



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4637

A Bylaw for the Purpose of Amending South Cowichan 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 "CVRD South Cowichan Zoning Bylaw No. 3520, 2013" Applicable to Areas A - Mill Bay/Malahat and C - Cobble Hill";

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:

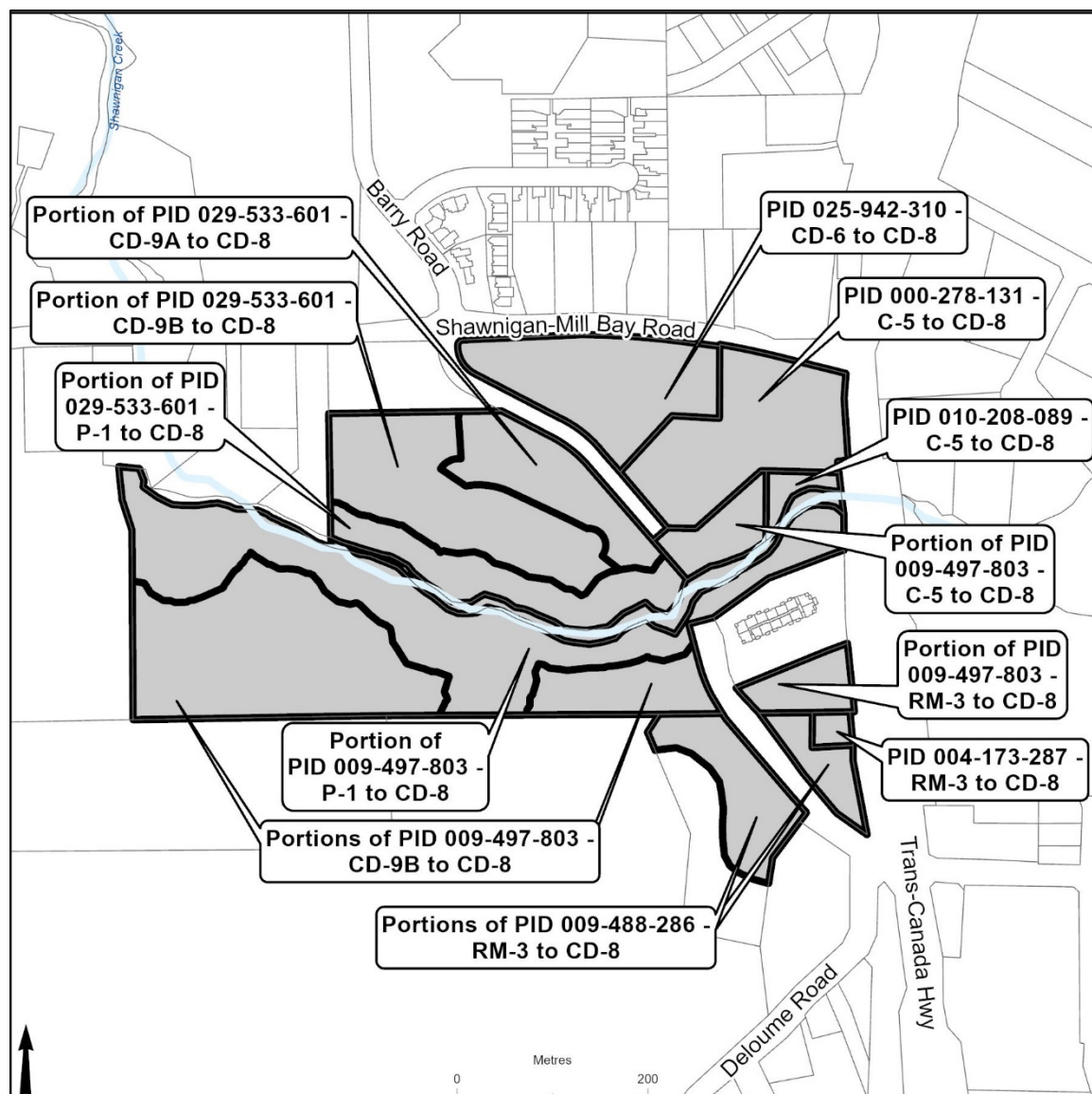
1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4637 – South Cowichan Zoning Amendment Bylaw (Stonebridge), 2025**".

