



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4602

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 "**Cowichan Valley Regional District Bylaw No. 4602 - Official Community Plan Amendment Bylaw (3450 Trans Canada Highway), 2024.**"

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 – That LOT 1, SECTION 11, RANGE 7, SHAWNIGAN DISTRICT, PLAN 7158, EXCEPT PLAN VIP71050, as shown outlined in a solid black line on Schedule A of this bylaw, be redesignated from Residential to Commercial on Schedule L: Land Use Designation Maps, Map L1 Land Use Designations Index - Regional (excluding the Gulf Islands), Map L1.6 Land Use Designations Central 2 – Regional and Map L1.7 Land Use Designations South 1 – Regional.
- b. Schedule L: Land Use Designation Maps – That LOT 1, SECTION 11, RANGE 7, SHAWNIGAN DISTRICT, PLAN 7158, EXCEPT PLAN VIP71050, as shown outlined in a solid black line on Schedule B of this bylaw, be redesignated from Rural Residential to Highway Commercial on Schedule L: Land Use Designation Maps, Map LC1.1 Land Use Designations Rural - Area C and Map LC1.2 Land Use Designations Cobble Hill Village - Area C.

- c. Schedule U: Development Permit Area Maps – That LOT 1, SECTION 11, RANGE 7, SHAWNIGAN DISTRICT, PLAN 7158, EXCEPT PLAN VIP71050, as shown outlined in a solid black line on Schedule C of this bylaw, be included in the Schedule U: Development Permit Area Maps, Map UDPA11.9 Commercial and Mixed-use Development - Areas A/B/C.

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 _____, 2024.

READ A SECOND TIME this _____ day of _____, 2024.

PUBLIC HEARING HELD this _____ day of _____, 2024.

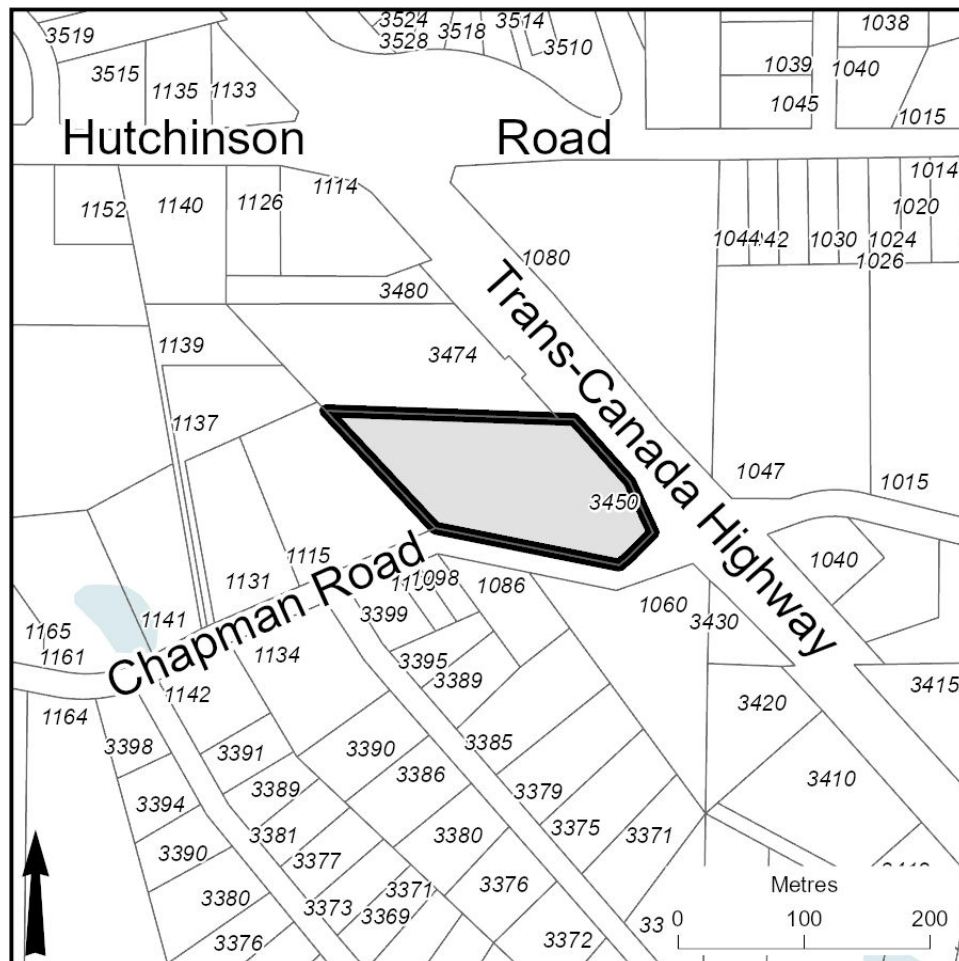
READ A THIRD TIME this _____ day of _____, 2024.

