

- 25-315**
- R6**
- 1.** That proposed Lots 8 and 10 in Subdivision Application SA18F04 (Lot 1 Paldi Road, PID: 025-771-663) be exempted from the minimum parcel frontage requirement in accordance with Section 512 of the *Local Government Act*;
 - 2.** That Covenant FB226523 (LEED Neighbourhood Design) be discharged from the Title of PID 025-771-663;
 - 3.** That in order to meet covenant FB226521 (Fire Protection) requirements, the applicant be required to fund a fire service review for Lot 1, DL 162, Plan VIP75848 to be added to the Sahltam Fire Service Area, and to implement recommendations for the proposed subdivision of PID: 025-771-663; and
 - 4.** That the proposed Parks & Trail Contribution Plan for the Subdivision Application SA18F04 (PID: 025-771-663) be accepted in principle in order to meet the requirements of covenants FB226519 (Parks and Amenities) and Section 510 of the *Local Government Act*.

Opposed: Director Acton, Director Deck and Director Nicholson

MOTION CARRIED

STAFF REPORTS

- | | |
|---------------|---|
| SR1 | Report from the Transit Section Re: 2025/26 BC Transit and CVRD Annual Operating Agreement |
| 25-316 | It was moved and seconded that the 2025-26 Annual Operating Agreement with BC Transit for the period of April 1, 2025, to March 31, 2026, be approved. |

MOTION CARRIED

- SR2** Report from the Community Planning Division, Land Use Services Department Re: CVRD Bylaw No. 4667 – Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Miscellaneous Zoning Amendments No. 1), 2025 was provided for information purposes.

PUBLIC HEARINGS

- | | |
|----------------------|---|
| <p>PH1</p> | <p>Public Hearing Minutes of June 19, 2025, Re: Official Community Plan Amendment – "CVRD Bylaw No. 4636 – Official Community Plan for Electoral Areas Bylaw (Stonebridge: PIDs: 025-942-310, 000-278-131, 009-488-286, 010-208-089, 004-173-287, and 009-497-803), 2025"</p> |
| <p>25-317</p> | <p>It was moved and seconded that the Public Hearing Minutes of June 19, 2025, Re: Official Community Plan Amendment – "CVRD Bylaw No. 4636 – Official Community Plan for Electoral Areas Bylaw (Stonebridge: PIDs: 025-942-310, 000-278-131, 009-488-286, 010-208-089, 004-173-287, and 009-497-803), 2025", be received.</p> |

MOTION CARRIED



PUBLIC HEARING REPORT

Official Community Plan Amendment Bylaw No. 4636

The following is a summary of the proceedings of the Public Hearing to consider Official Community Plan Amendment Bylaw No. 4636, held in hybrid format on Thursday, June 19, 2025, at 5:07 p.m., in the Boardroom at 175 Ingram Street, Duncan, BC.

INTRODUCTIONS 5:07 p.m.

Director Ian Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls, called the meeting to order at 5:07 p.m., stating that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* in order to consider Official Community Plan Amendment Bylaw No. 4636.

HEARING DELEGATES

Director Ian Morrison (Meeting Chair), Electoral Area F – Cowichan Lake South/Skutz Falls
Director Kate Segall, Electoral Area A -Mill Bay/Malahat
Director Mike Wilson, Electoral Area C – Cobble Hill*
Director Hilary Abbott, Electoral Area D – Cowichan Bay *
Director Jesse McClinton, Electoral Area G – Saltair/Gulf Islands*
Director Ben Maartman, Electoral Area H – Diamond/North Oyster
Director Karen Deck, Electoral Area I – Youbou/Meade Creek*

* Participated remotely

CVRD STAFF PRESENT

Ann Kjerulf, General Manager, Land Use Services Department*
Michelle Pressman, Manager, Development Services Division*
Richard Buchan, Planner III, Development Services Division
Brad Olsen, Senior Systems Technician, Corporate Services Department
Linda Powers, Recording Secretary, Land Use Services Department

*Participated remotely

PUBLIC PRESENT

Members of the Public:

There were 12 members of the public in attendance in person and 7 electronically. The agent for the applicant was also in attendance.

PUBLIC HEARING PROCEDURE

Directors are assembled to 'hear' input and opinions from the public on the proposed Amendment Bylaw. The public hearing is not a time to begin to learn about the proposal or make enquiries. CVRD staff have been available in advance of this hearing for questions, and information has been available by appointment in the CVRD office as well as posted online on the CVRD's website. Should anyone have any questions after the public hearing, to please contact staff.

PROCEDURAL QUESTION and ANSWER SESSION

There were no procedural questions from the members of the public present.

LOCATION OF THE FILE

Information about Official Community Plan Amendment Bylaw No. 4636, and any letters or submissions that have been received, have been compiled and made available in the public hearing binder located at the CVRD offices at 175 Ingram

Street during the public notification period; and this same information has also been posted on the CVRD website for viewing. The Amendment Bylaw information and all submissions received are still available for viewing online at <https://www.cvrld.ca/1282/Public-Hearings-Information-Meetings>.