2. **AMENDMENTS**

Bylaw No. 3520 is hereby amended as follows:

- a. Delete Section 11.9A CD-9A Village Comprehensive Mixed Use 9A.
- b. Delete 11.9B CD-9B Village Comprehensive Residential 9B.
- c. Modify the Schedule A - Zoning Map:



- d. Delete and Replace Section 11.8 CD-8 Village Comprehensive Development 8 – Stonebridge South with the following:

11.8 CD-8 Village Comprehensive Development 8 – Stonebridge Comprehensive Development

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-8 Zone:

1. Definitions

Despite any other bylaw provision, the following definitions apply to the following terms used within the CD-8 Zone:

- “Carport”** means a roofed structure free standing or attached to the principal building which is not enclosed in the front and at least one side.
- “Drive-Through Facility”** means the use of land, buildings, or structures, or parts thereof, including the Drive-Through Queuing Lane, to provide products or services through an attendant, a window, or an automated machine to persons remaining in motorized vehicles that are in a lane designated for that purpose.

- c. **"Drive-Through Queuing Lane"** means the delineated on-site vehicular lane, located on the same lot as- and forms part of- a Drive-Through Facility, that is intended solely to accommodate vehicles waiting to access an ordering station, service window, pick-up point, or other service point of the drive-through. A drive-through queuing lane includes the area containing any required stacking spaces, but excludes parking spaces, loading spaces, and general internal drive aisles or circulation areas.
- d. **"Front Building Line"** means the closest extended line of the wall of a building which faces and is parallel to the front parcel line; or in the case of an open carport, the furthest extent of the roof overhang.
- e. **"Hotel"** means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and convention rooms, recreation facilities, and personal service establishments for the convenience of guests. Payment for occupancy is usually on a daily or weekly basis to the operator. A Hotel use may include extended stay guests will book accommodations at a hotel for a week, month or longer.
- f. **"Dwelling, Multiple-Unit (or Multi-Unit Dwelling)"** means a building or cluster of buildings consisting of three or more dwelling units, which may be attached or detached. Includes: Congregate Housing; Excludes: Tourist accommodation unless expressly permitted in this Bylaw.
- g. **"Parcel Width"** means the horizontal distance between side parcel lines measured at right angles to the parcel depth at a 7 m setback from the front parcel line.
- h. **"Personal Service"** means the use of a building to provide direct professional goods or services an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects.
- Includes: *Uses such as (but not limited to) barber shop, hair salon, tailor, tattoo parlour, shoe repair shop, photographer's studio, picture framing shop, manicurists, fitness studio, dry cleaning establishments; Accessory retail sales of goods, wares, personal merchandise, articles or things accessory to the provision of such services.*
- Excludes: *Cannabis retail sales.*
- i. **"Private Access Road"** means an access route which provides the primary vehicular access to a building or buildings, or to the parking areas associated with a building or buildings. This may include a strata road, a private right-of-way, or a private easement on private property.

2. Permitted Uses

The following uses and no others are permitted within the CD-8 Zone:

- a. Within that part of the lands identified as **Area 1** on the CD8 Zone Map:

Permitted Principal Uses	Permitted Accessory Uses
• Personal Care Facility; and • Seniors' Congregate Housing.	• Child Care facility; • Community service facility; • Convenience store with a maximum floor area of 85 m²; • Group daycare, preschool; • Office; • Personal service use;

	• Restaurant; and • Retail commercial.
--	---

- b. Within that part of the lands identified as **Area 2** on the CD8 Zone Map:

Permitted Principal Uses	Permitted Accessory Uses
• Single detached dwelling; • Duplex dwelling; and • Multiple unit dwelling.	• Secondary suite; • Home based business; • Community service facility; • Unlicensed daycare; and • Group daycare (accessory to a Multiple unit dwelling, Congregate housing, or a Residential facility).

- c. Within that part of the lands identified as **Area 3** on the CD8 Zone Map:

Permitted Principal Uses	Permitted Accessory Uses
• Single detached dwelling; • Duplex dwelling; and • Multiple unit dwelling.	• Secondary suite; • Home based business; • Community service facility; • Unlicensed daycare; and • Group daycare (accessory to a Multiple unit dwelling).

- d. Within that part of the lands identified as **Area 4** on the CD8 Zone Map:

Permitted Principal Uses	Permitted Accessory Uses
• All principal uses permitted in Area 5 of the CD8 Zone; • Multiple unit dwelling; and • Hotel.	• Home based business; • Group daycare; and • Drive-Through Facility.