RECEIVED MINISTRY OF
TRANSPORTATION &
INFRASTRUCTURE
APPROVAL _____ day of _____, 2024.

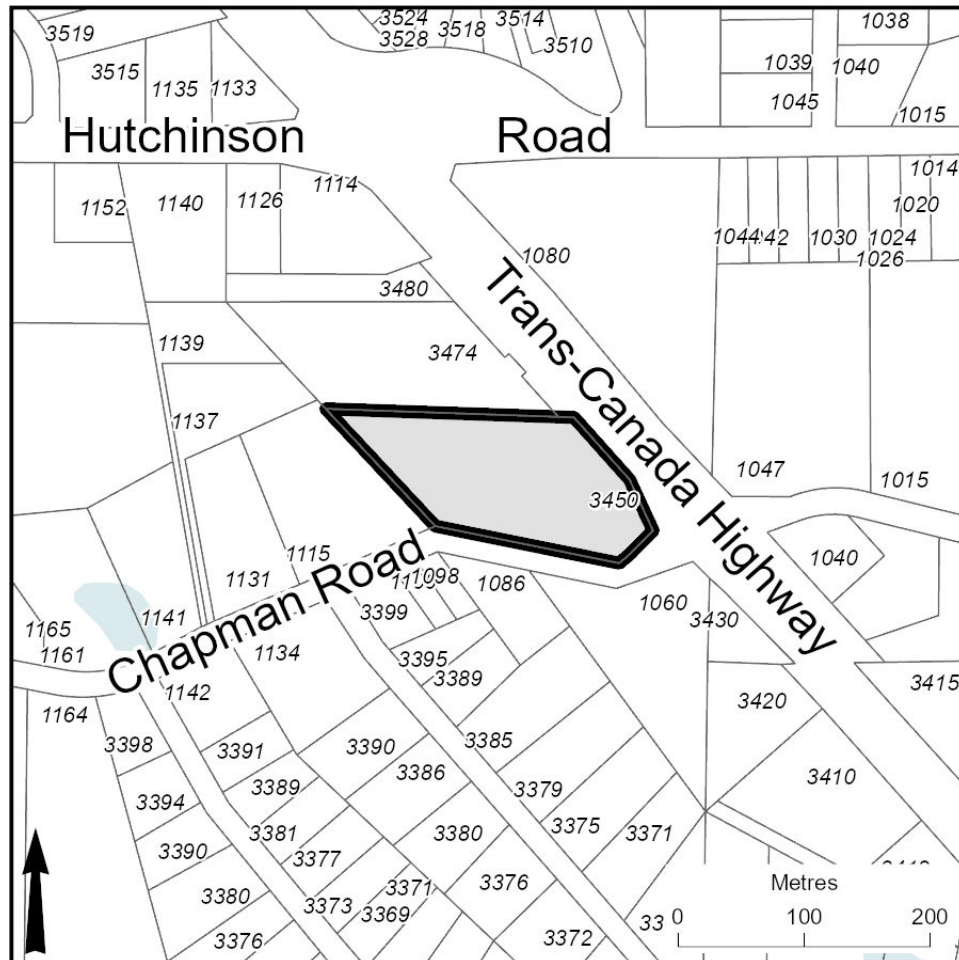
ADOPTED this _____ day of _____, 2024.

