

SCHEDULE L – LAND USE DESIGNATIONS MAPS
(excluding the Gulf Islands)

Table of Contents

Land Use Designations Methodology.....	4
Introduction	5
Map L1 Development Approval Information Area	6
Map L2 Regional Overview	7
Map LA1.1 Electoral Area A.....	8
Map LA1.2 Electoral Area A.....	9
Map LB1.1 Electoral Area B.....	10
Map LB1.2 Electoral Area B.....	11
Map LB1.3 Electoral Area B.....	12
Map LC1.1 Electoral Area C	13
Map LC1.2 Electoral Area C	14
Map LD1.1 Electoral Area D	15
Map LD1.2 Electoral Area D	16
Map LE1.1 Electoral Area E.....	17
Map LE1.2 Electoral Area E.....	18
Map LF1.1 Electoral Area F	19
Map LF1.2 Electoral Area F	20
Map LF1.3 Electoral Area F	21
Map LF1.4 Electoral Area F	22
Map LF1.5 Electoral Area F	23
Map LG1.1 Electoral Area G	24
Map LG1.2 Electoral Area G	25
Map LH1.1 Electoral Area H	26
Map LH1.2 Electoral Area H	27
Map LI1.1 Electoral Area I.....	28
Map LI1.2 Electoral Area I.....	29
Map LI1.3 Electoral Area I.....	30
Map LI1.4 Electoral Area I.....	31
Map LI1.5 Electoral Area I.....	32
Local Area Plans and Land Use Designations Index.....	33
A – Mill Bay / Malahat	34
B – Shawnigan Lake	35
C – Cobble Hill.....	36
D – Cowichan Bay	37

D/E – Eagle Heights / Koksilah Village.....	38
E/F – Sahtlam	39
F – Honeymoon Bay / Mesachie Lake.....	40
G – Saltair.....	41
H – Diamond.....	42
H – North Oyster	43
I – Youbou / Meade Creek	44

Land Use Designations Methodology

Land use designations generally follow parcel boundaries and, though not shown on the maps, land use designations extend to the centerline of the road right of way.

Where land use designations split parcels, the boundary will be considered approximate. The ALR boundary is not always consistent with parcel boundaries.

Land Use Designations under jurisdiction of "CVRD Bylaw No. 4373 - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2023" are in affect upland from the represented present natural boundary of the ocean as captured in survey documents registered with Land Title and Survey Authority (LTSA). Land Use Designations depicted in Schedule L – Land Use Designations Maps below the marine present natural boundary are for context and will be considered in a Marine Plan.

Introduction

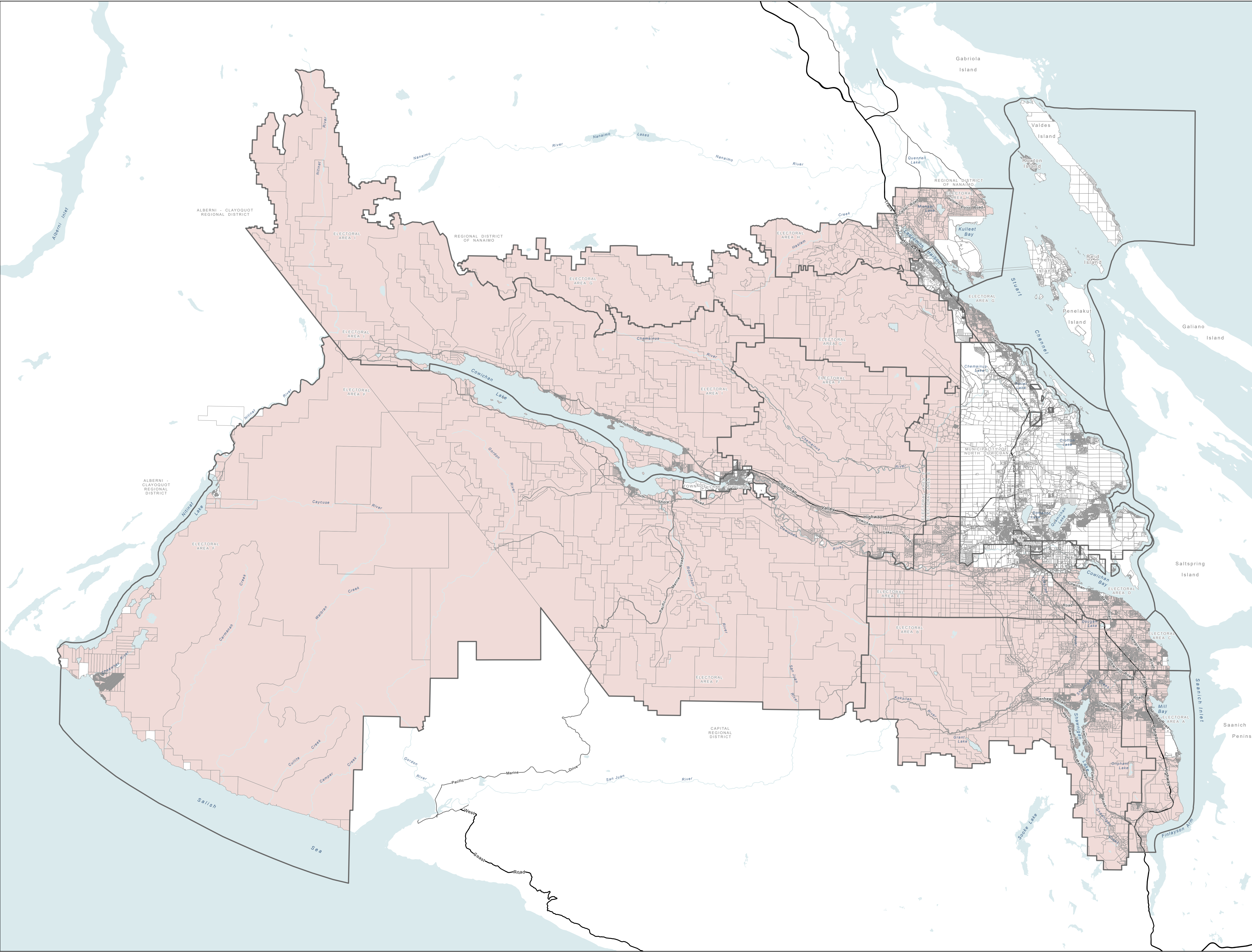
Schedule L contains maps identifying Land Use Designations in the Cowichan Valley Regional District. The map naming conventions indicate the Schedule letter, electoral area, and map number as follows.

Map Identification Key			
Map Name	Schedule	Electoral Area (if applicable)	Map Number
Map L2 Regional Overview	L		2
Map LA1.1 Electoral Area A	L	A	1.1

CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)
Map L1 Development Approval
Information Area

- Development Approval Information Areas**
-  Development Approval Information Areas
- Reference Features**
-  Electoral Area Boundary
-  Parcel Boundary



DRAFT
October 2023

Kilometres
0 5 10

Coordinate system: NAD 1983 UTM Zone 10N

CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map L2 Regional Overview

- Temporary Use

Special Study Areas

Comprehensive Development

Infrastructure & Servicing

New Parks & Open Spaces

Land Use Designations

Large Lot Rural

Small Lot Rural

Country Suburban

Large Lot Suburban

Medium Lot Suburban

Compact Lot Suburban

Village Residential

Mixed Employment

General Commercial

Village Commercial

Tourist Commercial

General Industrial

Light Industrial

Forestry & Resources

Agriculture

Infrastructure

Institutional

Parks and Open Space

Water

Reference Features

Electoral Area Boundary

Parcel Boundary

Local Airports

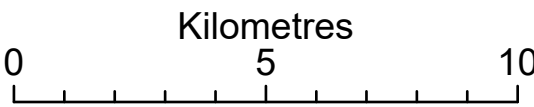
Airport

Aerodrome

Water Aerodrome

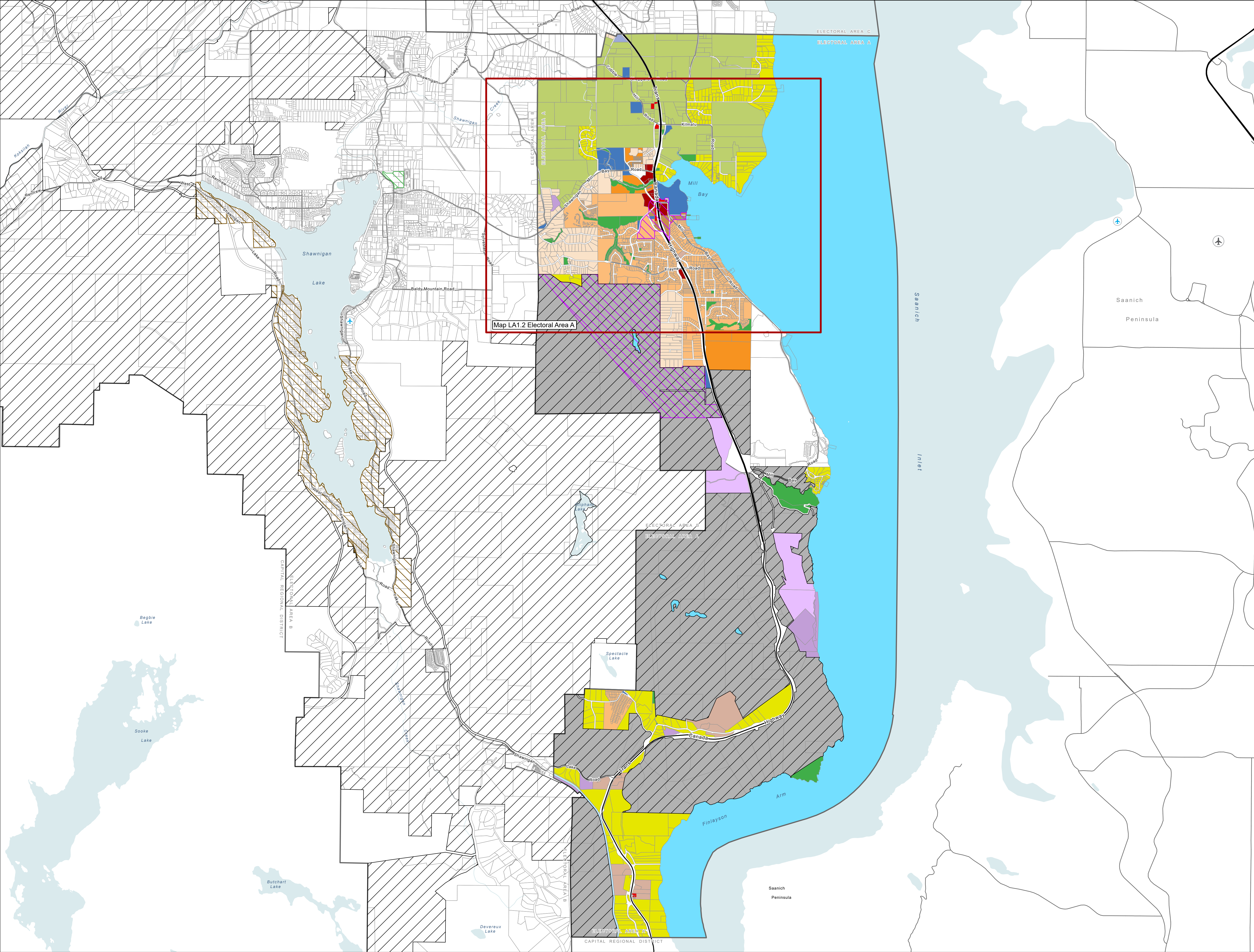
Nanaimo Airport Pathway Referral Area
-

DRAFT
October 2023



Coordinate system: NAD 1983 UTM Zone 10N





CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)
Map LA1.1 Electoral Area A

Map Sheets



Temporary Use



Special Study Areas

- Comprehensive Development
- Infrastructure & Servicing
- New Parks & Open Spaces

Land Use Designations

Land Use Strategy

- Small Lot Rural
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- Mixed Employment
- General Commercial
- Village Commercial
- Tourist Commercial
- General Industrial
- Light Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

