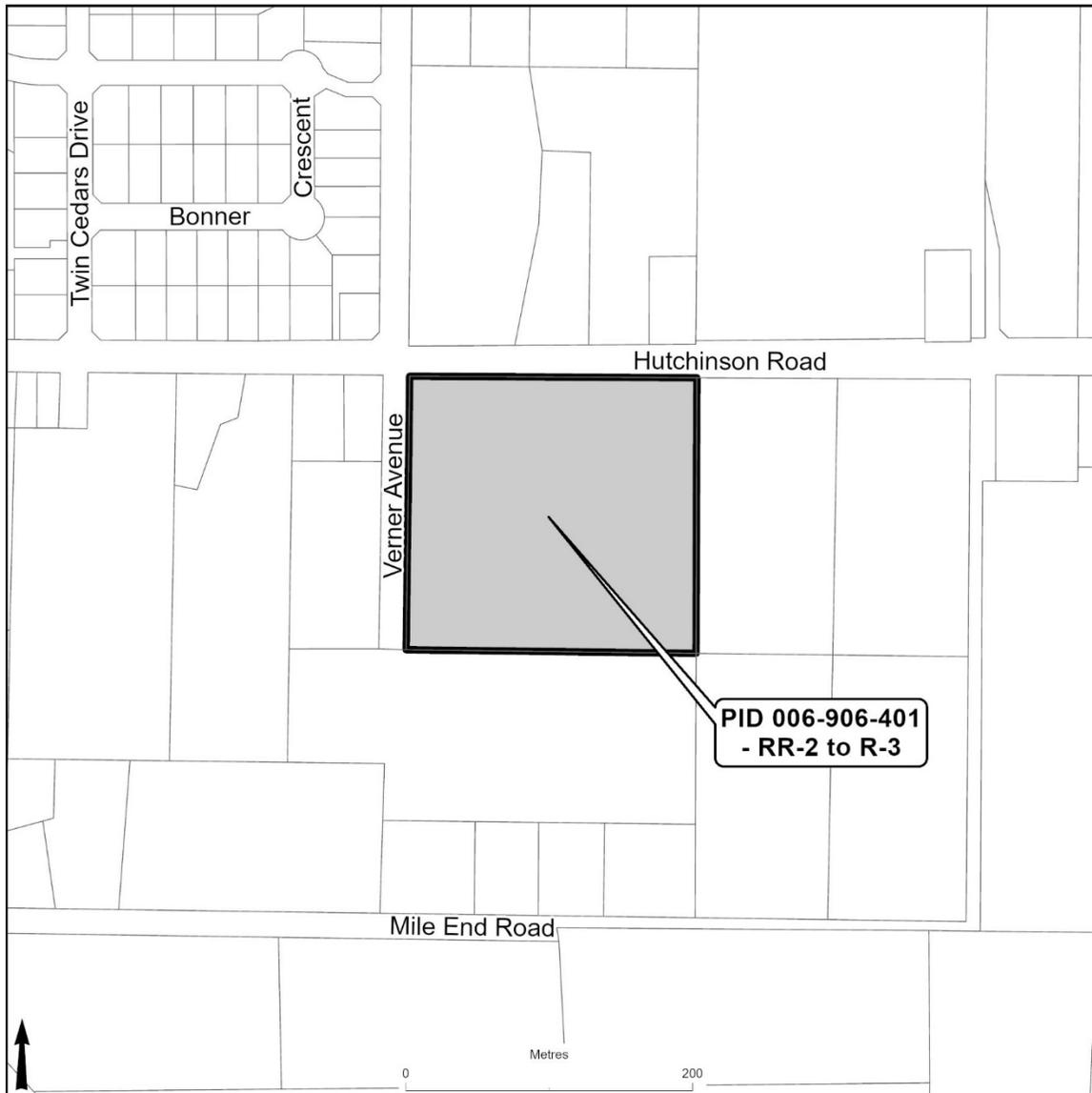
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair

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

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

**4635**



**THE AREA OUTLINED IN SOLID BLACK LINE IS REZONED FROM RR-2 RURAL RESIDENTIAL 2 TO R-3 VILLAGE RESIDENTIAL 3, APPLICABLE TO ELECTORAL AREA C – COBBLE HILL**