- e. Within that part of the lands identified as **Area 5** on the CD8 Zone Map:

Permitted Principal Uses	Permitted Accessory Uses
• Art gallery; artist studio; • Assembly use, including assembly hall; • Automotive parts and accessory sales, excluding external storage of goods; • Automobile service shop; • Bakery; • Bowling alley, arcade, billiard, and games room; • Brewery and distillery; • Business, finance, insurance institution and offices; • Childcare facility, including early childhood learning centre; • Cultural facility, including community services and community centre; • Financial institution; • Funeral parlour excluding crematorium; • Garden centre; • Grocery store; • Group daycare;	• Multiple unit dwelling including multiple unit residential above the ground floor of any building; and • Drive-Through Facility.

• Hardware and camping supply store, excluding exterior storage yard; • Hotel; • Library, book store, printing and publishing; • Market;; • Medical Clinic; • Dental Clinic; • Museum; • Offices, including government offices; • Personal service use; • Pharmacy; • Plant nurseries; • Horticulture; • retail sales of gardening supplies and produce, with outdoor storage; • Professional, scientific and technical services; • Pub; • Restaurant, including café, catering and take-out restaurant; • Retail stores, including liquor store; • Shopping centre; • Theatre; and • Veterinary clinic.	
---	--

3. Servicing

All occupied buildings in the CD-8 Zone shall be serviced by a community water system and a community sewer system as a condition of use.

- Parcels not connected to community water and sewer systems are not eligible to be subdivided.
- For clarity, (3.)(a) does not apply to lot line adjustments, road dedications, or park parcels.

4. Secondary Suites

- Only one secondary suite is permitted in a single detached dwelling in the CD-8 Zone.
- One secondary suite is permitted in each unit contained within a duplex in the CD-8 Zone.
- Provide private outdoor space for the secondary suite that is separated from the principal dwelling to a minimum of 7.5 m², with no dimension of less than 2 m.

5. Regulatory Conditions

- Within that part of the lands identified as **Area 1 - Area 5** on the CD8 Zone Map

	Single detached dwelling	Duplex	Multiple Unit Dwelling	Commercial	All other uses
Minimum Width	10 metres	14 metres	6 metres	N/A	10 metres
Maximum Parcel Coverage	45%	50%	55%	50%	45%
Maximum Impervious Surface Coverage	55%	55%	65%	70%	65%
Minimum Parcel Size	300 m ²	500 m ²	1,000 m ²	1,000 m ²	1,000 m ²

b. Setback Conditions:

Setbacks	Single detached dwelling	Duplex	Multiple Unit Dwelling	Accessory Buildings	Commercial Only	All other uses (including mixed use)
<i>Front parcel line – to garage door</i>	5.8 metres	5.8 metres	4.5 metres	N/A	N/A	N/A
<i>Front parcel line – to Carport</i>	5.0 metres	5.0 metres	5.0 metres	N/A	N/A	N/A
<i>Front parcel line</i>	4.5 metres	4.5 metres	4.5 metres	5 metres	4.5 metres	5 metres
<i>Interior side parcel line</i>	1.5 metres	1.5 metres	3 metres	1 meter	3.5 metres	1.5 metres
<i>Exterior side parcel line</i>	3.5 metres	3.5 metres	4.5 metres	3 metres	4.5 metres	4.5 metres
<i>Rear parcel line</i>	4.0 metres	4.0 metres	4.0 metres	1 meter	4.0 metres	4.0 metres

- i. Within that part of the lands identified as **Area 4** and **Area 5** on the CD8 Zone Map, commercial buildings and structures are permitted to have a 1.0 m interior side parcel line setback.
- ii. Where a parcel within Area 5 has frontage along the Island Highway, the Island Highway frontage shall be considered the Front Parcel Line.
- iii. Where a parcel within Area 4 has frontage along Barry Road, the Barry Road frontage shall be considered the Front Parcel Line.

c. Within that part of the lands identified as **Area 1** on the CD8 Zone Map:

Maximum Building Height	Residential Facility	Personal Care Facility	Congregate Housing	Accessory Buildings
	22 metres	22 metres	22 metres	7.5 metres

d. Within that part of the lands identified as **Area 2** on the CD8 Zone Map:

Maximum Building Height	Single-Family	Duplex	Multiple Unit Dwelling	Accessory Buildings
	10 metres	10 metres	22 metres	7.5 metres

e. Within that part of the lands identified as **Area 3** on the CD8 Zone Map:

Maximum Building Height	Single-Family	Duplex	Multiple Unit Dwelling	Accessory Buildings
	10 metres	10 metres	22 metres	7.5 metres

- f. Within that part of the lands identified as **Area 4** on the CD8 Zone Map:

Maximum Building Height	Mixed Use	Commercial	Multiple Unit Dwelling	Accessory Buildings
	22 metres	15 metres	22 metres	7.5 metres

- g. Within that part of the lands identified as **Area 5** on the CD8 Zone Map:

Maximum Building Height	Mixed Use	Commercial	Accessory Buildings
	22 metres	15 metres	7.5 metres

- h. Within **all Areas** on the CD8 Zoning Map, in addition to the Maximum Building Height permitted for a Multiple Unit Dwelling (including Mixed-Use), the elevation of the building floor of the highest storey shall not be any greater than 18 m from average finished grade.