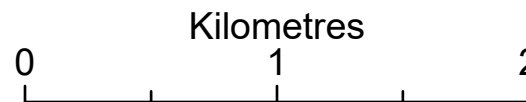
Reference Features

- Electoral Area Boundary
- Parcel Boundary

Local Airports

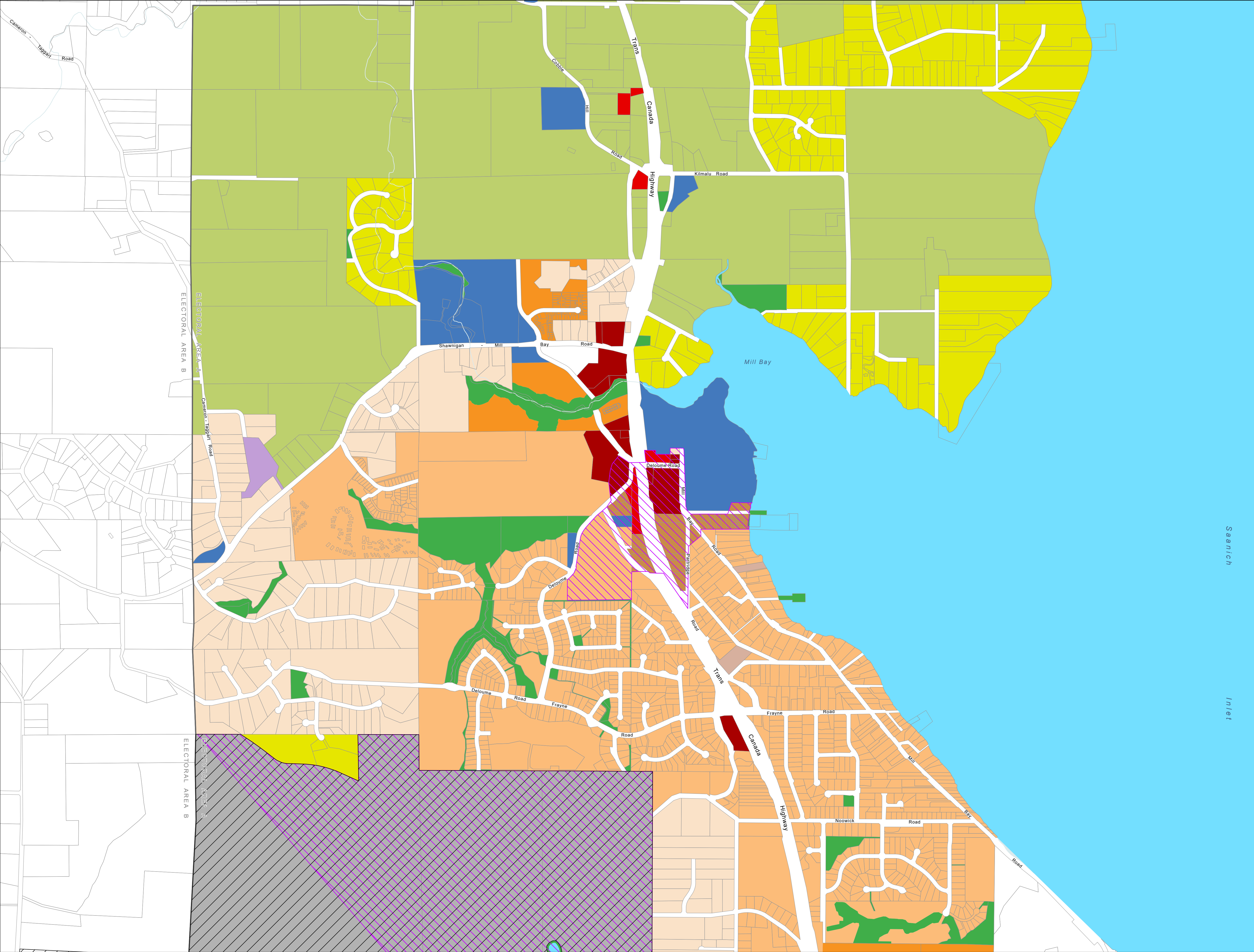
- Airport
- Water Aerodrome

DRAFT
October 2023



Coordinate system: NAD 1983 UTM Zone 10N



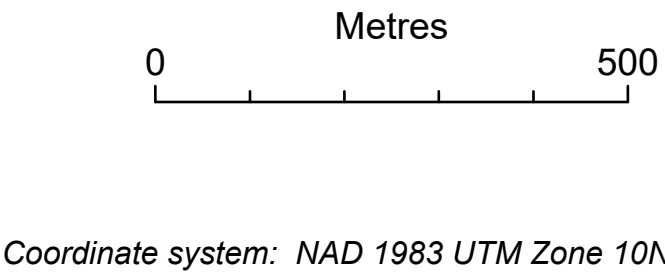


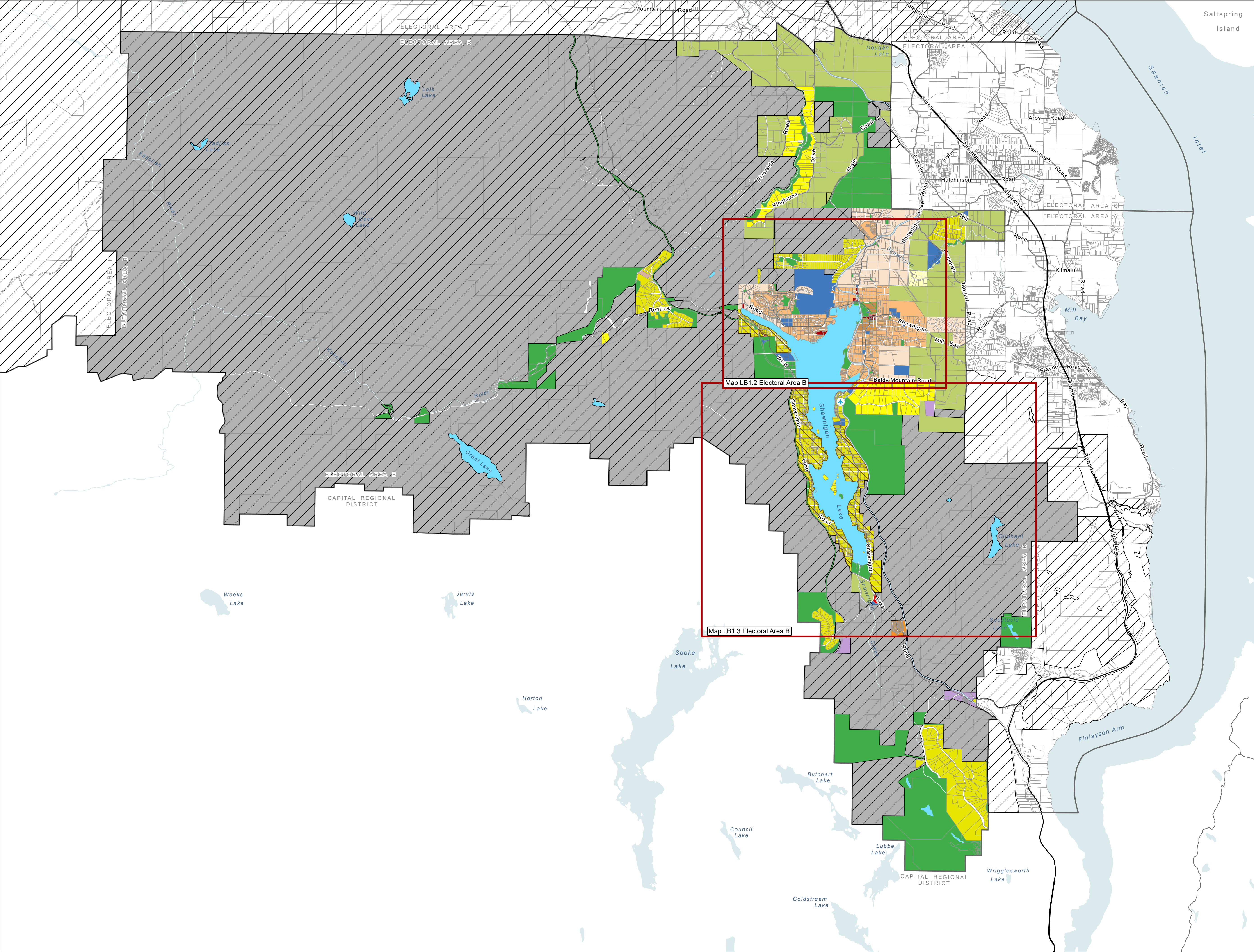
CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)
Map LA1.2 Electoral Area A

- Temporary Use**
[Symbol]
- Special Study Areas**
[Symbol] Comprehensive Development
- Land Use Designations**
[Symbol] Small Lot Rural
[Symbol] Large Lot Suburban
[Symbol] Medium Lot Suburban
[Symbol] Compact Lot Suburban
[Symbol] Village Residential
[Symbol] General Commercial
[Symbol] Village Commercial
[Symbol] Tourist Commercial
[Symbol] General Industrial
[Symbol] Forestry & Resources
[Symbol] Agriculture
[Symbol] Institutional
[Symbol] Parks and Open Space
[Symbol] Water
- Reference Features**
[Symbol] Electoral Area Boundary
[Symbol] Parcel Boundary

DRAFT
October 2023





CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LB1.1 Electoral Area B

Map Sheets

Temporary Use



Special Study Areas

Infrastructure & Servicing

New Parks & Open Spaces

Land Use Designations

Land Use Strategy

Large Lot Rural

Small Lot Rural

Country Suburban

Large Lot Suburban

Medium Lot Suburban

Compact Lot Suburban

Village Residential

General Commercial

Village Commercial

Tourist Commercial

General Industrial

Forestry & Resources

Agriculture

Infrastructure

Institutional

Parks and Open Space

Water

Reference Features

Electoral Area Boundary

Parcel Boundary

Local Airports

Water Aerodrome

DRAFT
October 2023

0 2 4
Kilometres

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LB1.2 Electoral Area B

Temporary Use



Special Study Areas

- Infrastructure & Servicing
- New Parks & Open Spaces

Land Use Designations

- Large Lot Rural
- Small Lot Rural
- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- General Commercial
- Village Commercial
- Tourist Commercial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

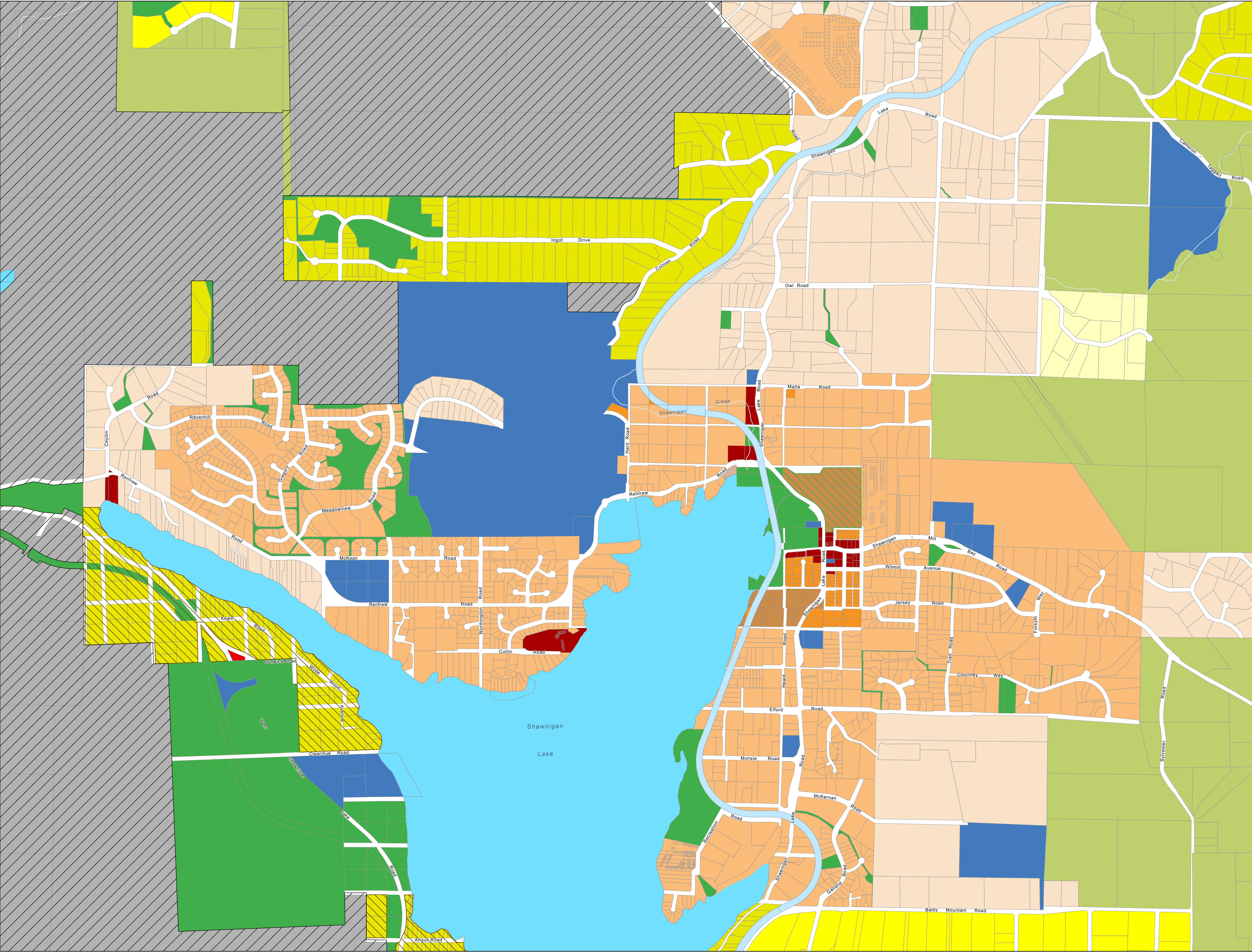
Reference Features

- Electoral Area Boundary
- Parcel Boundary

DRAFT
October 2023

0 Metres 500

Coordinate system: NAD 1983 UTM Zone 10N

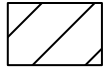


CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LB1.3 Electoral Area B

Temporary Use



Special Study Areas

- Comprehensive Development
- Infrastructure & Servicing

Land Use Designations

Land Use Strategy

- Large Lot Rural
- Small Lot Rural
- Compact Lot Suburban
- General Commercial
- General Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

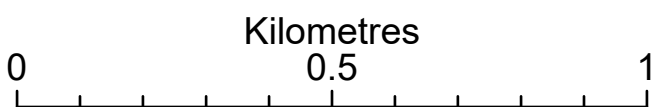
Reference Features

- Electoral Area Boundary
- Parcel Boundary

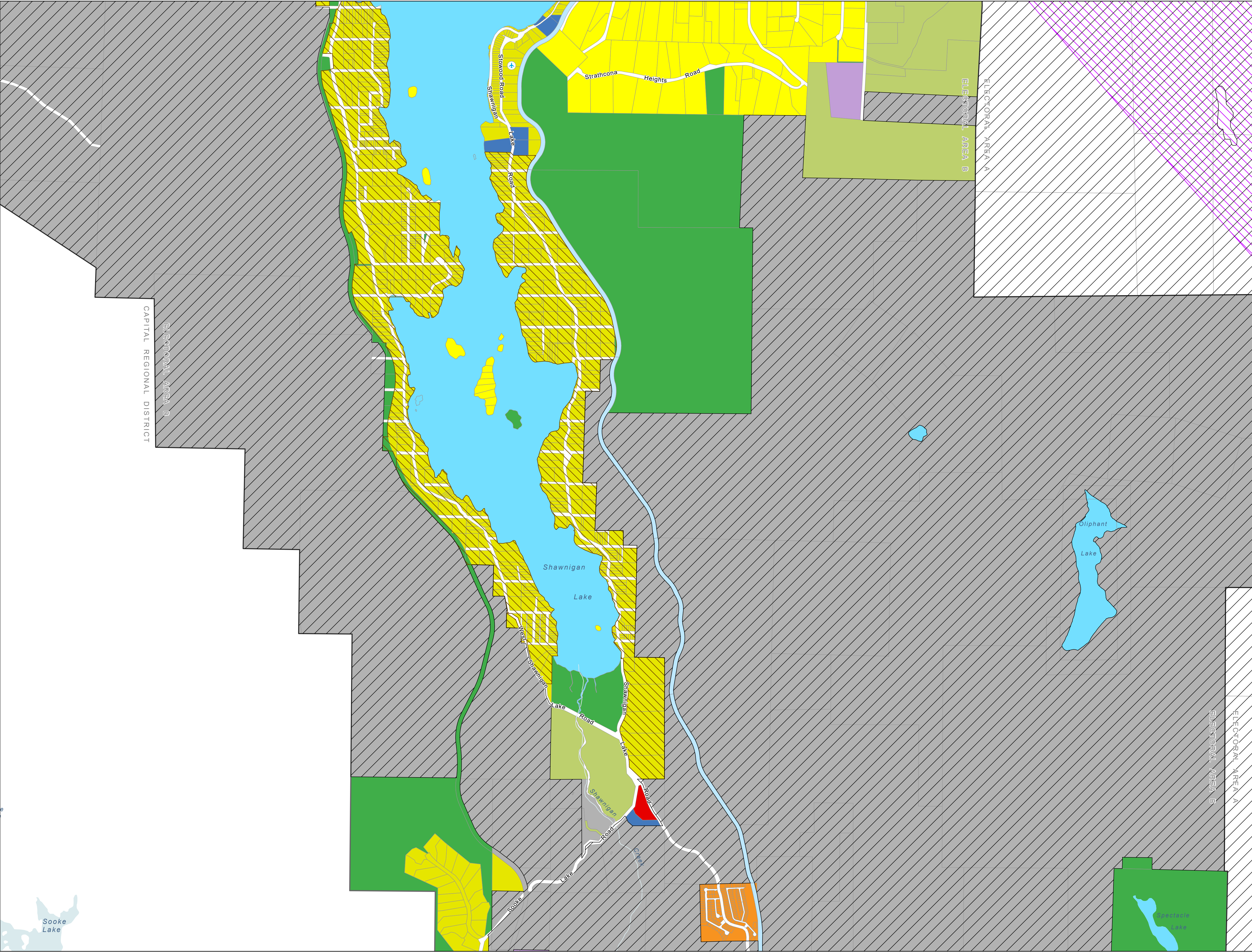
Local Airports

- Water Aerodrome

DRAFT
October 2023



Coordinate system: NAD 1983 UTM Zone 10N



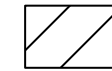
CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LC1.1 Electoral Area C

Map Sheets

Temporary Use

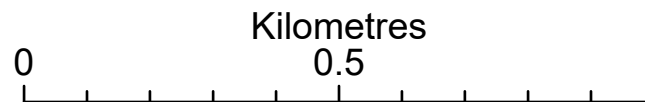


Land Use Designations

- Small Lot Rural
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- Mixed Employment
- General Commercial
- Village Commercial
- Tourist Commercial
- General Industrial
- Light Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

Reference Features

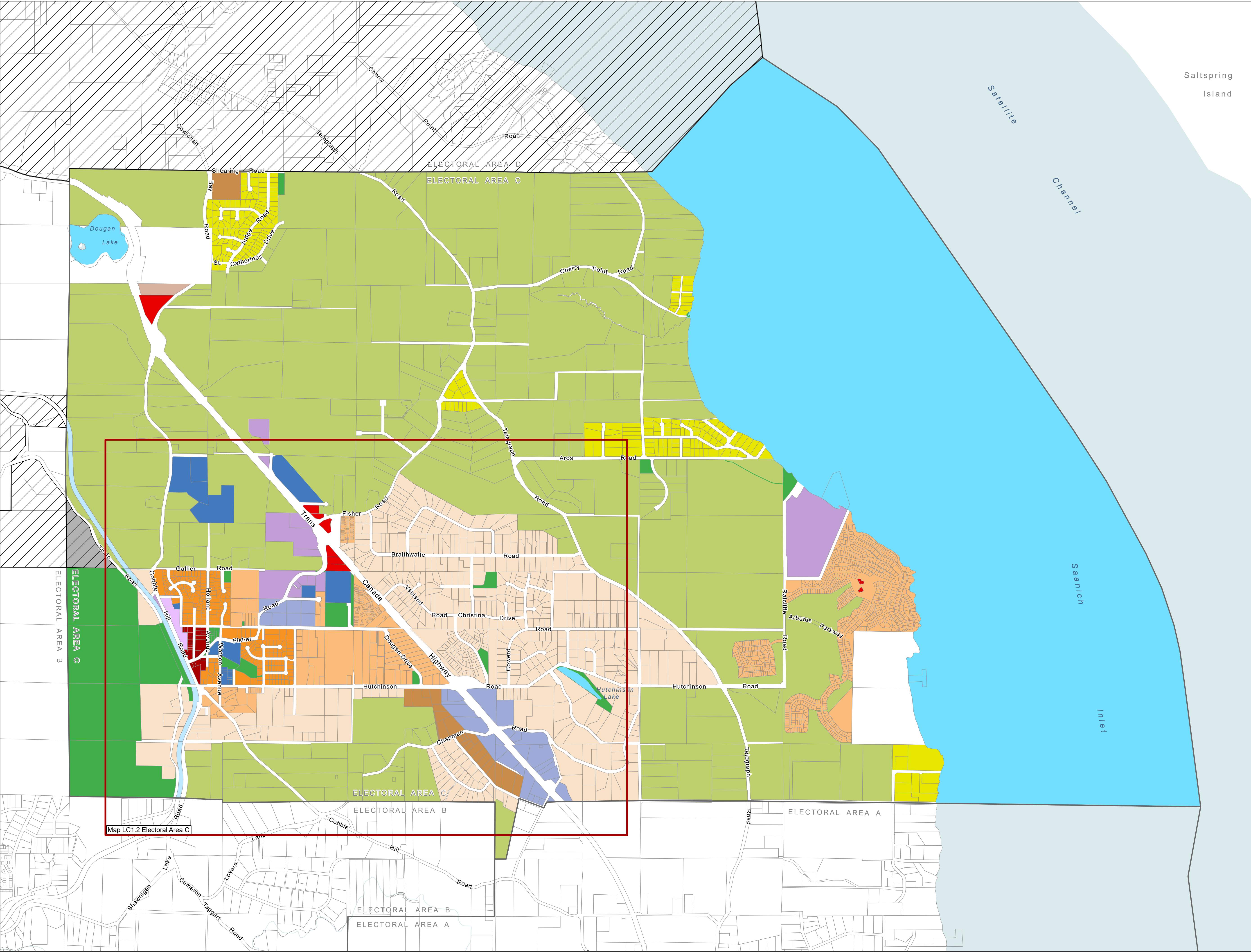
- Electoral Area Boundary
- Parcel Boundary



