



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4603

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 the "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 South Cowichan 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. 4603 – South Cowichan Zoning Amendment Bylaw Zoning Amendment Bylaw (3450 Trans-Canada Highway), 2024.**".

2. **AMENDMENTS**

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

- a) Schedule "A" – the Zoning Map to CVRD South Cowichan Zoning Bylaw No. 3520, 2012 is further amended by rezoning LOT 1, SECTION 11, RANGE 7, SHAWNIGAN DISTRICT, PLAN 7158, EXCEPT PLAN VIP71050, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw from RR-2 – Rural Residential 2 to CD-3 – Rural Comprehensive Development 3 – Chapman Road.
- b) Section 11.3 Rural Comprehensive Development 3 – Chapman Road is further amended by removing Section 11.3.1.h. in its entirety and replaced with the following text:
 - h. Tourist accommodation, mini golf and accessory gift shop only on LOT 1, SECTION 10 AND 11, RANGE 7, SHAWNIGAN DISTRICT, PLAN 20128 and THAT PART OF THE WEST 40 ACRES OF SECTION 11, RANGE 8, SHAWNIGAN DISTRICT, LYING TO THE SOUTH WEST OF THE ISLAND HIGHWAY AS SAID HIGHWAY IS SHOWN ON PLAN 1288 O.S., EXCEPT PART IN PLANS 46300 AND VIP71053.

- c) Section 11.3 Rural Comprehensive Development 3 – Chapman Road is further amended by adding Section 11.3.9 with the following text:

9. Special Regulations

- a. Servicing of recreational vehicles, boats or farm equipment, or parts thereof, shall take place only within wholly enclosed buildings equipped with an oil/water separator and adequate stormwater management.

3. FORCE AND EFFECT

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

READ A FIRST TIME this 25th day of September , 2024.

READ A SECOND TIME this 25th day of September , 2024.

PUBLIC HEARING HELD this _____ day of _____, 2024.

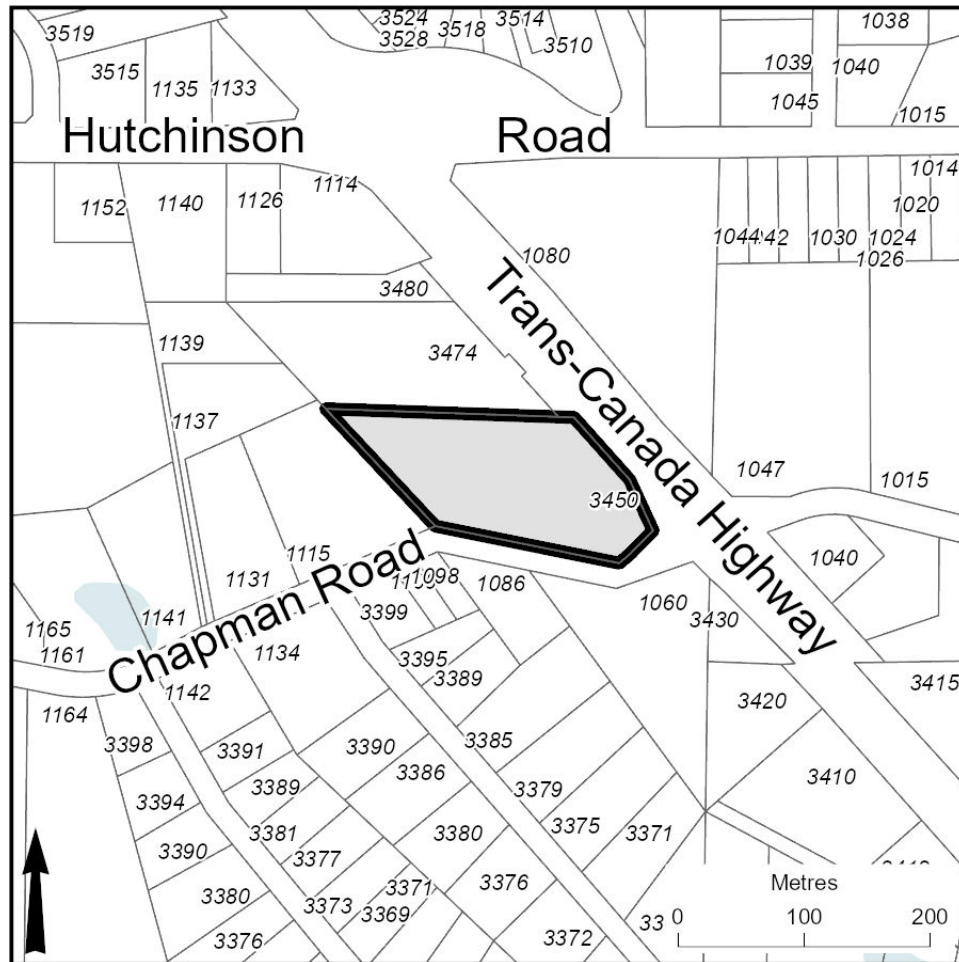
READ A THIRD TIME this _____ day of _____, 2024.

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

ADOPTED this _____ day of _____, 2024.

Chair

Corporate Officer

PLAN NO. Z-4603SCHEDULE "A" TO PLAN AMENDMENT BYLAW NO. 4603
OF THE COWICHAN VALLEY REGIONAL DISTRICT

THE AREA OUTLINED IN SOLID BLACK LINE IS REZONED FROM RR-2 RURAL RESIDENTIAL 2 TO CD-3 – RURAL COMPREHENSIVE DEVELOPMENT 3 – CHAPMAN ROAD.