



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4636

A Bylaw For The Purpose Of Amending Official Community Plan Bylaw No. 4270, Applicable to CVRD Electoral Areas

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

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Areas, that being Official Community Plan Bylaw No. 4270;

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 public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Official Community Plan Bylaw No. 4270;

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. 4636 – Official Community Plan for Electoral Areas Bylaw (Stonebridge: PIDs: 025-942-310, 000-278-131, 009-488-286, 010-208-089, 004-173-287, and 009-497-803), 2025**".

2. AMENDMENTS

Cowichan Valley Regional District Official Community Plan Bylaw No. 4270, as amended from time to time, is hereby amended as follows:

a. Schedule L: Land Use Designation Maps is amended as follows:

- i. By redesignating LOT 1 SECTION 3 RANGE 8 SHAWNIGAN DISTRICT PLAN VIP77020 (PID 025-942-310), from Residential to Commercial on Schedule L: Land Use Designation Maps, Map L1.7 Land Use Designations South 1 – Regional as shown outlined in a solid black line on Schedule A of this bylaw;
- ii. By redesignating SECTION 3 RANGE 8 SHAWNIGAN DISTRICT EXCEPT PARCEL A (DD 43570I); PARCEL B (DD 45704I); PARCEL C (DD 91923I) AND EXCEPT THOSE PARTS IN PLANS 4171, 8239, 9554, 34171, 51404, VIP69873, VIP77020, EPP18211 AND EPP49270 (PID 009-497-803), from Residential to Commercial on Schedule L: Land Use Designation Maps, Map L1.7 Land Use Designations South 1 – Regional as shown outlined in a solid black line on Schedule A of this bylaw;
- iii. By redesignating the portions of PARCEL B (DD 74982I) OF SECTION 2 RANGE 8

- SHAWNIGAN DISTRICT EXCEPT THOSE PARTS IN PLANS 7124, 15016, VIP53899 AND VIP69873 (PID 009-488-286), from Residential to Commercial on Schedule L: Land Use Designation Maps, Map L1.7 Land Use Designations South 1 – Regional as shown outlined in a solid black line on Schedule A of this bylaw;
- iv. By redesignating the portions of LOT 1 SECTION 2 RANGE 8 SHAWNIGAN DISTRICT PLAN 15016 EXCEPT PART IN PLAN 50299 (PID 004-173-287), from Residential to Commercial on Schedule L: Land Use Designation Maps, Map L1.7 Land Use Designations South 1 – Regional as shown outlined in a solid black line on Schedule A of this bylaw;
 - v. By redesignating the portions of LOT 1 SECTION 3 RANGE 8 SHAWNIGAN DISTRICT PLAN VIP77020 (PID 025-942-310), from Mixed-Use Comprehensive to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - vi. By redesignating the portions of PARCEL C, SECTION 3, RANGE 8, SHAWNIGAN LAND DISTRICT, PORTION (DD 91923I), EXCEPT PLAN 34171, (DD 91923I) (PID: 010-208-089), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - vii. By redesignating the portions of LOT B SECTION 3 RANGE 8 SHAWNIGAN DISTRICT PLAN 34171 EXCEPT PART IN PLAN VIP51810 (PID 000-278-131), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - viii. By redesignating the portions of SECTION 3 RANGE 8 SHAWNIGAN DISTRICT EXCEPT PARCEL A (DD 43570I); PARCEL B (DD 45704I); PARCEL C (DD 91923I) AND EXCEPT THOSE PARTS IN PLANS 4171, 8239, 9554, 34171, 51404, VIP69873, VIP77020, EPP18211 AND EPP49270 (PID 009-497-803), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - ix. By redesignating the portions of LOT 1 SECTION 2 RANGE 8 SHAWNIGAN DISTRICT PLAN 15016 EXCEPT PART IN PLAN 50299 (PID 004-173-287), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - x. By redesignating the portions of LOT 1 SECTION 2 RANGE 8 SHAWNIGAN DISTRICT PLAN 15016 EXCEPT PART IN PLAN 50299 (PID 004-173-287), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - xi. By redesignating the portions of PARCEL B (DD 74982I) OF SECTION 2 RANGE 8

SHAWNIGAN DISTRICT EXCEPT THOSE PARTS IN PLANS 7124, 15016, VIP53899 AND VIP69873 (PID 009-488-286), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;

- b. Schedule B: Local Area Plans – Area A Mill Bay/Malahat Local Area Plan is amended as follows:
- i. By modifying the portion of section 2.9 [Residential Designation] by replacing the Stonebridge Comprehensive Development Designation with the following:

Stonebridge Comprehensive Development Designation

The Stonebridge Comprehensive Development designation is intended to be a neighbourhood community at the heart of Mill Bay. It is intended, over time, to become a welcoming community core area that includes a wide variety of residence types including smaller, more affordable homes, informal social mixing opportunities, nature appreciation and commercial services mixed with other land uses, including public institutional uses. The site is traversed by two watercourses: Shawnigan and Hollings Creeks. The natural beauty of these lands is one of its primary attributes.