Coordinate system: NAD 1983 UTM Zone 10N



DRAFT
October 2023

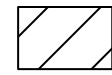


CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LC1.2 Electoral Area C

Temporary Use



Land Use Designations

- Small Lot Rural
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- Mixed Employment
- General Commercial
- Village Commercial
- General Industrial
- Light Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

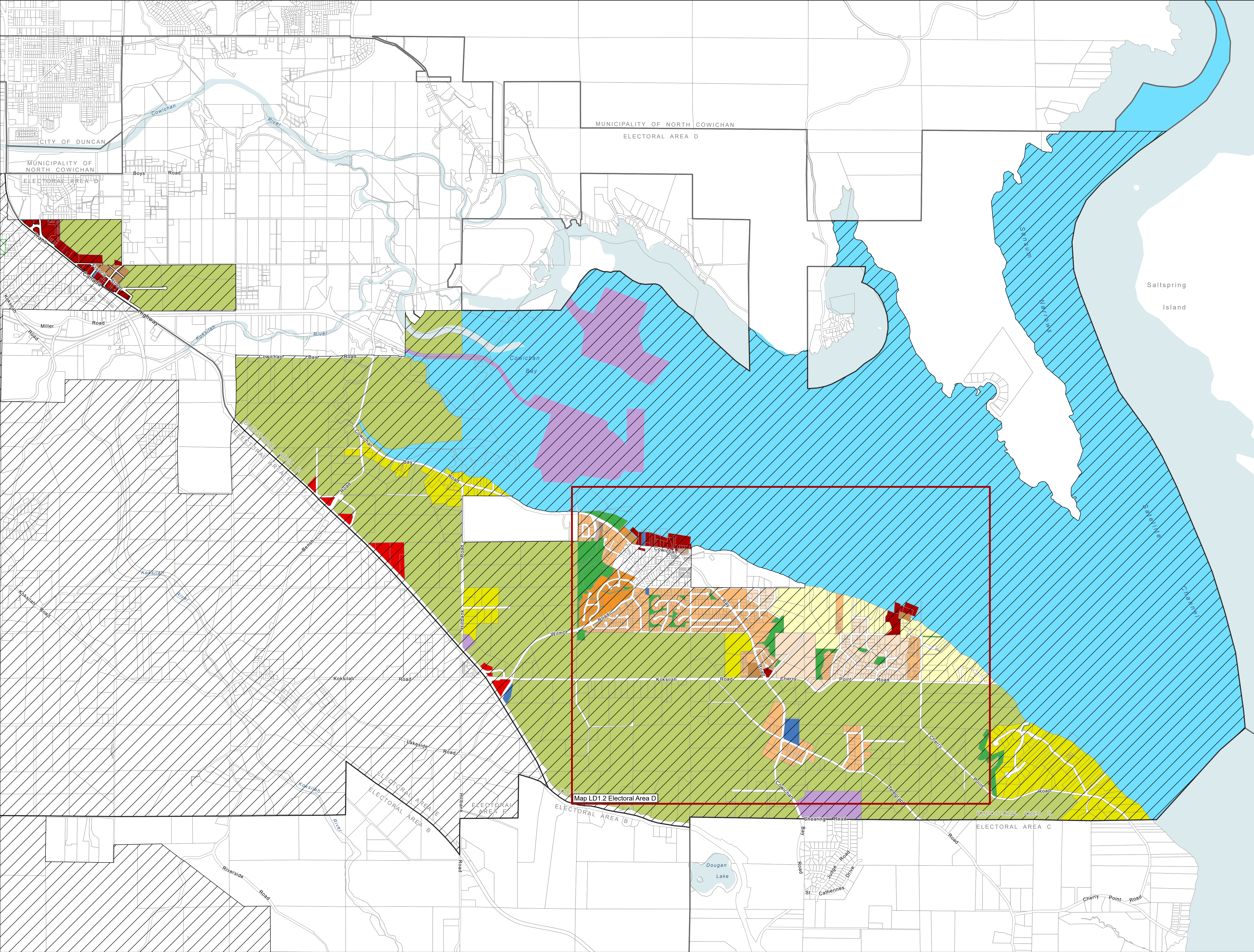
Reference Features

- Electoral Area Boundary
- Parcel Boundary

DRAFT
October 2023

0 Metres 500

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LD1.1 Electoral Area D

Map Sheets

Temporary Use



Special Study Areas

New Parks & Open Spaces

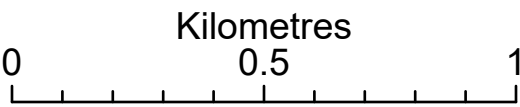
Land Use Designations

- Small Lot Rural
- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- General Commercial
- Village Commercial
- Tourist Commercial
- General Industrial
- Agriculture
- Institutional
- Parks and Open Space
- Water

Reference Features

- Electoral Area Boundary
- Parcel Boundary

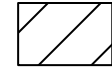
DRAFT
October 2023



Coordinate system: NAD 1983 UTM Zone 10N



Temporary Use



Land Use Designations

- Small Lot Rural
- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- Village Commercial
- Tourist Commercial
- General Industrial
- Agriculture
- Institutional
- Parks and Open Space
- Water

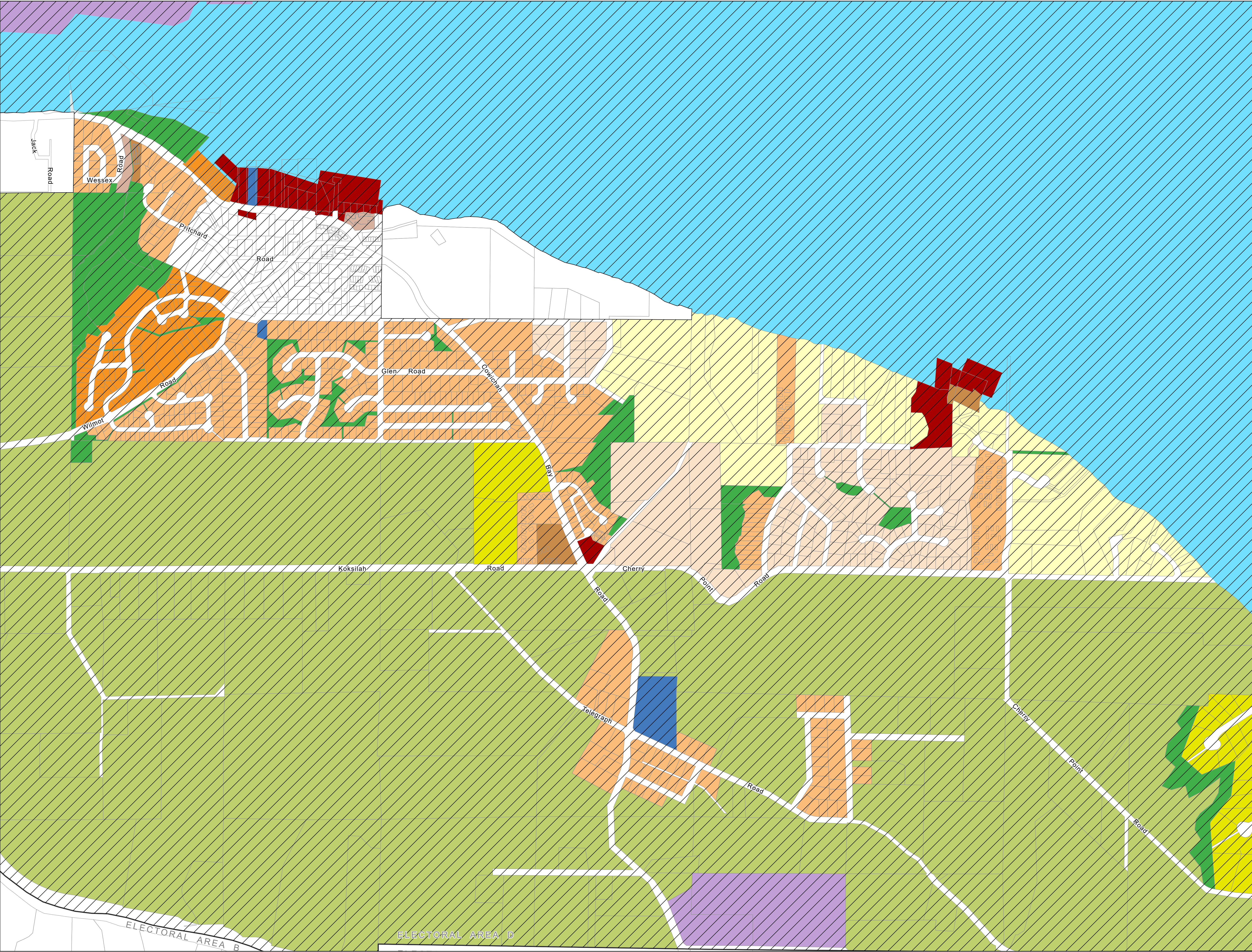
Reference Features

- Electoral Area Boundary
- Parcel Boundary

DRAFT
October 2023

0 Metres 500

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LE1.1 Electoral Area E

Map Sheets

Temporary Use

Special Study Areas

Comprehensive Development

New Parks & Open Spaces

Land Use Designations

Large Lot Rural

Small Lot Rural

Medium Lot Suburban

Village Residential

General Commercial

Tourist Commercial

General Industrial

Forestry & Resources

Agriculture

Infrastructure

Institutional

Parks and Open Space

Water

Reference Features

Electoral Area Boundary

Parcel Boundary

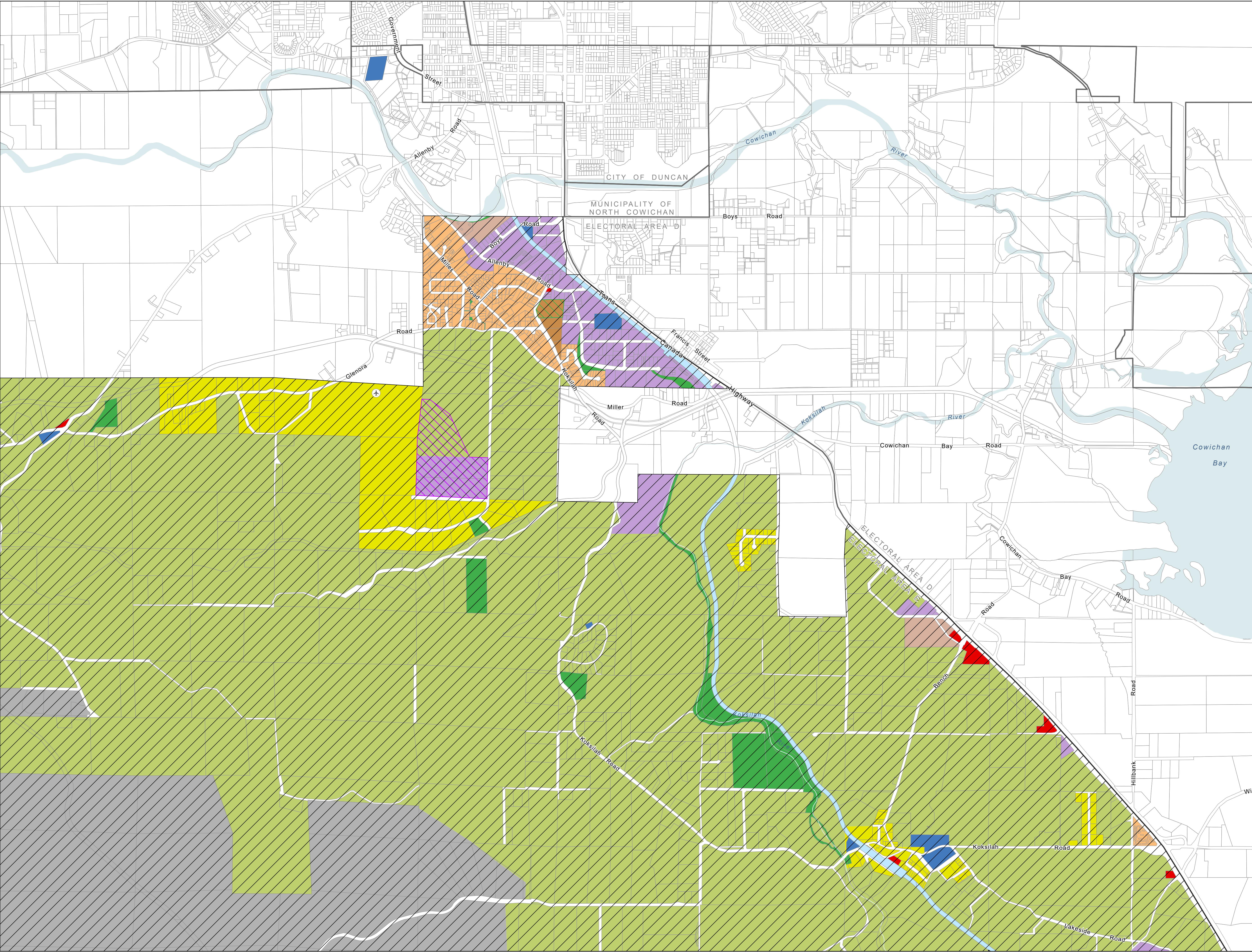
Local Airports

Aerodrome

DRAFT
October 2023

0 2 4
Kilometres

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LE1.2 Electoral Area E

Temporary Use



Special Study Areas

- Comprehensive Development (pink hatched)
- New Parks & Open Spaces (green hatched)

Land Use Designations

- Small Lot Rural (yellow)
- Medium Lot Suburban (orange)
- Village Residential (brown)
- General Commercial (red)
- Tourist Commercial (tan)
- General Industrial (purple)
- Forestry & Resources (grey)
- Agriculture (light green)
- Infrastructure (light blue)
- Institutional (dark blue)
- Parks and Open Space (dark green)

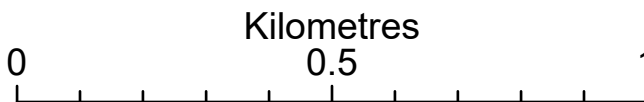
Reference Features

- Electoral Area Boundary (thick black line)
- Parcel Boundary (thin grey line)

Local Airports

- Aerodrome (airplane icon)

DRAFT
October 2023



Coordinate system: NAD 1983 UTM Zone 10N



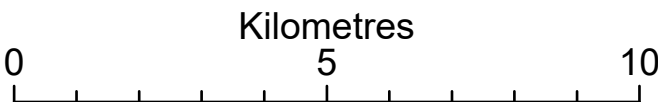
CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LF1.1 Electoral Area F

-  Map Sheets
-  Temporary Use
- Land Use Designations**
-  Large Lot Rural
 -  Small Lot Rural
 -  Country Suburban
 -  Large Lot Suburban
 -  Medium Lot Suburban
 -  Village Residential
 -  General Commercial
 -  Village Commercial
 -  Tourist Commercial
 -  General Industrial
 -  Light Industrial
 -  Forestry & Resources
 -  Agriculture
 -  Infrastructure
 -  Institutional
 -  Parks and Open Space
 -  Water
- Reference Features**
-  Electoral Area Boundary
 -  Parcel Boundary
- Local Airports**
-  Airport
 -  Water Aerodrome
 -  Nanaimo Airport Pathway Referral Area

DRAFT
October 2023



Coordinate system: NAD 1983 UTM Zone 10N

CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LF1.2 Electoral Area F

Temporary Use



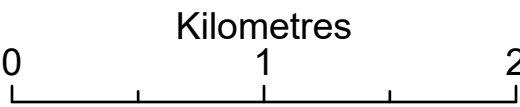
Land Use Designations

- Large Lot Rural
- Small Lot Rural
- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- General Commercial
- Village Commercial
- Tourist Commercial
- General Industrial
- Light Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