6. Landscape Screening and Buffering

- a. A fully treed contiguous landscape buffer shall be maintained to a minimum 3.0 m depth, on all parcels or portions of parcels that abut the Trans-Canada Highway.
- i. This strip may be interrupted to provide necessary access to the parcel.

7. Specific regulations

- a. For single detached and duplex dwellings, the width of a garage door shall not exceed more than 55% of the building width.
- b. Not more than one single residential-detached dwelling unit is permitted per parcel, except for parcels in **Area 2** and **Area 3**:
- i. In **Area 2** and **Area 3**, parcels that are 1,200m² or larger may have more than one dwelling per parcel provide that the total number of single-family dwellings does not exceed one per each 300m² of parcel area;
- ii. Despite any other bylaw provision, a covenant under Section 219 of the Land Title Act shall not be required to prohibit further subdivision or the registration of any form of strata plan under the *Strata Property Act* for a parcel containing more than one dwelling.
- c. Private access roads shall have a minimum unobstructed width of 8.0 m.
- i. cul-de-sacs within a private access road shall have a minimum turning radius of 14 m.
- ii. Private access roads shall be to be constructed to withstand up to 36,287 kg.

8. Multiple unit dwelling, Special Regulations

- a. For mixed-use properties, all residential uses must be located above commercial use except for an entrance, lobby or amenities that are for the exclusive use of the residential use.
- b. Multiple unit dwelling units shall have a private amenity space per unit, of not less than 15 m² located to the rear or side of the dwelling unit. No dimension of this space shall be less than 3 m.
- i. This space shall be designed and landscaped for the outdoor leisure activities of the residents of the dwelling unit.
- ii. The amenity space may be located above grade where units are designed at different elevations.
- c. Notwithstanding 8(b.) where private amenity spaces are not provided, multiple unit dwellings shall have a common usable space available for safe and convenient use by occupants of the building.
- i. If located outside, usable open space shall be at least 100 m² and shall have a compact, level surface, have no dimension of less than 6 m, and shall provide for recreational space and other outdoor leisure activities.

9. Drive Through Facility, Special Regulations

- a. Drive-Through Facilities, including the Drive-Through Queuing Lane, shall include the following design components:
 - i. Drive-Through Facilities shall not be located within, or attached to, a building that contains a residential use.
 - ii. Drive-through facilities shall be setback a minimum of 12 m from any parcel line shared with a zone that permits a residential use.
 - iii. Drive-through lanes, including queuing lanes, shall be screened from the public road and adjacent properties with a landscape buffer measuring at least 4.0 m wide, and 1.5 m tall.
 - iv. A minimum 1.5 m wide landscaped buffer shall be installed between the drive-through queuing lane and parking lot manoeuvring area. This buffer may be interrupted to provide necessary access to the lane.
 - v. The Drive Through Queuing Lane shall be a minimum of 60 meters in length to provide sufficient space for ten (10) vehicles.
- b. The minimum parcel area required for an accessory Drive-Through Facility use is 5,000 m² (0.5 ha).
- c. There shall not be more than three (3) Drive through facilities in **Area 5**.
- d. There shall not be more than two (2) Drive through facilities in **Area 4**.
- e. Drive through facilities are prohibited in **Area 1**, **Area 2**, and **Area 3**.