All letters, verbal, and written submissions that were received before the close of the public hearing on Thursday, June 19, 2025, will form part of the public hearing record.

The public hearing record will be published in a meeting agenda that is posted online when this matter is before the Board or a Committee of the Board; and that the CVRD considers the author or speaker's address relevant to the Board's consideration of each Amendment Bylaw and will disclose this personal information.

All verbal submissions made during the hearing, along with all written submissions that were received by Thursday, June 19, 2025, at 4:30 p.m., will be included in the Public Hearing Minutes which will be the official record of the Public Hearing.

The CVRD considers the author or speaker's address relevant to the Board's consideration of the Amendment Bylaw and will disclose this personal information.

CORRESPONDENCE

Exhibit 1 – Letter & petition dated June 14, 2024, from Residents of Kerry Village
Exhibit 2 – Letter date stamped Dec 23, 2024, from concerned residents of Mill Bay & Shawnigan Lake

EXPLANATION OF PROPOSED ZONING BYLAW AMENDMENT

Director Morrison introduced Richard Buchan, Planner III, who gave the following explanation:

Proposed Bylaw

This bylaw is associated with application RZ23A03 for the Stonebridge Lands – which is a rezoning application and official Community Plan Amendment. The subject of the meeting is the proposed official community plan amendment bylaw which has received 1st and 2nd readings.

This applies to 7 parcels:

- *PID 025-942-310*
- *PID 009-497-803*
- *PID 009-488-286*
- *PID 004-173-287*
- *PID: 010-208-089*
- *PID 000-278-131*
- *PID 009-488-286*

1) OCP Vs. Zoning

Bylaw No. 4636 is to amend the CVRD Bylaw No. 4270 - Cowichan Valley Regional District **Official Community Plan**. Before I provide a summary of the proposed amendments, I would like to clarify the difference between OCP (Official Community Plan) designations and zoning designations.

OCP designations are high-level, long-term strategic visions for land use. These generally apply to broad areas to guide development and inform zoning bylaws. The effect of an OCP is that all bylaws enacted or works undertaken must be consistent with the plan.

Zoning in contrast provides site specific regulations such as how a property or building can be used, how tall buildings can be, how far back structures can be located from a property line. Tonight's focus is on the proposed OCP designations. The CVRD Board will be considering zoning amendments through a separate bylaw at a later date.

2) OCP - 1

The major purpose of this OCP Amendment is to give the CVRD Board the option to consider flexible zoning regulations with clear limits to density.

The first way that is being accomplished is by re-designating parts of four (4) parcels identified as PID 025-942-310, PID 009-488-286, PID 004-174-287, and PID 009-479-803 from "Residential" to "Commercial".

The single parcel to the north of Swanigan Creek identified as 025-942-310 is currently designated as 'residential' and existing zoning permits residential facilities such as seniors housing with accessory commercial uses. The applicant proposes to use this land as part of the re-development of the former Pioneer Square Mall.

The lands South of the Swanigan Creek identified as PID 009-488-286, PID 004-174-287, and PID 009-479-803 are presently designated 'residential' and are permitted to have multi-family dwellings with optional accessory commercial uses. For these parcels, the applicant has requested that the Board consider flexible zoning regulations that would still permit the mixed-use and/or stand-alone residential uses permitted under current zoning, but also stand-alone commercial uses.

3) OCP Change # 2

The second change is to add four parcels to the Stonebridge comprehensive development designation and add portions of two parcels (those being PIDs 009-488-286 and 009-497-803) to the Stonebridge Comprehensive development designation.

The two parcels where only portions are being added to the Stonebridge Comprehensive Development Designation are already mostly within the Stonebridge Comprehensive development designation and are presently split designated by the current official community plan.

By addition these parcels to the Stonebridge Comprehensive development designation future development will be subject to the designation. That designation creates some clarity on what can happen with those lands.

4) OCP Change #3

The third change is to update the wording of the Stonebridge Comprehensive Development Designation:

Stonebridge Comprehensive Development Designation

The Stonebridge Comprehensive Development designation is intended to be a neighbourhood community at the heart of Mill Bay. It is intended, over time, to become a welcoming community core area that includes a wide variety of residence types including smaller, more affordable

homes, informal social mixing opportunities, nature appreciation and commercial services mixed with other land uses, including public institutional uses. The site is traversed by two watercourses: Shawnigan and Hollings Creeks. The natural beauty of these lands is one of its primary attributes.

Located near the core of Mill Bay on the western side of Highway #1, the Stonebridge Lands represent a significant comprehensive development opportunity to deliver diverse housing types and commercial amenities in a central, transit-accessible area. Residential forms may include a mix of detached and duplex dwellings, townhomes, and low-rise apartment buildings. Commercial and mixed uses shall generally be clustered at the periphery of the site at Barry Road, Shawnigan-Mill Bay Road, and The Trans Canada Highway. Density is variable up to a maximum of 1,000 dwelling units (including seniors' housing facilities but not including commercial floor area).