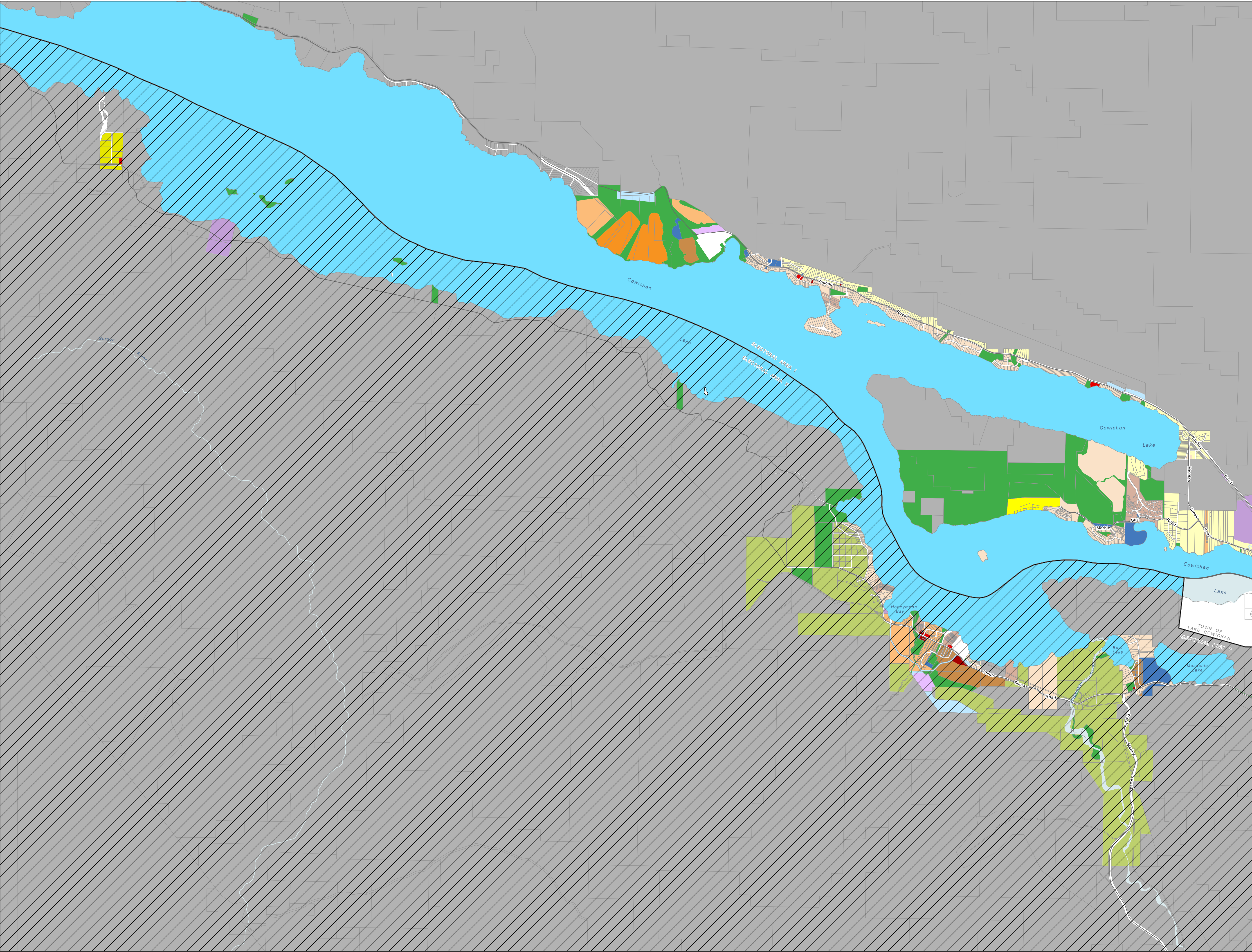
Reference Features

- Electoral Area Boundary
- Parcel Boundary

DRAFT
October 2023



Coordinate system: NAD 1983 UTM Zone 10N

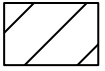


CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LF1.3 Electoral Area F

Temporary Use



Land Use Designations

- Large Lot Rural
- Small Lot Rural
- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- General Commercial
- Tourist Commercial
- General Industrial
- Light Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

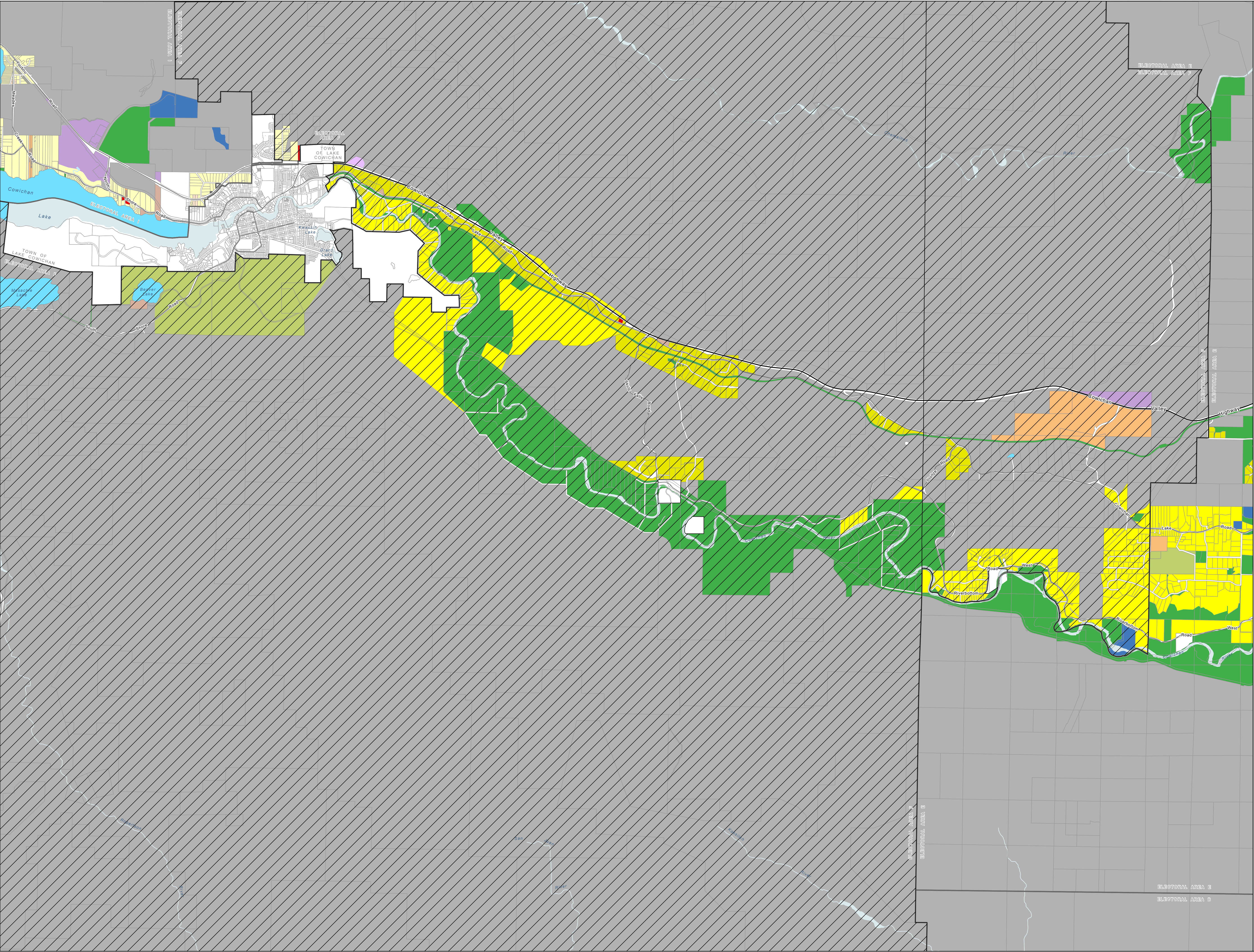
Reference Features

- Electoral Area Boundary
- Parcel Boundary

DRAFT
October 2023

0 1 2
Kilometres

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LF1.4 Electoral Area F

Temporary Use



Land Use Designations

- Large Lot Rural
- Large Lot Suburban
- Medium Lot Suburban
- Village Residential
- General Commercial
- Village Commercial
- Tourist Commercial
- General Industrial
- Light Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

Reference Features

- Electoral Area Boundary
- Parcel Boundary

DRAFT
September 2023

0 Metres 500

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LF1.5 Electoral Area F

Temporary Use



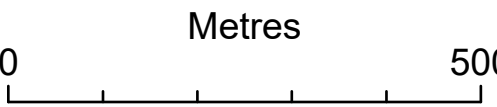
Land Use Designations

- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- Village Residential
- General Commercial
- Village Commercial
- Tourist Commercial
- General Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

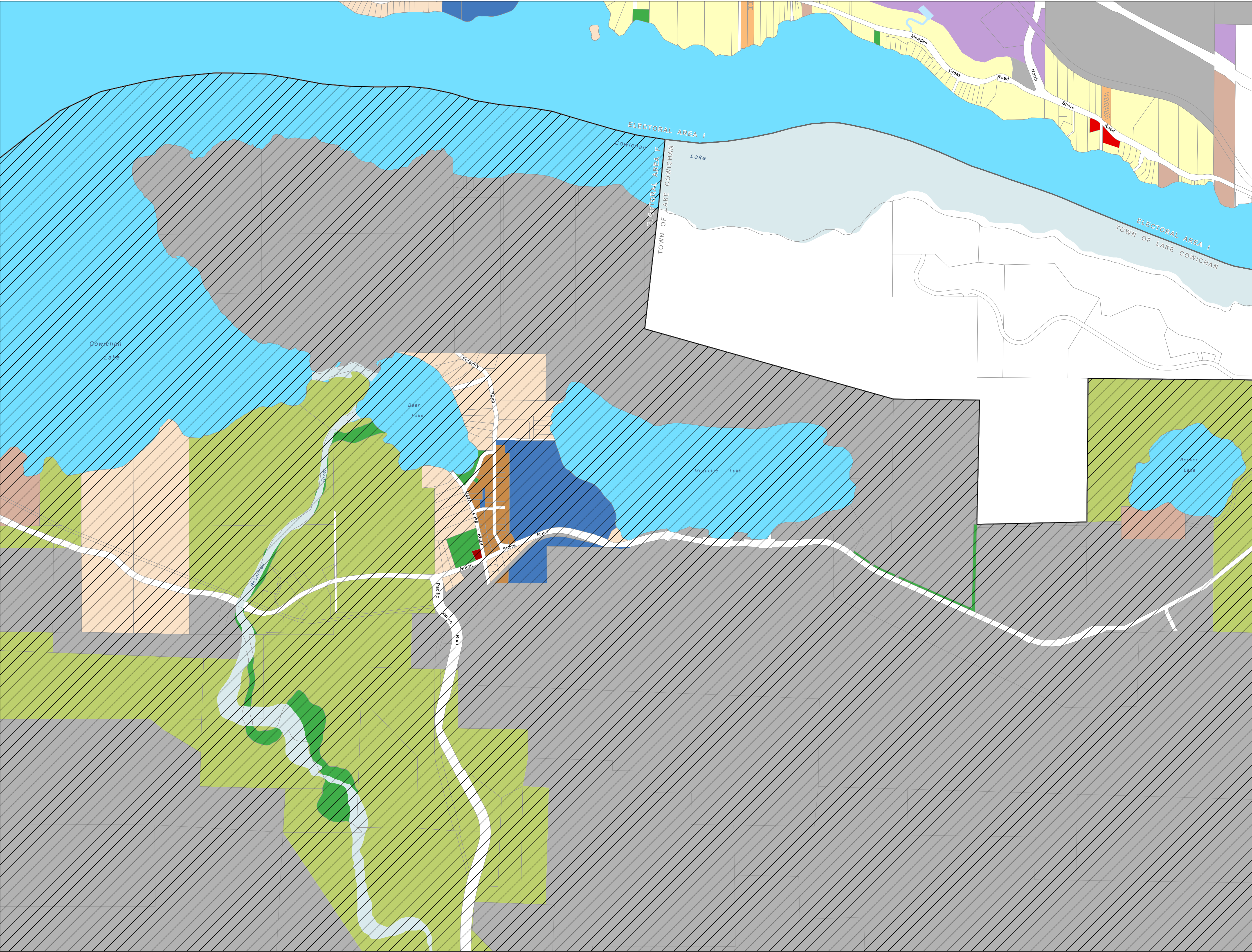
Reference Features

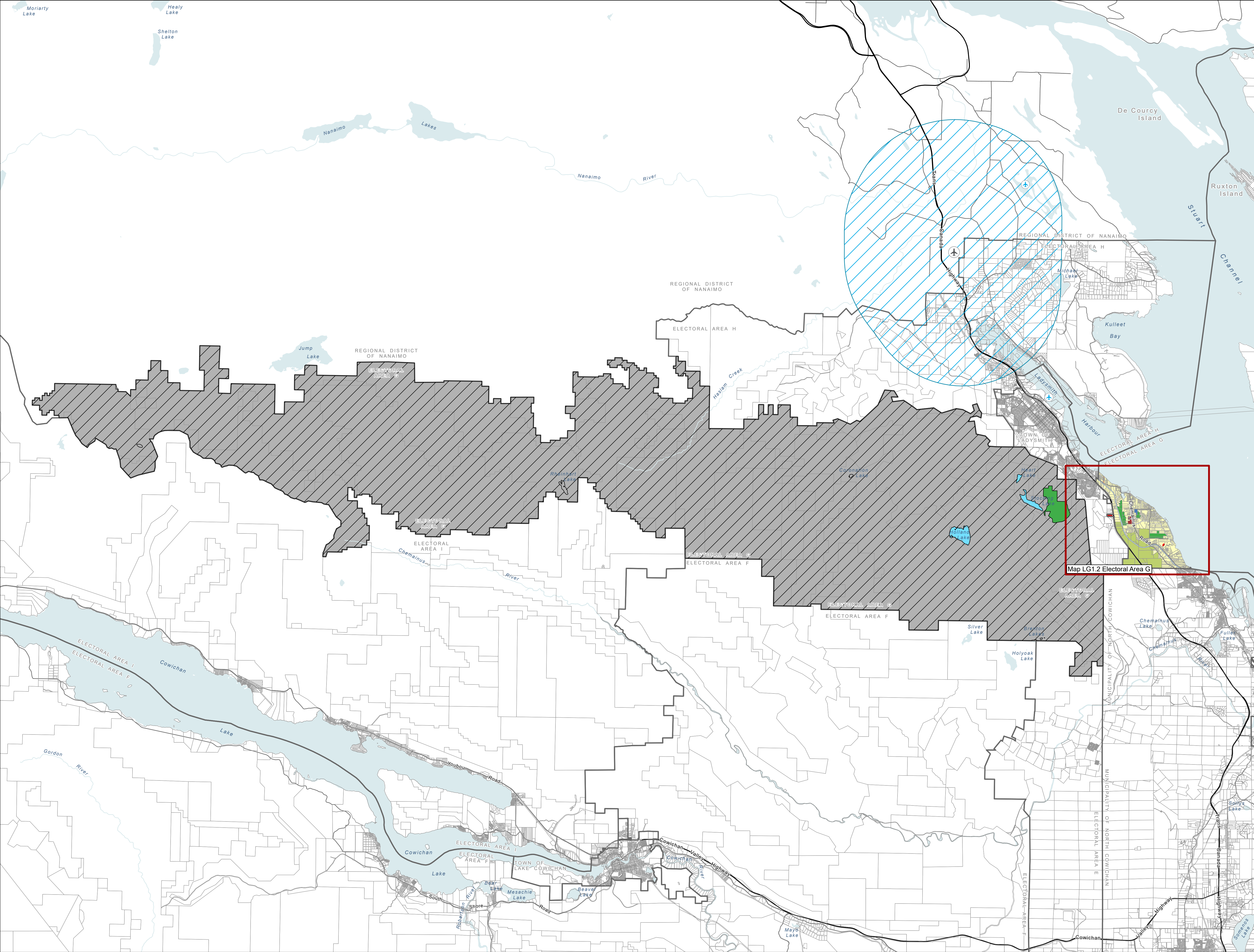
- Electoral Area Boundary
- Parcel Boundary

DRAFT
September 2023



Coordinate system: NAD 1983 UTM Zone 10N





CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LG1.1 Electoral Area G

- Map Sheets
- Temporary Use
- Land Use Designations**
- Country Suburban
 - Medium Lot Suburban
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional
 - Parks and Open Space
 - Water
- Reference Features**
- Electoral Area Boundary
 - Parcel Boundary
- Local Airports**
- Airport
 - Water Aerodrome
 - Nanaimo Airport Pathway Referral Area

DRAFT
October 2023

0 2 4
Kilometres

Coordinate system: NAD 1983 UTM Zone 10N



Temporary Use



Land Use Designations

- Country Suburban
- Medium Lot Suburban
- General Commercial
- Village Commercial
- Tourist Commercial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space