10. Parking

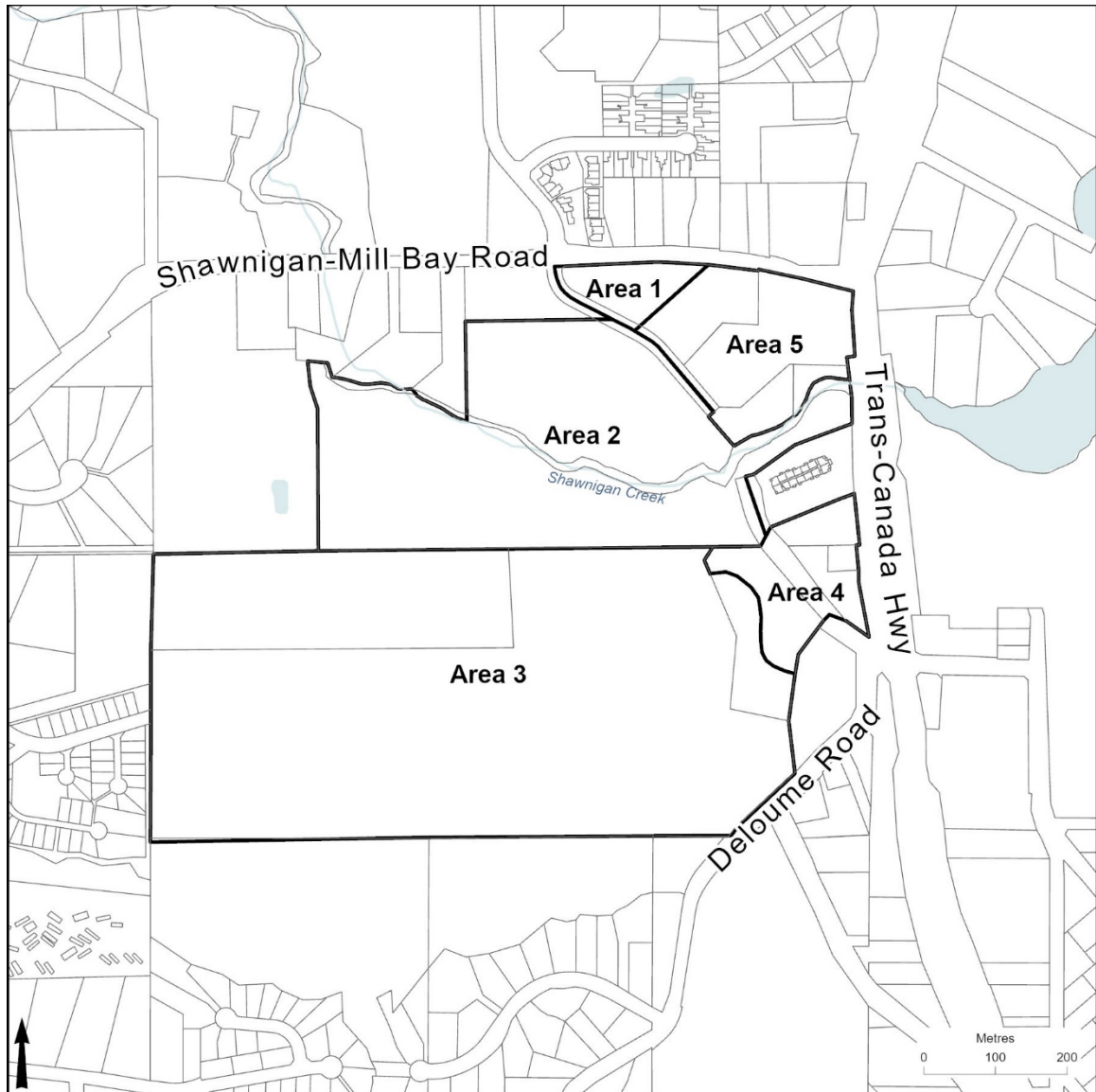
- a. In addition to any other bylaw provision, the following parking provisions apply within the CD-8 Zone:
 - i. For secondary suites, all required parking shall be provided outside of a garage.
 - ii. Parking spaces located within a front yard shall be wholly contained within the parcel that they serve.
- b. Despite any other bylaw provision, the following additional parking provisions apply within the CD-8 Zone:

Use	Required Parking Spaces	Required Loading Spaces
Shopping Centre	1 per 25 m ² gross floor area	1 loading space per building

11. Density

- a. The maximum number of dwelling units (excluding suites), including dwellings within a Residential Facility and/or Congregate Housing use in the CD-8 Zone shall not exceed one-thousand (1,000).

12. CD-8 Zone Map



3. FORCE AND EFFECT

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

PUBLIC NOTICE PROVIDED in ACCORDANCE WITH THE <i>LOCAL GOVERNMENT ACT</i> this	_____	day of	_____.	2025.
READ A FIRST TIME this	_____	day of	_____.	2025.
READ A SECOND TIME this	_____	day of	_____.	2025.
READ A THIRD TIME this	_____	day of	_____.	2025.
RECEIVED MINISTRY OF TRANSPORTATION & TRANSIT APPROVAL this	_____	day of	_____.	2025.
ADOPTED this	_____	day of	_____.	2025.

Chair

Corporate Officer