Chair

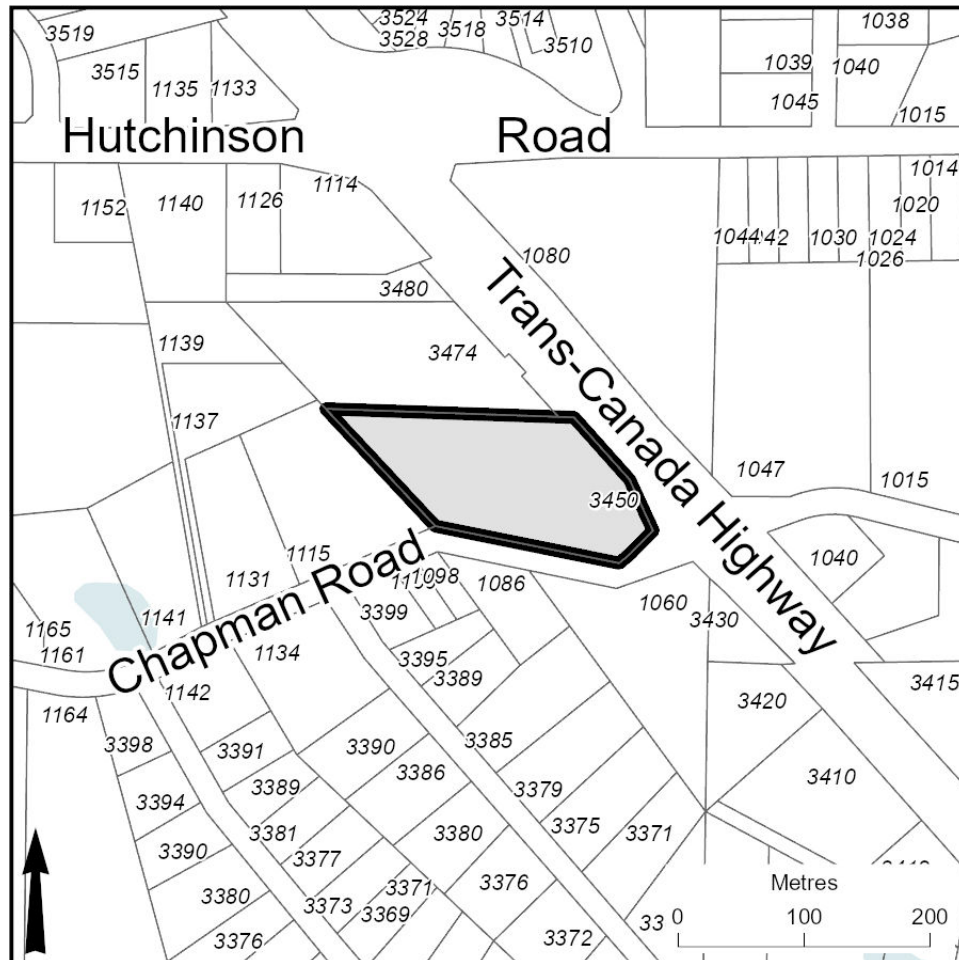
Corporate Officer

PLAN NO. Z-4602SCHEDULE "A" TO PLAN AMENDMENT BYLAW NO. 4602
OF THE COWICHAN VALLEY REGIONAL DISTRICT

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

PLAN NO. Z-4602SCHEDULE "B" TO PLAN AMENDMENT BYLAW NO. 4602
OF THE COWICHAN VALLEY REGIONAL DISTRICT

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

PLAN NO. Z-4602SCHEDULE "C" TO PLAN AMENDMENT BYLAW NO. 4602
OF THE COWICHAN VALLEY REGIONAL DISTRICT

THE AREA OUTLINED IN SOLID BLACK LINE IS INCLUDED IN THE FORM AND CHARACTER DEVELOPMENT PERMIT AREA 11: COMMERCIAL AND MIXED-USE DEVELOPMENT.