Reference Features

- Electoral Area Boundary
- Parcel Boundary

DRAFT
October 2023

0 Metres 500

Coordinate system: NAD 1983 UTM Zone 10N

CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

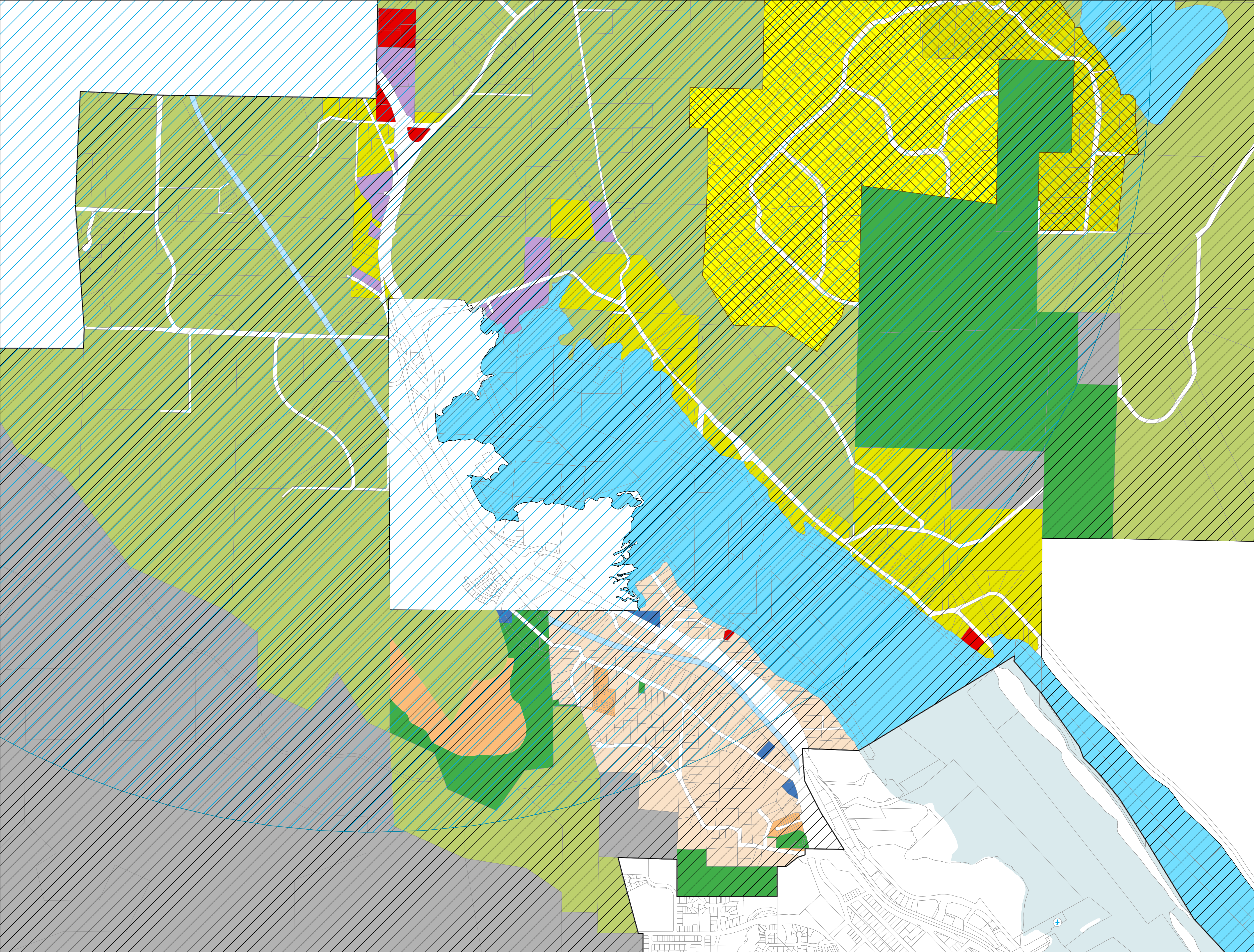
Map LH1.1 Electoral Area H

- Map Sheets
- Special Study Areas**
- Infrastructure & Servicing
- Land Use Designations**
- Large Lot Rural
 - Small Lot Rural
 - Large Lot Suburban
 - Medium Lot Suburban
 - General Commercial
 - Tourist Commercial
 - General Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional
 - Parks and Open Space
 - Water
- Reference Features**
- Electoral Area Boundary
 - Parcel Boundary
- Local Airports**
- Airport
 - Water Aerodrome
 - Nanaimo Airport Pathway Referral Area

DRAFT
October 2023

Kilometres
0 1 2

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LH1.2 Electoral Area H

- Temporary Use
- Special Study Areas**
- Infrastructure & Servicing
- Land Use Designations**
- Large Lot Rural
- Small Lot Rural
- Large Lot Suburban
- Medium Lot Suburban
- General Commercial
- General Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water
- Reference Features**
- Electoral Area Boundary
- Parcel Boundary
- Local Airports**
- Water Aerodrome
- Nanaimo Airport Pathway Referral Area

DRAFT
October 2023

0 500
Metres

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LI1.1 Electoral Area I

- Map Sheets
- Temporary Use
- Special Study Areas**
- Comprehensive Development
- Land Use Designations**
- Large Lot Rural
- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- General Commercial
- Village Commercial
- Tourist Commercial
- General Industrial
- Light Industrial
- Forestry & Resources
- Infrastructure
- Institutional
- Parks and Open Space
- Water
- Reference Features**
- Electoral Area Boundary
- Parcel Boundary
- Nanaimo Airport Pathway Referral Area

DRAFT
October 2023

0 2 4
Kilometres

Coordinate system: NAD 1983 UTM Zone 10N

CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LI1.2 Electoral Area I

Land Use Designations

- Forestry & Resources
- Parks and Open Space
- Water

Reference Features

- Electoral Area Boundary
- Parcel Boundary



DRAFT
October 2023

0 Kilometres 0.5

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

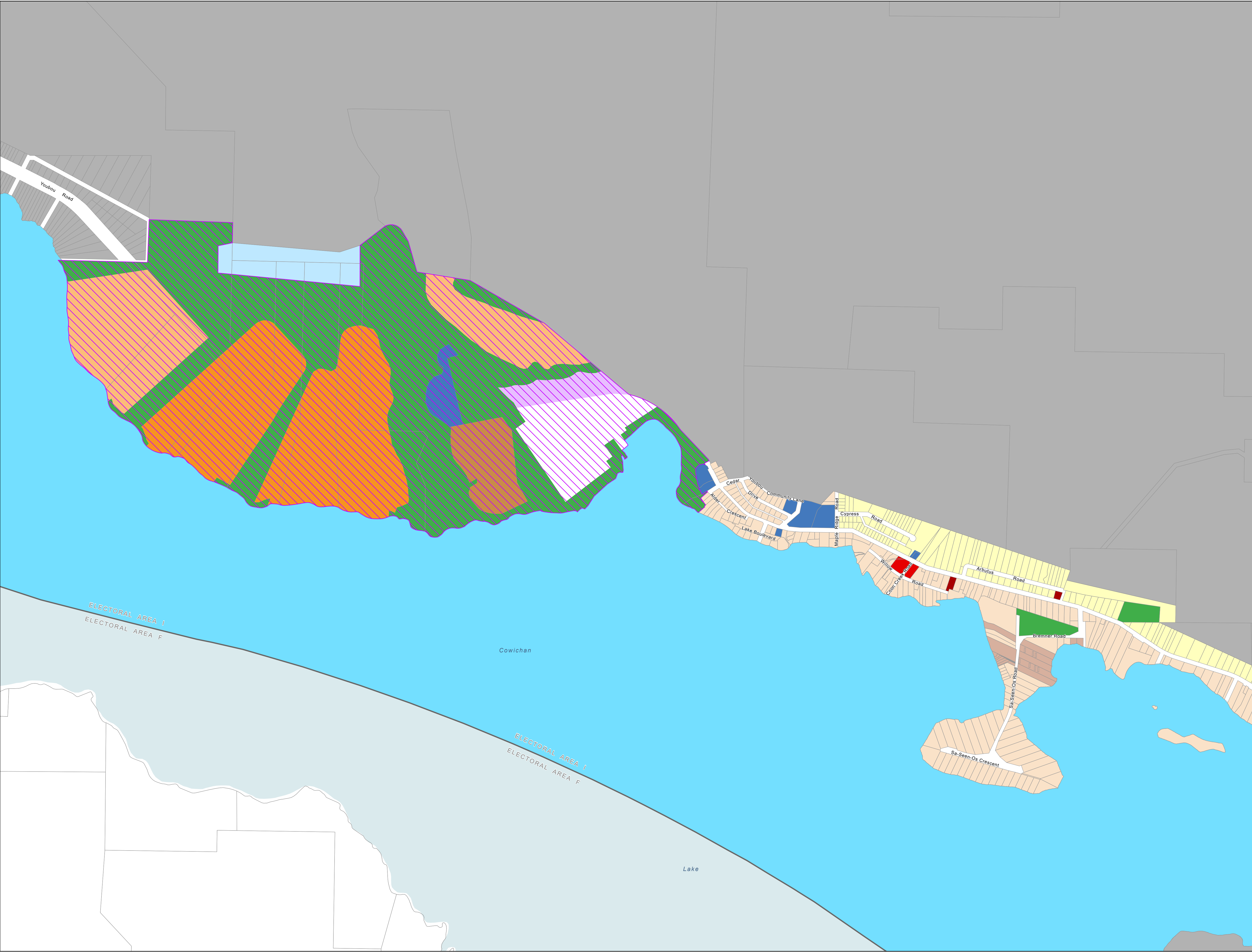
Map LI1.3 Electoral Area I

- Special Study Areas**
- Comprehensive Development
- Land Use Designations**
- Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - Light Industrial
 - Forestry & Resources
 - Infrastructure
 - Institutional
 - Parks and Open Space
 - Water
- Reference Features**
- Electoral Area Boundary
 - Parcel Boundary

DRAFT
October 2023

0 Kilometres 0.5

Coordinate system: NAD 1983 UTM Zone 10N



CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map LI1.4 Electoral Area I

Land Use Designations

- Large Lot Rural
- Country Suburban
- Large Lot Suburban
- Village Residential
- General Commercial
- Tourist Commercial
- Forestry & Resources
- Infrastructure
- Institutional
- Parks and Open Space
- Water

Reference Features

- Electoral Area Boundary
- Parcel Boundary

DRAFT
October 2023

0 Kilometres 0.5

Coordinate system: NAD 1983 UTM Zone 10N

CVRD Bylaw No. 4373
Cowichan Valley Regional District
Official Community Plan
for the Electoral Areas Bylaw, 2023

Schedule L
Land Use Designations
(excluding the Gulf Islands)

Map L11.5 Electoral Area I

Temporary Use



Land Use Designations

- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- Village Residential
- General Commercial
- Tourist Commercial
- General Industrial
- Forestry & Resources
- Infrastructure
- Institutional
- Parks and Open Space
- Water

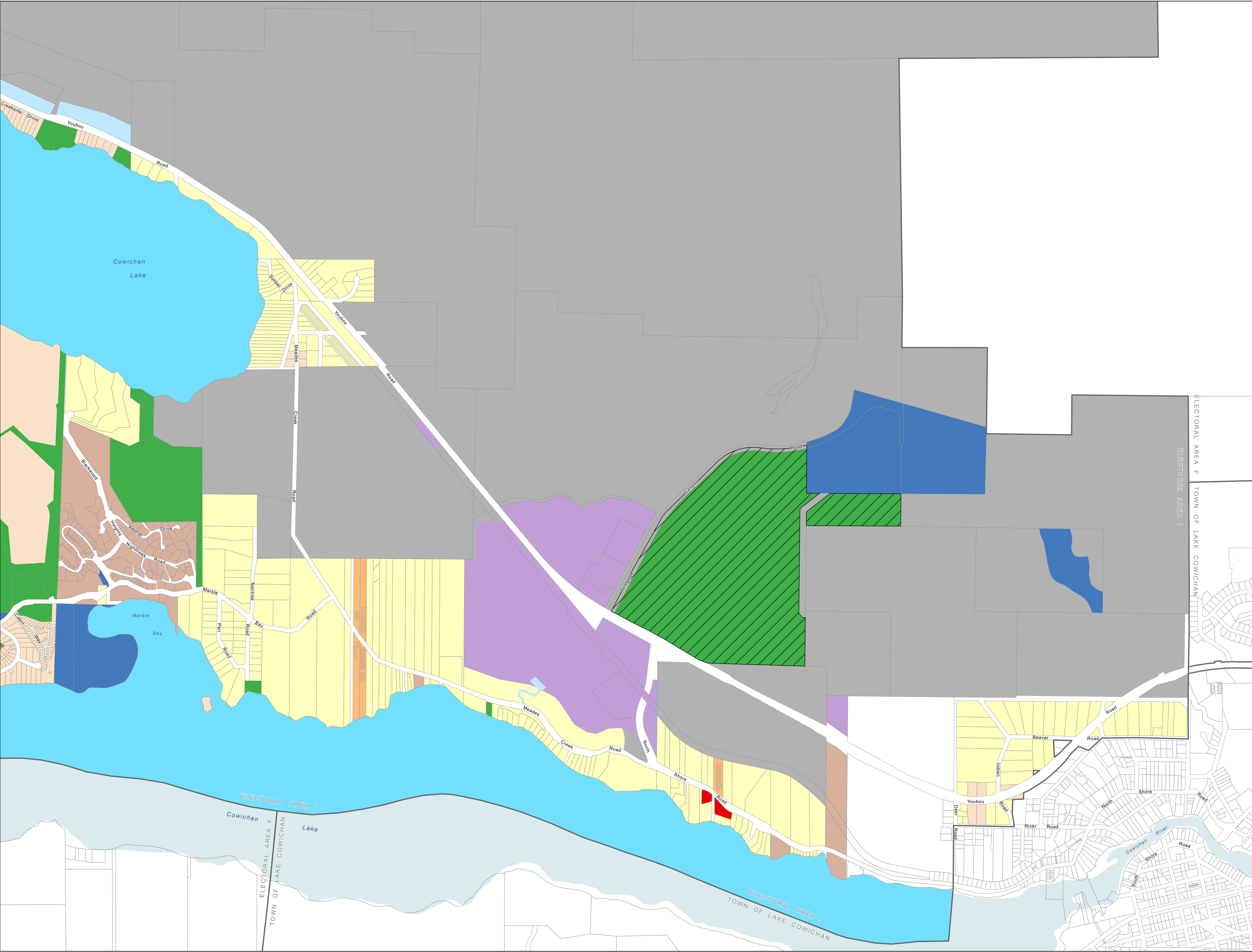
Reference Features

- Electoral Area Boundary
- Parcel Boundary

DRAFT
October 2023

0 Kilometres 0.5

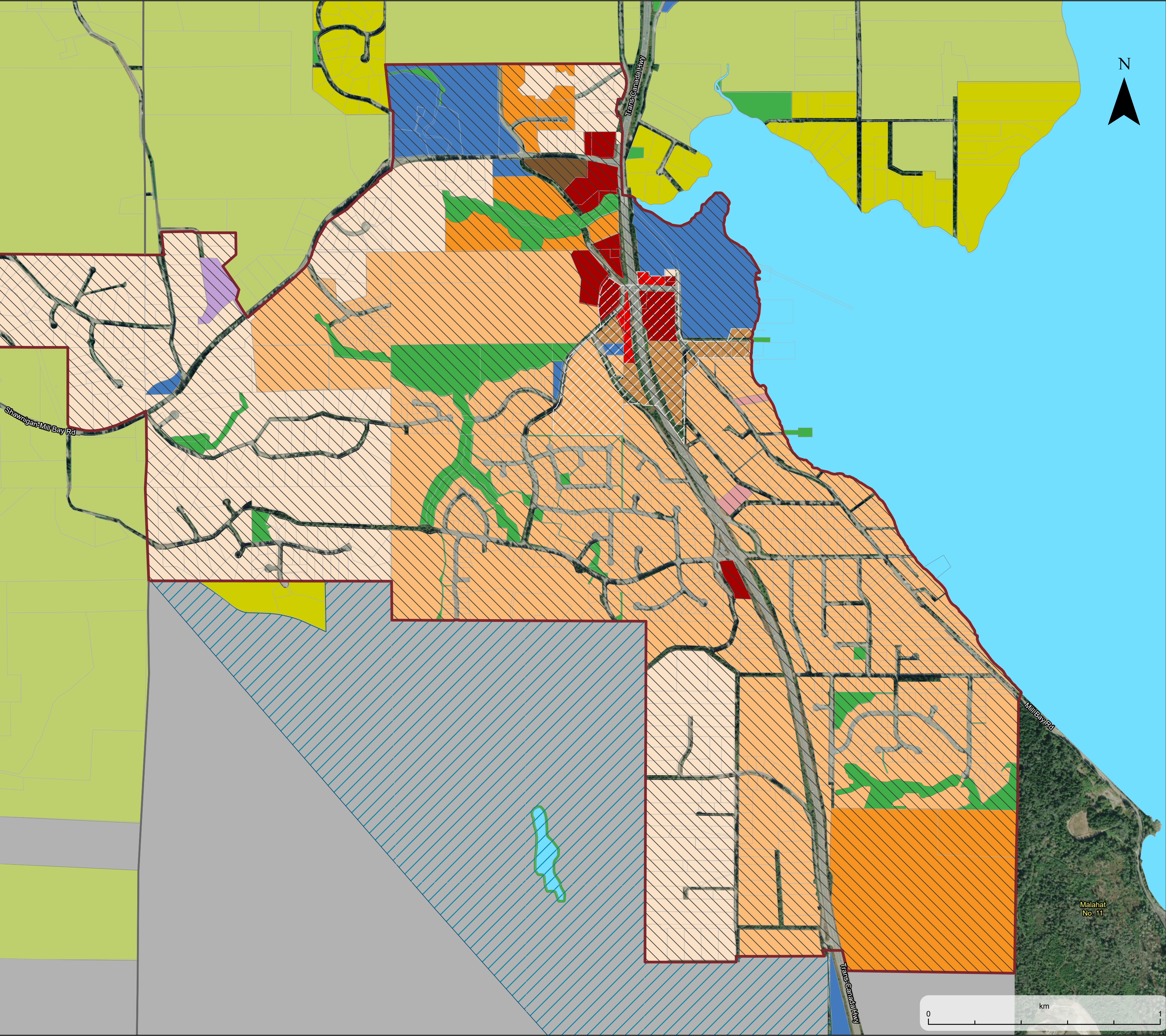
Coordinate system: NAD 1983 UTM Zone 10N



