

NOTICE OF INTENT TO AMEND ZONING BYLAW NO. 3520

Wednesday, November 12, 2025, at 1:30 p.m.

Electoral Area A – Mill Bay/Malahat
Zoning Amendment Bylaw No. 4637



Notice is hereby given that the CVRD Board will consider readings of the above noted Zoning Amendment Bylaw at the regular Board meeting of Wednesday, November 12, 2025, at 1:30 pm.

PURPOSE OF THE PROPOSED BYLAWS

Zoning Amendment Bylaw No. 4637

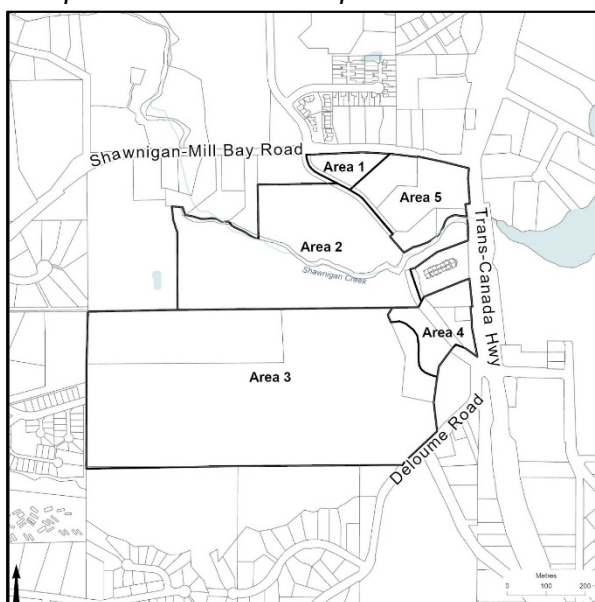
This rezoning application (RZ23A03) proposes to consolidate eight (8) existing zones into one comprehensive development zone with five sub-areas. The subject lands are PIDs 010-208-089, 025-942-310, 000-278-131, 009-488-286, 009-487-247, 009-487-221, 009-528-601, 004-173-287, 029-533-601, and 009-497-803.

The land is presently zoned for residential and commercial development, which would allow for approximately 929 dwelling units in addition to commercial areas. The current application proposes a density limit of 1,000 residential units (subject to servicing).

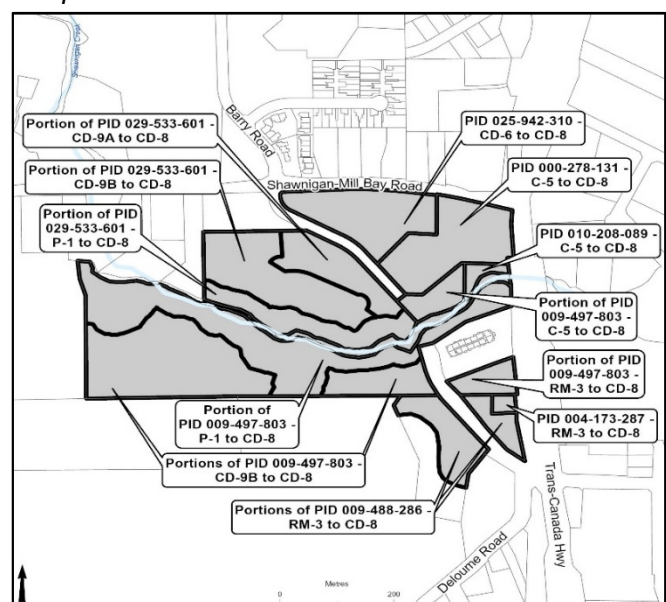
Key components of the applicant's proposal include:

- A density limit of 1,000 units (subject to servicing);
- Greater flexibility to construct multi-family dwellings throughout the site;
- Allowances for a 'hotel use' with long-term stay options (workforce housing);
- Standardizations of setback, impervious surface area, and parcel coverage requirements;
- Provisions for multiple fully serviced show homes to be built on larger lots (capable of further subdivision);
- A reduction in minimum parcel size for single-family lots, duplex lots, and senior congregate care facilities, and a reduction in the minimum lot size & width for secondary suites;
- Permitting "Drive-thru" uses on some parcels located east of Barry Road (within 'Area 4' and 'Area 5'); and
- An option for workforce housing (long-term stay hotel) within 'Area 4' of the proposed zone.

Proposed CD-8 Zone Map



Proposed Amendments



FURTHER INFORMATION

In accordance with Section 34 of CVRD Bylaw No. 4483 – Development Application Procedures Bylaw, and as per section 467 of the *Local Government Act*, which prohibits a local government from holding a public hearing for a proposed zoning bylaw referred to in section 464 (2), (3) or (4) of the *Local Government Act*, notice must be mailed or otherwise delivered at least 10 days before first reading of the bylaw.

Copies of the proposed bylaw and other documents that may be considered by the Board in determining whether to adopt the proposed bylaw are available for public inspection online at www.cvrdb.ca/PublicHearings; and at the Cowichan Valley Regional District Land Use Services Department front counter: 175 Ingram Street, Duncan, BC, from Wednesday, October 29, 2025, to Wednesday, November 12, 2025, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding statutory holidays.

FOR MORE INFORMATION, PLEASE CONTACT

Michelle Pressman, Manager, Development Services Division, Land Use Services Department,
Telephone: 250.746.2620 or 1.800.665.3955 | Email: publichearings@cvrd.bc.ca