Located near the core of Mill Bay on the western side of Highway #1, the Stonebridge Lands represent a significant comprehensive development opportunity to deliver diverse housing types and commercial amenities in a central, transit-accessible area. Residential forms may include a mix of detached and duplex dwellings, townhomes, and low-rise apartment buildings. Commercial and mixed uses shall generally be clustered at the periphery of the site at Barry Road, Shawnigan-Mill Bay Road, and The Trans Canada Highway. Density is variable up to a maximum of 1,000 dwelling units (including seniors' housing facilities but not including commercial floor area).

The purpose of the *Stonebridge Comprehensive Development designation* is to accommodate compact subdivision and development patterns that cluster housing units while protecting adjacent natural areas and providing enhanced park amenities. This special designation supports a variety of residential, commercial, and mixed-use buildings regulated in a comprehensive development zone, while conserving the Riparian Areas of Shawnigan Creek Stone Bridge. The designation also indicates that regardless of any underlying land use designation, there are special considerations that would alter the usual consequences of the underlying designation. For example, this comprehensive development designation provides additional flexibility in the form of standalone commercial development and/or standalone residential. It also requires development to cluster housing units while protecting adjacent natural and riparian areas and providing enhanced park amenities.

3. CAPITAL EXPENDITURE PROGRAM

This bylaw has been examined in light of the most recent Capital Expenditure Program and Solid Waste Management Plan of the Cowichan Valley Regional District and is consistent therewith.

READ A FIRST TIME this _____ day of _____, 2025.

READ A SECOND TIME this _____ day of _____, 2025.

REFERRED TO SCHOOL
DISTRICT #68 AND #79 this _____ day of _____, 2025.

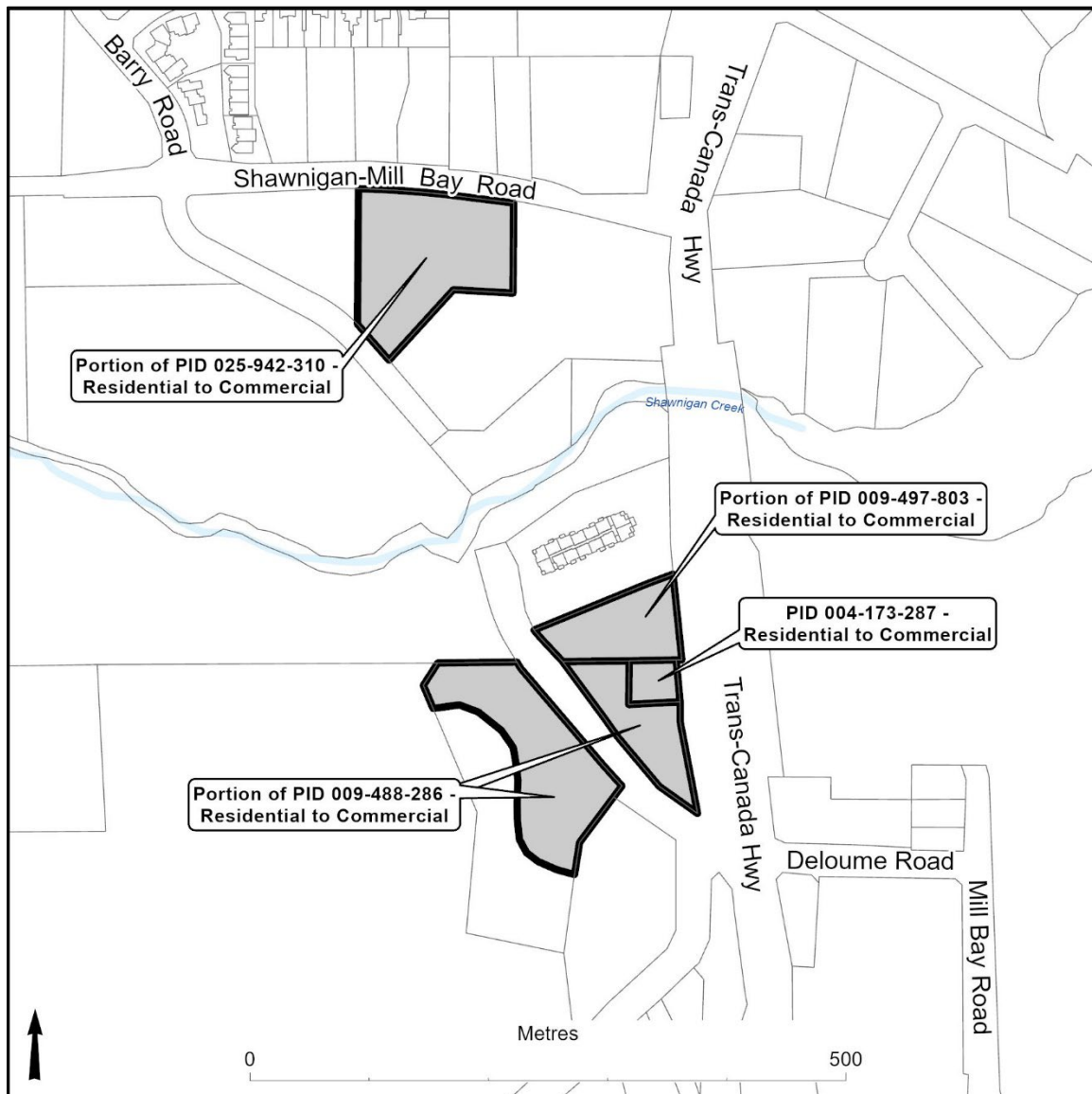
PUBLIC HEARING HELD this _____ day of _____, 2025.