Local Area Plans and Land Use Designations

The following maps contain the Local Area Plans and Land Use Designations in this order:

- A – Mill Bay / Malahat
- B – Shawnigan Lake
- C – Cobble Hill
- D – Cowichan Bay
- D/E – Eagle Heights / Koksilah Village
- E/F – Sahtlam
- F – Honeymoon Bay / Mesachie Lake
- G – Saltair
- H – Diamond
- H – North Oyster
- I – Youbou / Meade Creek



Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

A - Mill Bay / Malahat

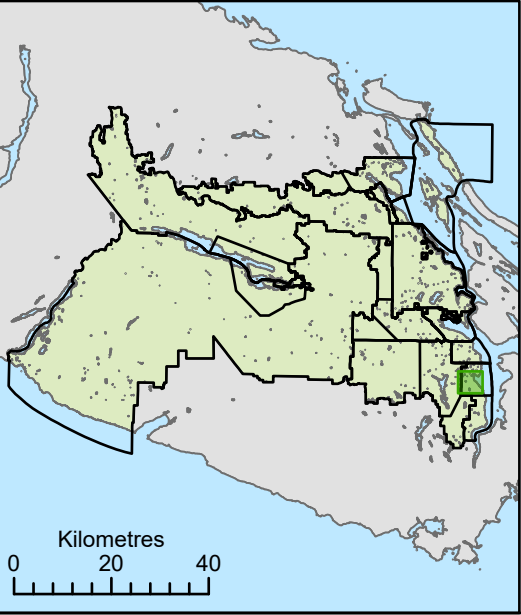
- Legend**
- Electoral Area Boundary
 - Growth Containment Boundary and Local Area Plan
 - Area within Growth Containment Boundary and Local Area Plan
- Special Study Area**
- Benchlands - Comprehensive Development
 - Central Mill Bay - Comprehensive Development
- Land Use Designations**
- Large Lot Rural
 - Small Lot Rural
 - Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - Village Core Residential
 - Mixed Employment
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - General Industrial
 - Light Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional

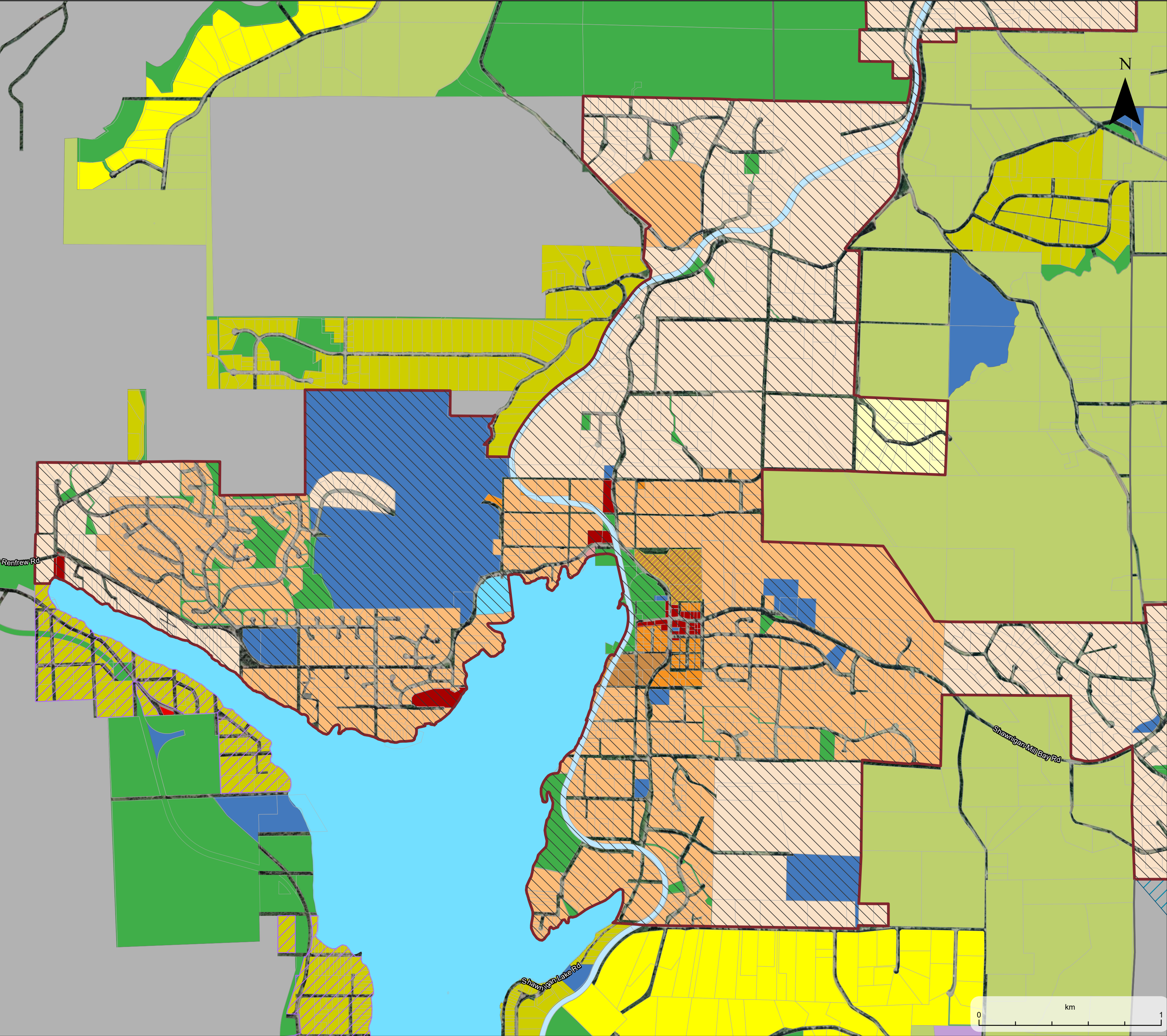
Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar





Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

B - Shawnigan Lake

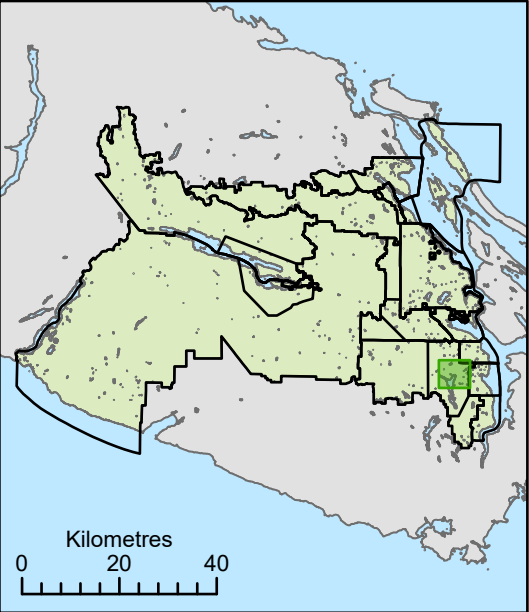
- Legend**
- Electoral Area Boundary
 - Growth Containment Boundary and Local Area Plan
 - Area within Growth Containment Boundary and Local Area Plan
- Special Study Area**
- Benchlands - Comprehensive Development (Area A)
 - Shawnigan Village - New Parks & Open Space
 - South Shawnigan Lake - Infrastructure & Servicing
- Land Use Designations**
- Large Lot Rural
 - Small Lot Rural
 - Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - Village Core Residential
 - Mixed Employment
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - General Industrial
 - Light Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure

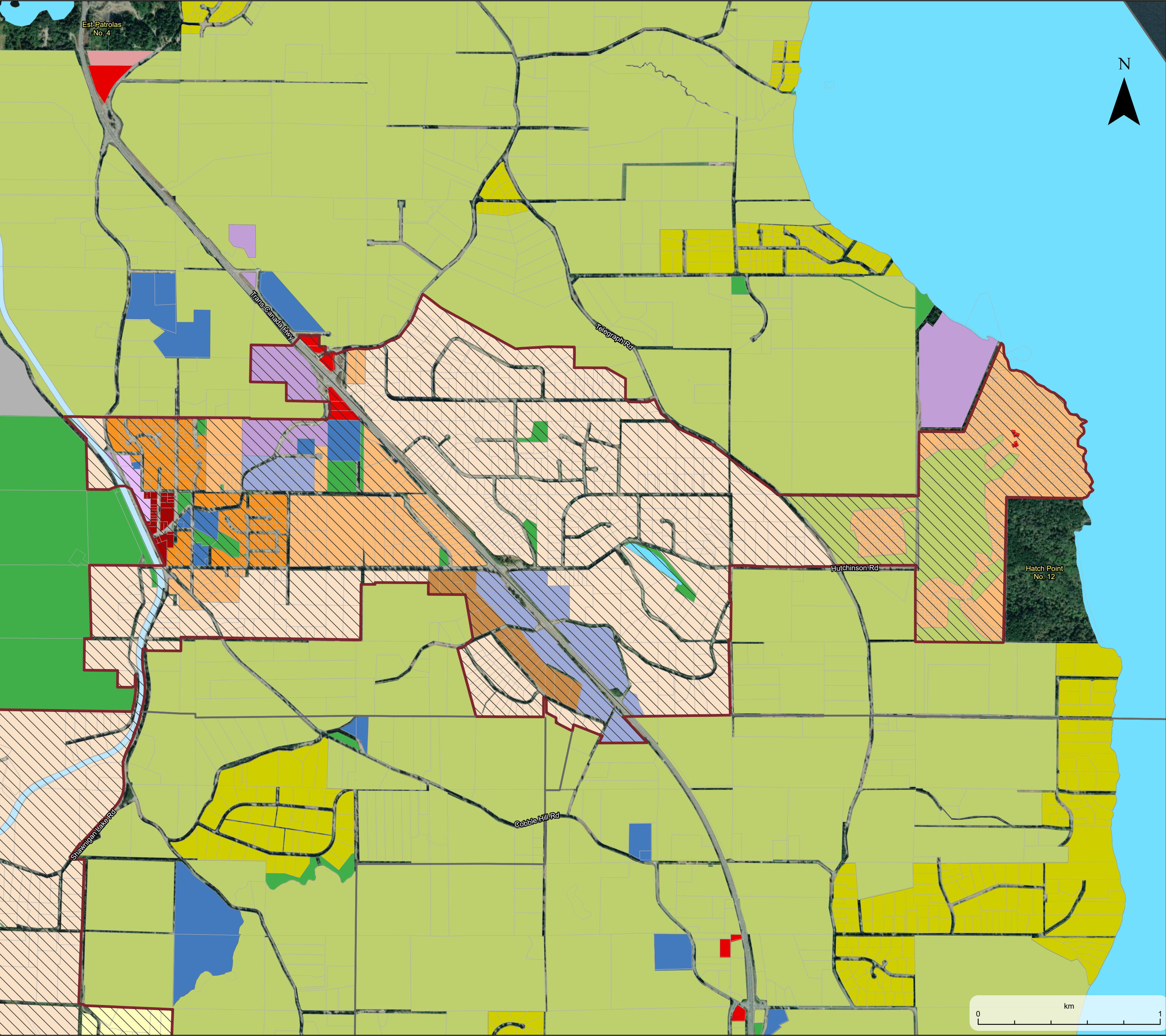
Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar





Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

C - Cobble Hill

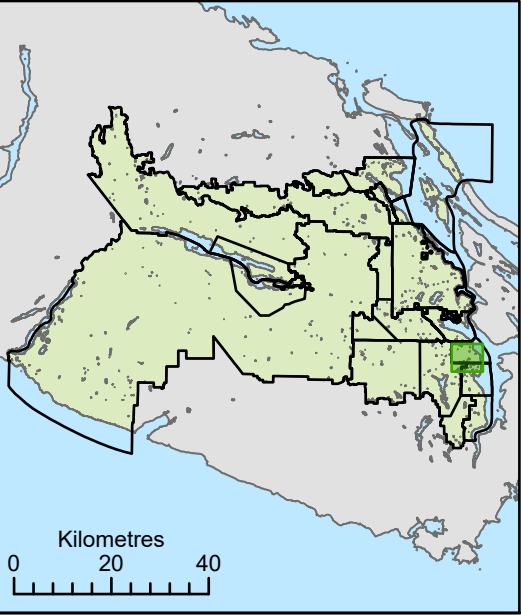
- Legend**
- Electoral Area Boundary
 - Growth Containment Boundary and Local Area Plan
 - Area within Growth Containment Boundary and Local Area Plan
- Land Use Designations**
- Large Lot Rural
 - Small Lot Rural
 - Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - Village Core Residential
 - Mixed Employment
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - General Industrial
 - Light Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional
 - Parks and Open Space
 - Water

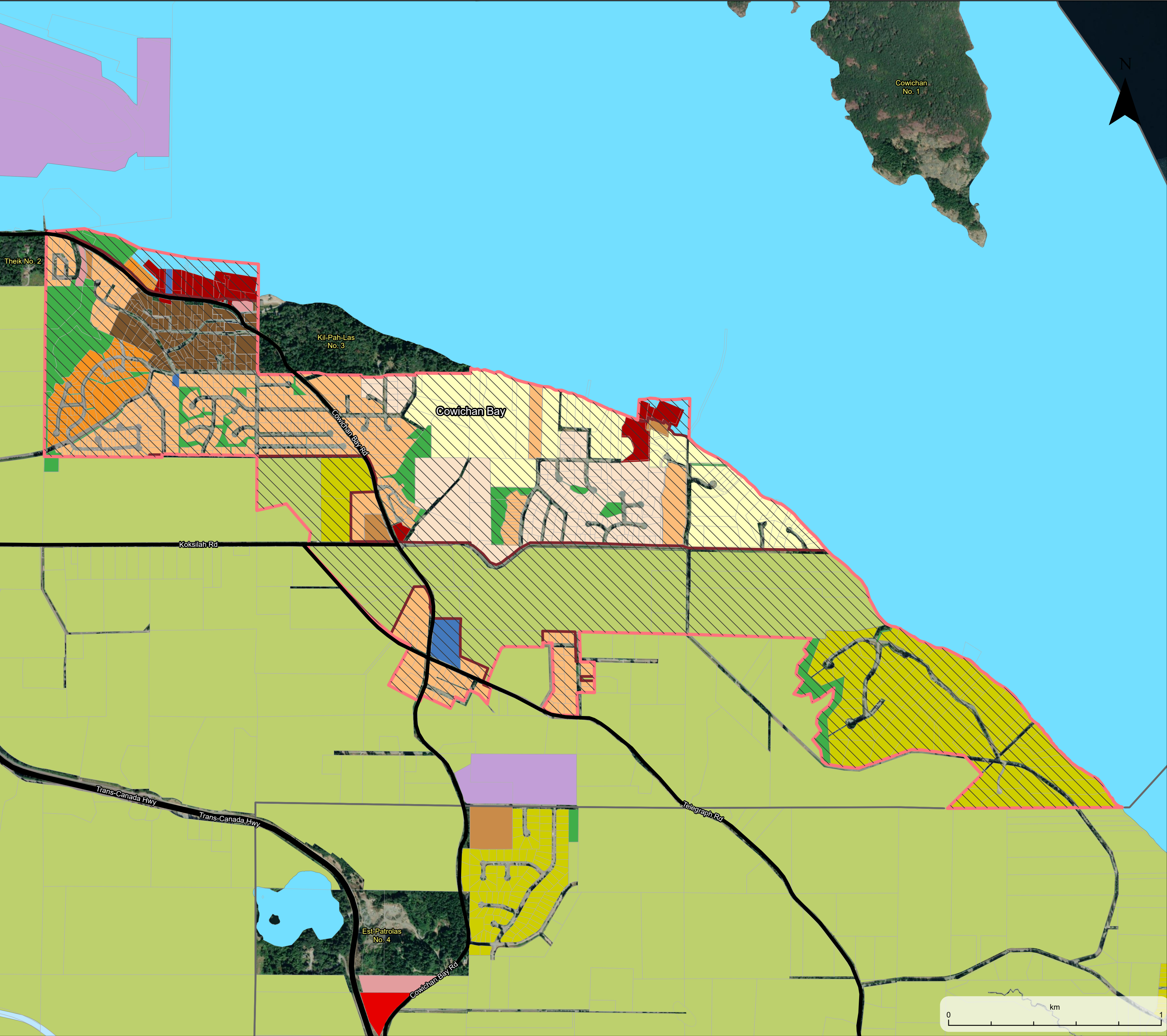
Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar





Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

D - Cowichan Bay

- Legend**
- Electoral Area Boundary
 - Growth Containment Boundary
 - Local Area Plan
 - Area within Local Area Plan
- Land Use Designations**
- Large Lot Rural
 - Small Lot Rural
 - Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - Village Core Residential
 - Mixed Employment
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - General Industrial
 - Light Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional
 - Parks and Open Space
 - Water

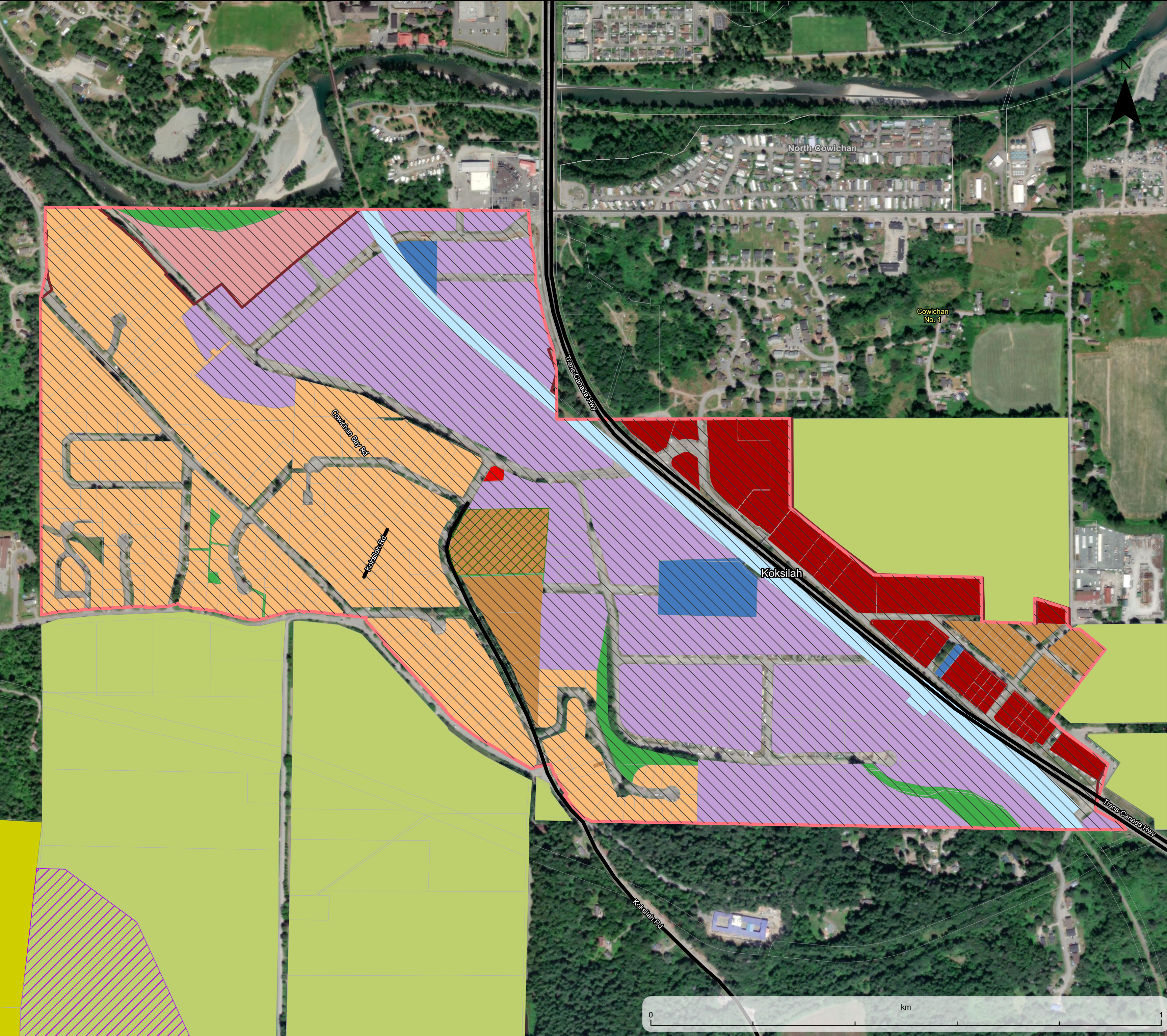
Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar





Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

D/E - Eagle Heights / Koksilah Village

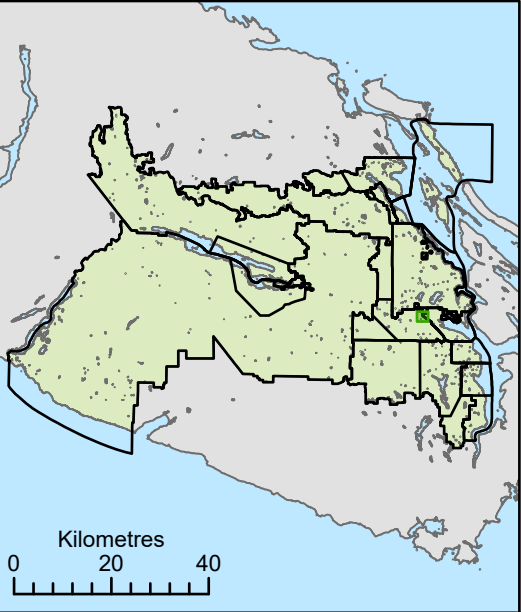
- Legend**
- Electoral Area Boundary
 - Growth Containment Boundary
 - Local Area Plan
 - Area within Local Area Plan
- Special Study Area**
- Koksilah Rd - New Parks & Open Space
 - Langtry Rd - Comprehensive Development
- Land Use Designations**
- Large Lot Rural
 - Small Lot Rural
 - Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - Village Core Residential
 - Mixed Employment
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - General Industrial
 - Light Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional
 - Parks and Open Space

Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar



Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

E/F - Sahtlam

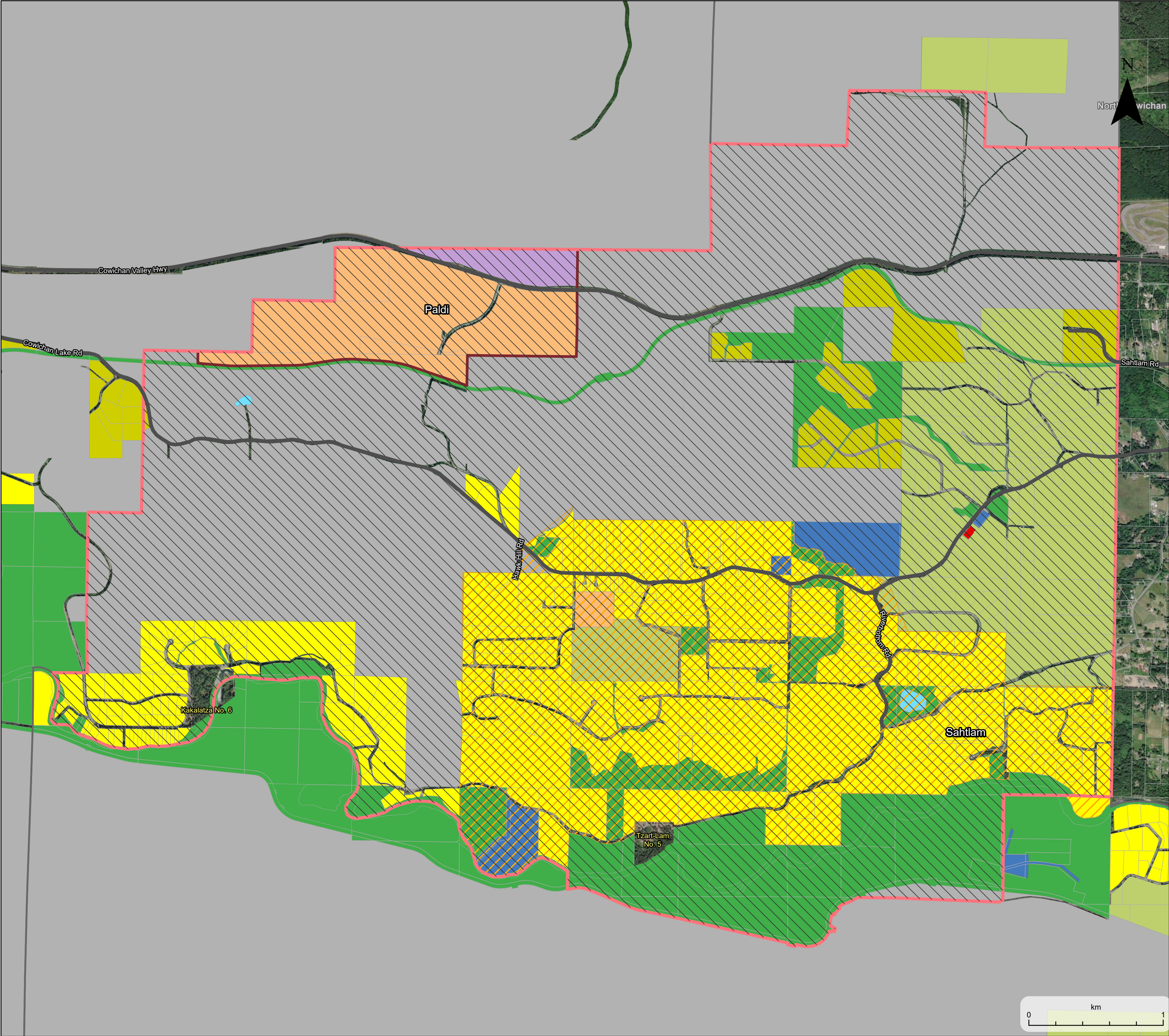
- Legend
- Electoral Area Boundary
 - Growth Containment Boundary
 - Local Area Plan
 - Area within Local Area Plan
- Special Study Area
- Wake Lake - New Parks & Open Space
- Land Use Designations
- Large Lot Rural
 - Small Lot Rural
 - Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - Village Core Residential
 - Mixed Employment
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - General Industrial
 - Light Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional
 - Parks and Open Space
 - Water

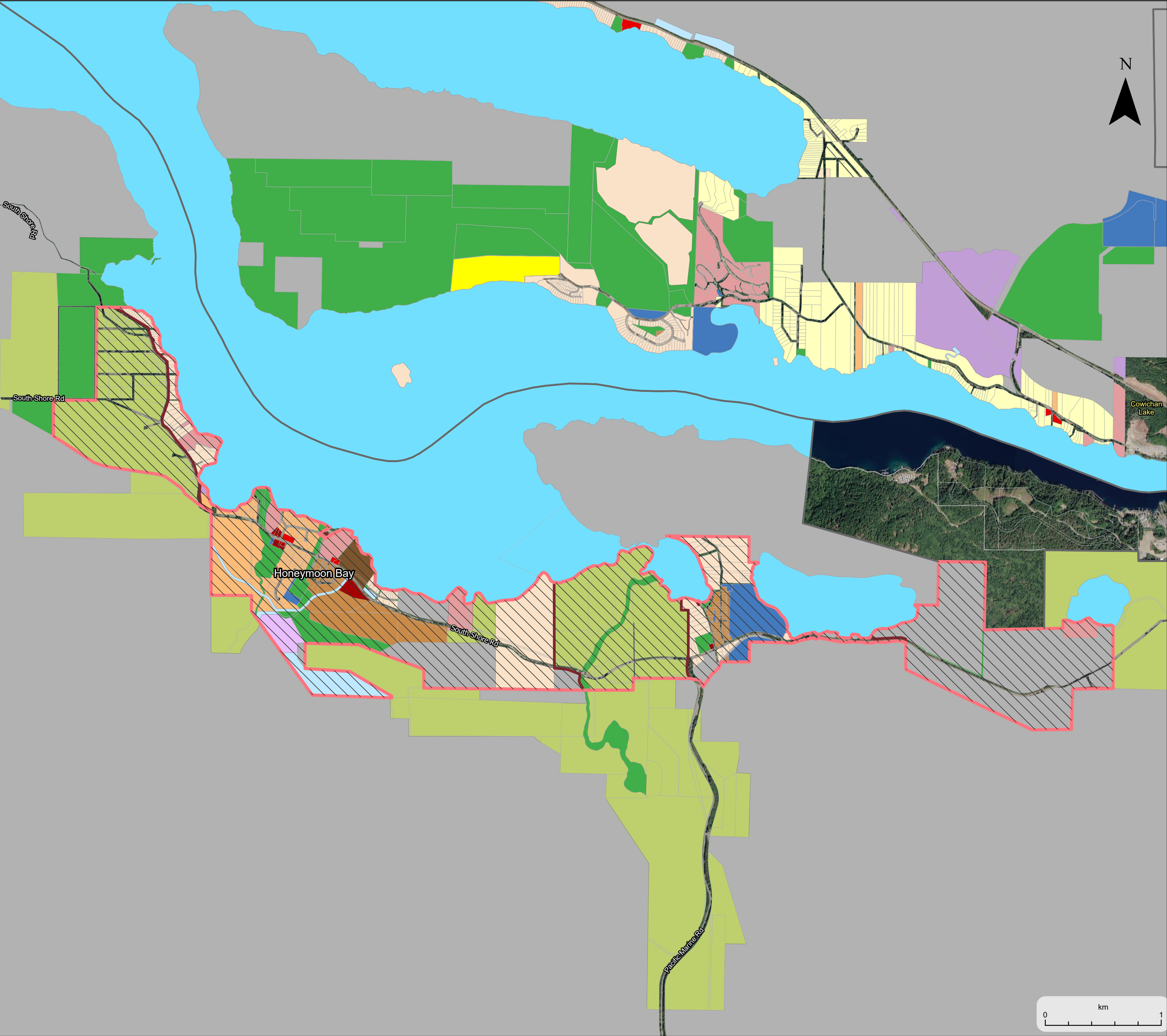
Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar





Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations
F - Honeymoon Bay / Mesachie Lake

Legend

- Electoral Area Boundary
- Growth Containment Boundary
- Local Area Plan
- Area within Local Area Plan
- Land Use Designations
 - Large Lot Rural
 - Small Lot Rural
 - Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - Village Core Residential
 - Mixed Employment
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - General Industrial
 - Light Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional
 - Parks and Open Space
 - Water

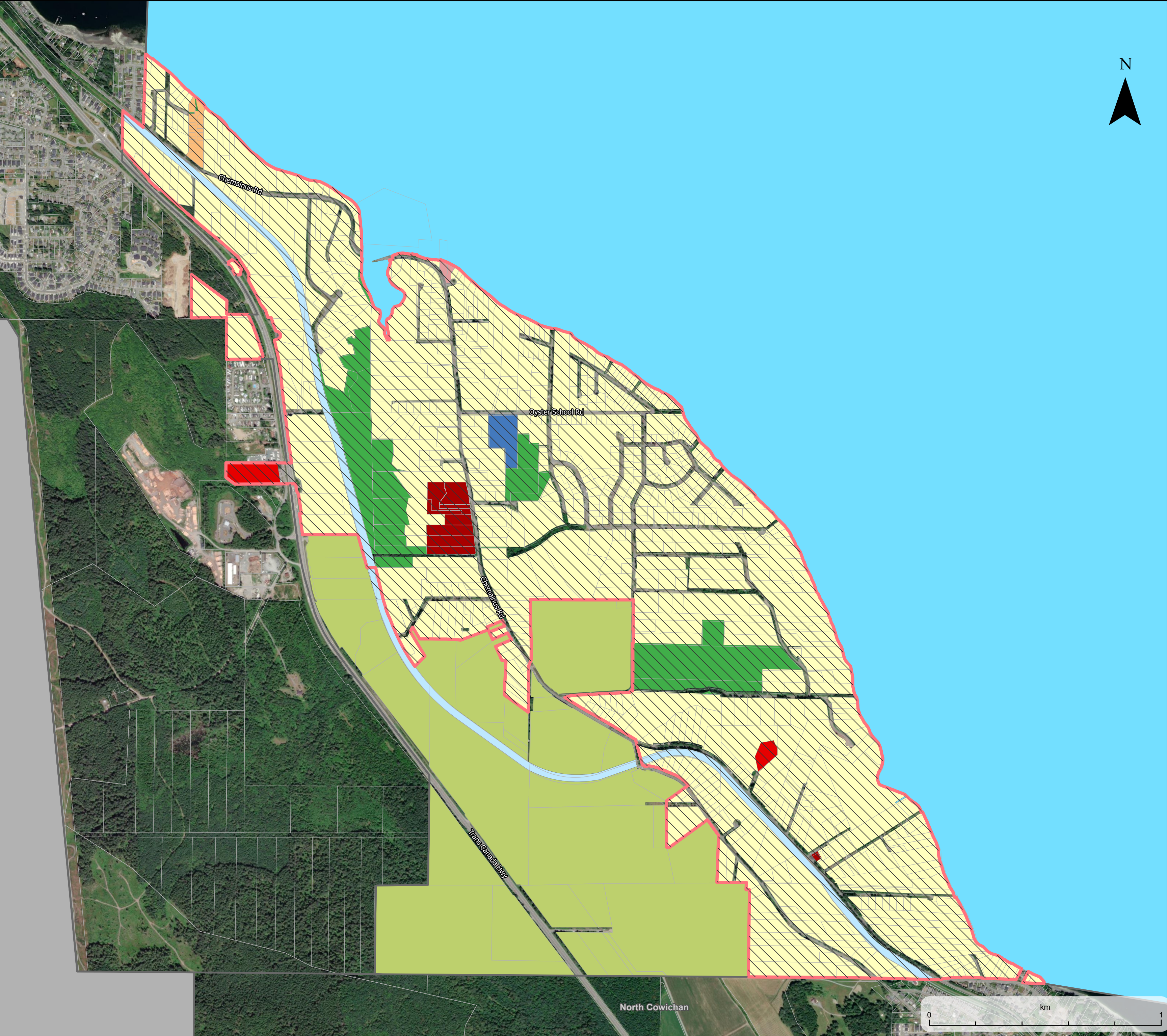
Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Earthstar Geographics