READ A THIRD TIME this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

Chair

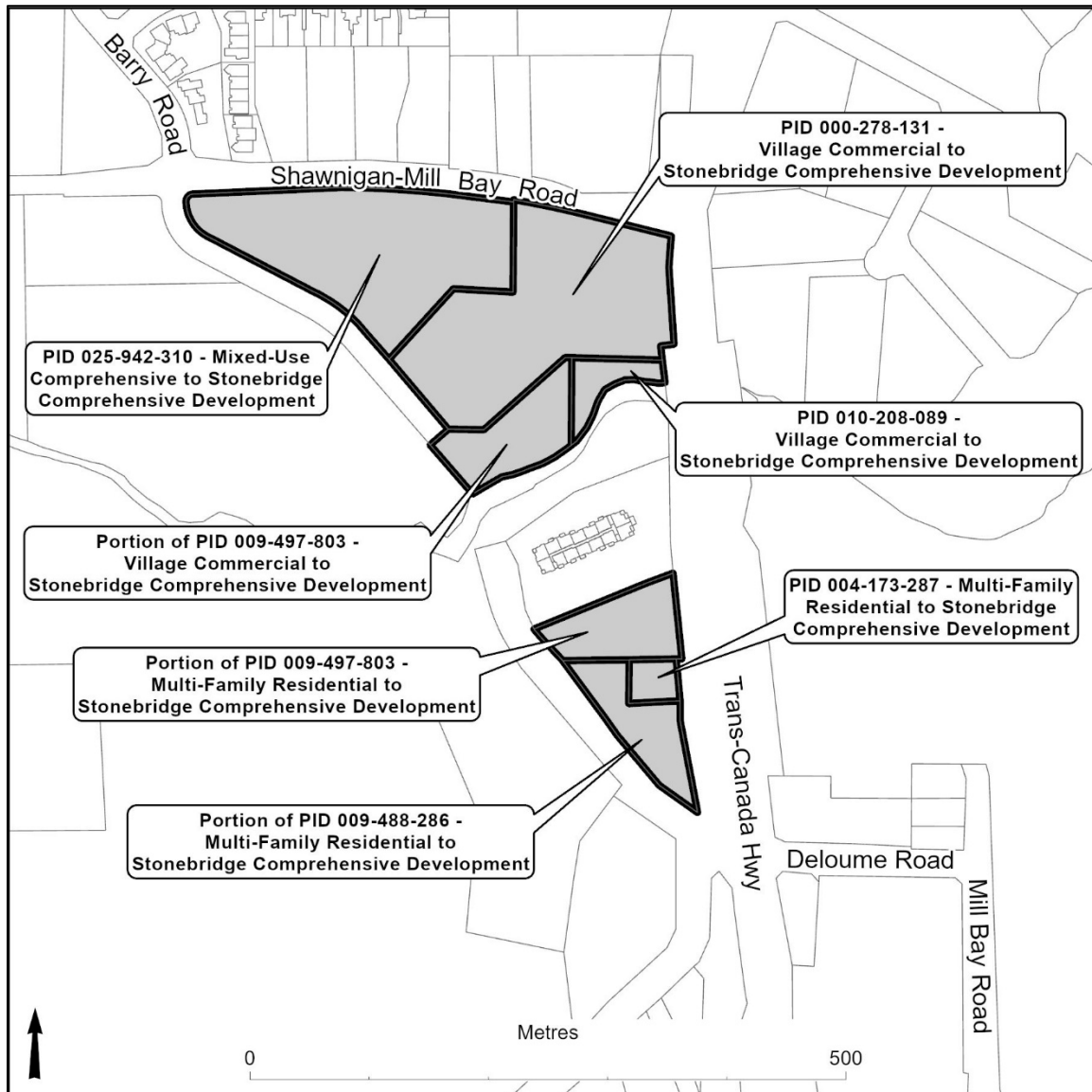
Corporate Officer

PLAN NO. Z-4636SCHEDULE "A" TO PLAN AMENDMENT BYLAW NO. 4636
OF THE COWICHAN VALLEY REGIONAL DISTRICT

THE AREA OUTLINED IN SOLID BLACK LINE IS REDESIGNATED FROM RESIDENTIAL TO COMMERCIAL.

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

4636



THE AREA OUTLINED IN SOLID BLACK LINE IS REDESIGNATED TO STONEBRIDGE COMPREHENSIVE DEVELOPMENT.