Cowichan Valley Regional District Official Community Plan for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

G - Saltair

Legend

- Electoral Area Boundary
- Local Area Plan and Growth Containment Boundary
- Area within Growth Containment Boundary and Local Area Plan

Land Use Designations

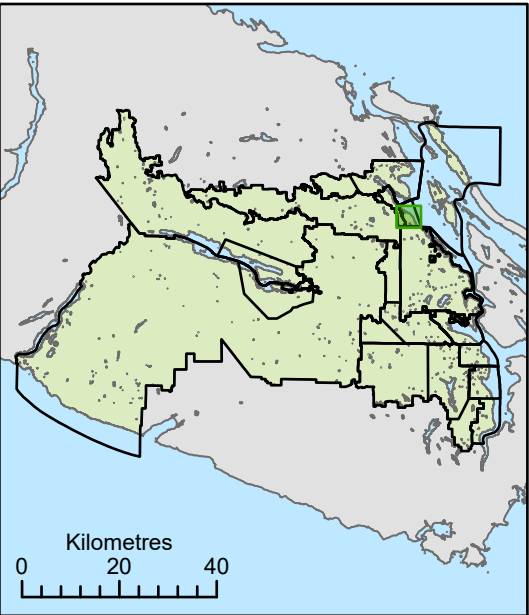
- Large Lot Rural
- Small Lot Rural
- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- Village Core Residential
- Mixed Employment
- General Commercial
- Village Commercial
- Tourist Commercial
- General Industrial
- Light Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

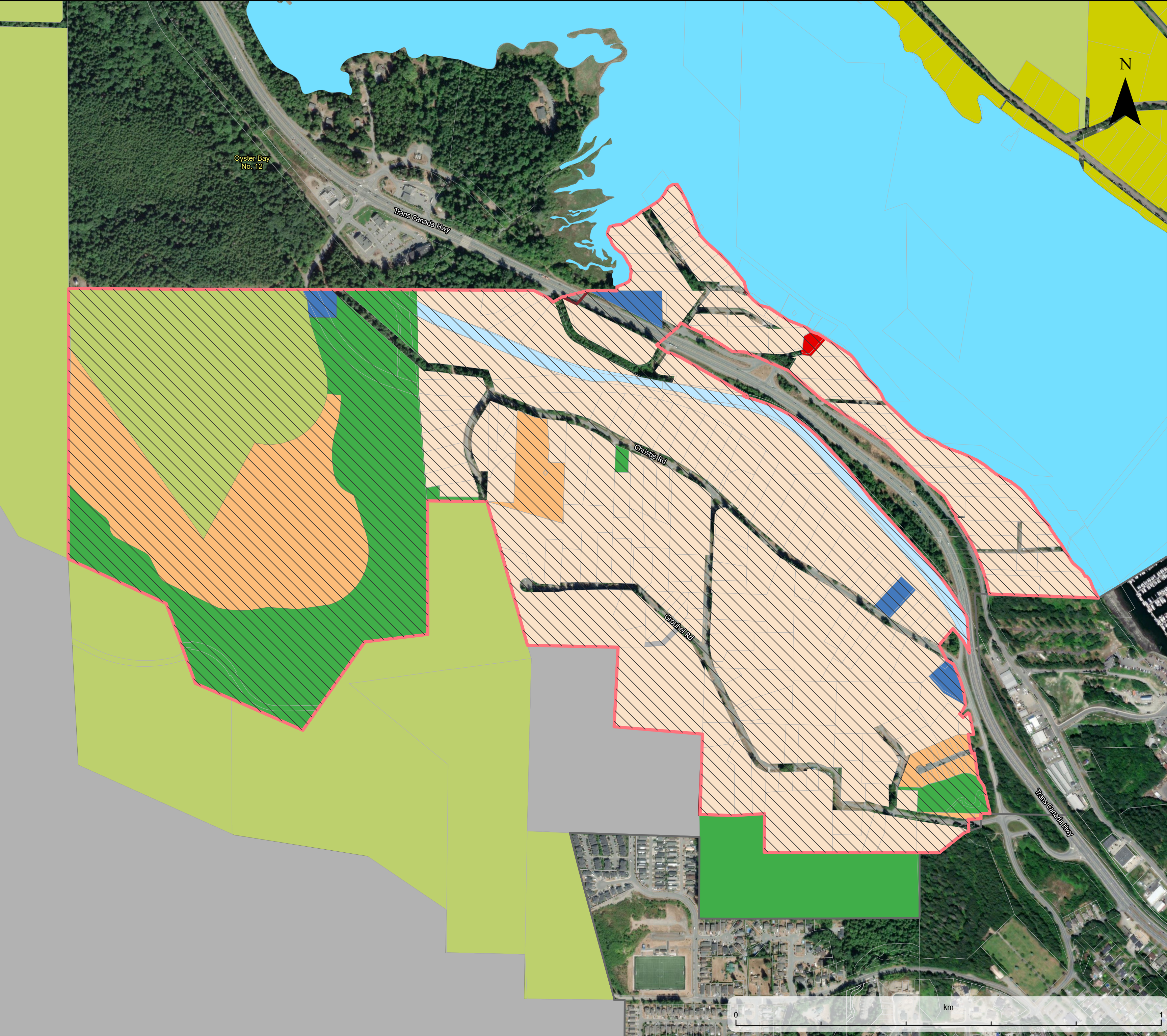
Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar





Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

H - Diamond

- Legend**
- Electoral Area Boundary
 - Local Area Plan and Growth Containment Boundary
 - Area within Local Area Plan and Growth Containment Boundary
- Land Use Designations**
- Large Lot Rural
 - Small Lot Rural
 - Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - Village Core Residential
 - Mixed Employment
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - General Industrial
 - Light Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional
 - Parks and Open Space
 - Water

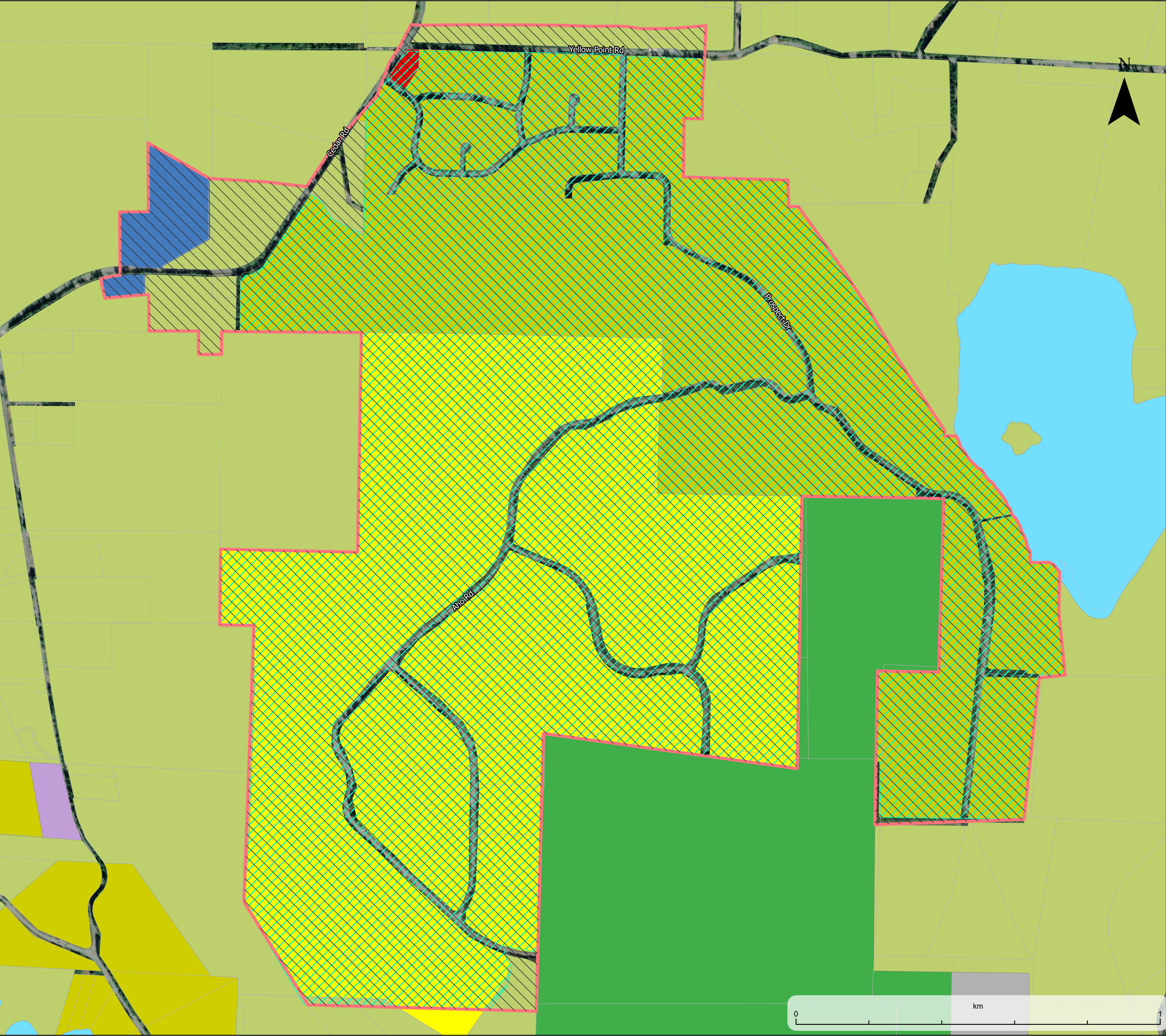
Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar





Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

H - North Oyster

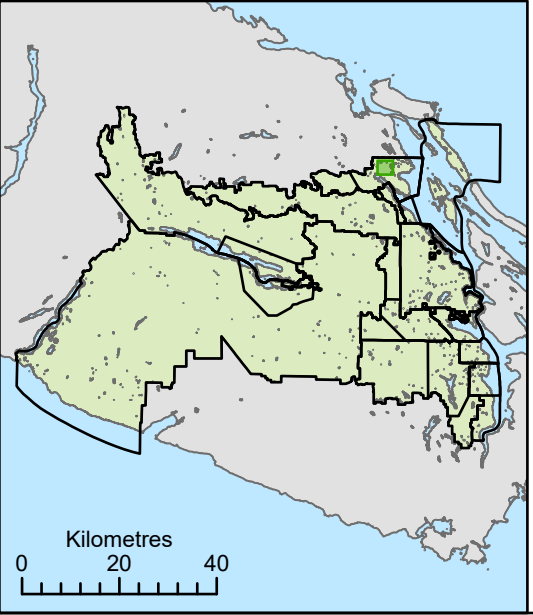
- Legend**
- Electoral Area Boundary
 - Local Area Plan
 - Area within Local Area Plan
- Special Study Area**
- Woodley Range - Infrastructure & Servicing
- Land Use Designations**
- Large Lot Rural
 - Small Lot Rural
 - Country Suburban
 - Large Lot Suburban
 - Medium Lot Suburban
 - Compact Lot Suburban
 - Village Residential
 - Village Core Residential
 - Mixed Employment
 - General Commercial
 - Village Commercial
 - Tourist Commercial
 - General Industrial
 - Light Industrial
 - Forestry & Resources
 - Agriculture
 - Infrastructure
 - Institutional
 - Parks and Open Space
 - Water

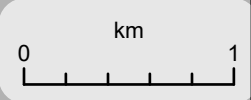
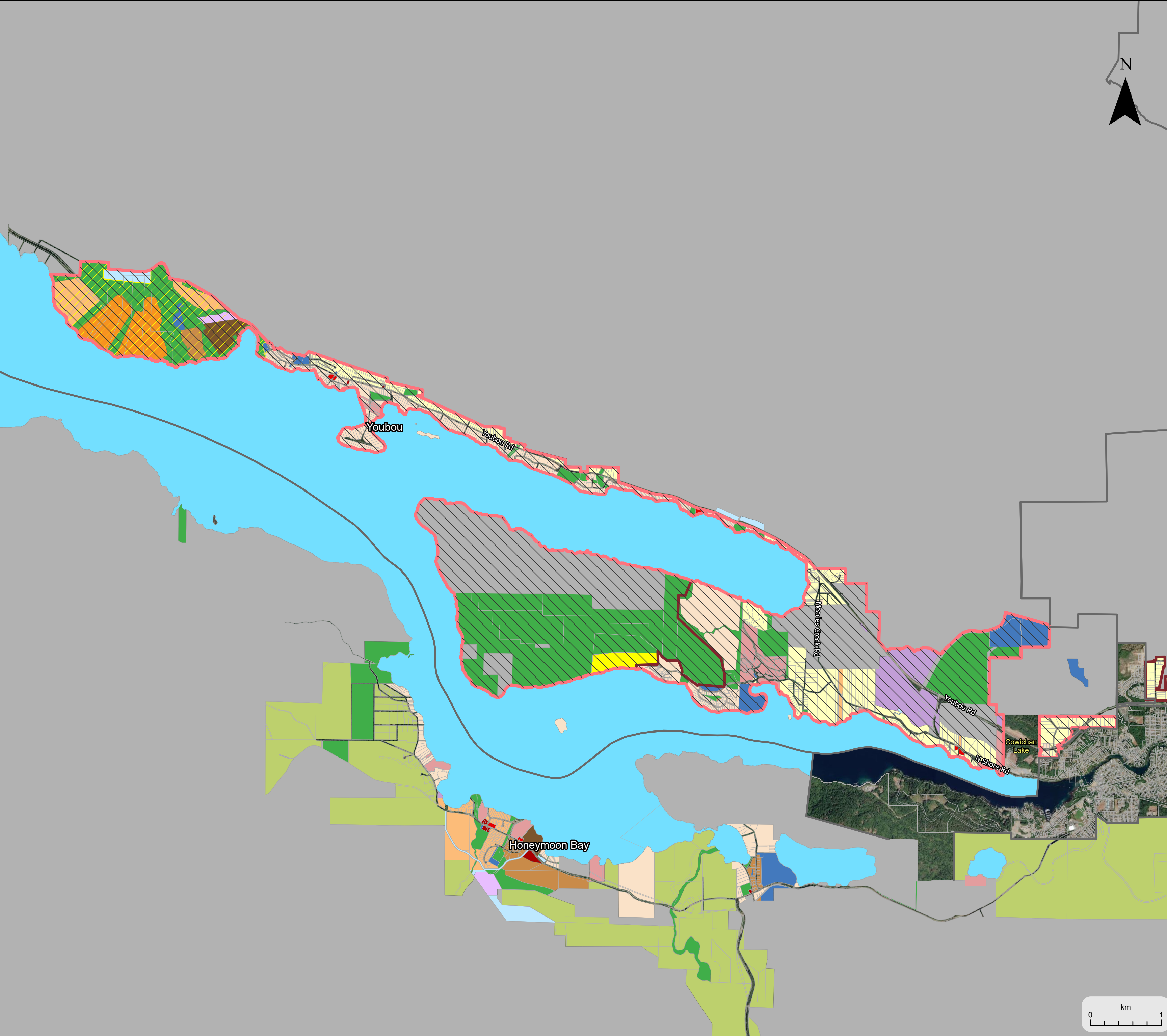
Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar





Cowichan Valley Regional District
Official Community Plan
for Electoral Areas

Draft
Local Area Plans and
Land Use Designations

I - Youbou / Meade Creek

Legend

- Electoral Area Boundary
- Growth Containment Boundary
- Local Area Plan
- Area within Local Area Plan

Special Study Area

- Youbou Lands - Comprehensive Development

Land Use Designations

- Large Lot Rural
- Small Lot Rural
- Country Suburban
- Large Lot Suburban
- Medium Lot Suburban
- Compact Lot Suburban
- Village Residential
- Village Core Residential
- Mixed Employment
- General Commercial
- Village Commercial
- Tourist Commercial
- General Industrial
- Light Industrial
- Forestry & Resources
- Agriculture
- Infrastructure
- Institutional
- Parks and Open Space
- Water

Data Sources

Parcels, MOCP designations, Growth Containment Boundary, Local Area Plans, and Electoral Area Boundaries from CVRD.

Coordinate System:
Universal Transverse Mercator Projection (UTM), Zone 10N
North American Datum (NAD) 1983

Service Layer: Maxar