The purpose of the Stonebridge Comprehensive Development designation is to accommodate compact subdivision and development patterns that cluster housing units while protecting adjacent natural areas and providing enhanced park amenities. This special designation supports a variety of residential, commercial, and mixed-use buildings regulated in a comprehensive development zone, while conserving the Riparian Areas of Shawnigan Creek Stone Bridge. The designation also indicates that regardless of any underlying land use designation, there are special considerations that would alter the usual consequences of the underlying designation. For example, this comprehensive development designation provides additional flexibility in the form of standalone commercial development and/or standalone residential. It also requires development to cluster housing units while protecting adjacent natural and riparian areas and providing enhanced park amenities.

One outcome of this new designation is that the community will have confidence in the density limits that apply to the site. *The Local Government Act* has undergone changes over the past several years.

- A public hearing is not required for a zoning bylaw, as long as it is consistent with the Official Community Plan that is in effect; and
- A public hearing cannot be held for most residential developments if they comply with the official community plan.

By adding the 1000-unit limit in the proposed designation, the community can have confidence that should future proposals to increase density arise, they would be subject to a public hearing.

5) Next Steps

The three proposed changes are intended to provide flexibility for mixed use, stand-alone commercial, and/or stand-alone residential uses subject to conditions. If the OCP Amendments are adopted the CVRD Board will consider zoning amendments at a future meeting.

If the OCP Amendments are denied, the applicant would either be able to move forward with zoning amendments at a future meeting within the framework of the

current official community plan, or they could seek to develop the lands under existing zoning.

For clarity, the CVRD has a subdivision servicing bylaw that requires proof of water and sewer as part of the subdivision process. Road layouts and traffic impacts are also evaluated by the province as part of the typical subdivision process.

Public Hearing Notice

With respect to notification of this hearing, please note that notice of this Public Hearing was advertised in one issue of the *Cowichan Valley Citizen*. Notice was also sent to owners and occupiers of adjacent properties as required by the *Local Government Act*.

Notice has also been provided:

1. Electronically on the CVRD website; and
2. Electronically through the CVRD email subscription service.

As of Thursday, June 19, 2024, at 4:30 p.m., no written submissions had been received at the CVRD office.

5:25 pm

Director Morrison opened the floor for public comment.

Ken Hart
1737 Sandy Beach
Rd

Spoke in support of the amendment bylaw due to the flexibility it will enable within this comprehensive development and feels it allows far more ability to make housing economical.

Alex Jorgensen
2447 Mill Bay Rd

Spoke in support of the proposal and development and hopes that the changes will not freeze out the residential, particularly multi-family and low-income housing in lieu of commercial.

Graham Oglend

Spoke in opposition of proposed project for the following reasons:

- concerned about the potential of a 10 m lot width,
- concerned with the impact of form and character of the development due to the inability to have windows on either side of the building,
- 10 m lot width would require fire rated walls on either side of buildings
- How the 10 m lot width would affect the streetscape and building facades turning into mostly garages
- Concerned with parcelization of each phase
- Concerned with the make-up of single-family vs townhouses vs apartments

Chair Morrison

Called for further comments regarding Bylaw No. 4363 from the public in attendance both, in person and electronically. He also reminded those in attendance that the subject of the Public Hearing was the OCP Amendment only, not rezoning. He also stated that staff would be available after the hearing to answer any questions and give clarification on the zoning amendment.

Laura Mitic
Briarwood Crescent

Spoke in opposition due to concerns with the forest land being at risk, the environmental effects of this development, the effects to the environmentally sensitive areas, biodiversity, and water shed protection.

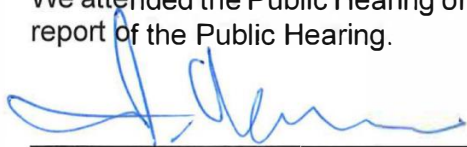
Chair Morrison

Called for further comments regarding Bylaw No. 4363 from the public in attendance, both in-person and electronically.

Judy Lamont Kerry Village	Spoke in opposition as concerned with Bourbon Rd becoming a “through road” that will bisect Kerry Village mobile home park where there are no sidewalks for the numerous 55+ residents that walk along Bourbon Rd.
Craig Richards 1099 Bourbon Rd	Spoke in opposition due to concerns for Bourbon Rd becoming a through road; concerned with the size of the development causing increased traffic, that the capacity of schools will be inadequate for the number of homes planned, and the environmental impacts of a development of this size.
Sarah MacKay 1540 Shawnigan-Mill Bay Rd	Spoke in opposition due to the proposal being a large-scale housing project in a rural area with no sidewalks, no lighting, lack of safe access for the youth & seniors that walk and bike; concerned that the density proposed is not supported by the infrastructure, and infrastructure capacity.
Wayne Hopkins 4038 Prospect Lake Rd - Applicant	Spoke to clarify the proposal; stated that the zoning is already in place and that the OCP bylaw amendment is to protect the flexibility to meet future housing needs and demands, assisting with the attainability of affordable housing.
Chair Morrison	Called three times for further comments from the public in attendance both in-person and electronically on proposed Official Community Plan Amendment Bylaw No. 4636.
ADJOURNMENT 5:55 p.m.	As there were no further comments from the members of the public in attendance, in-person and electronically, Director Morrison declared the Public Hearing for Official Community Plan Amendment Bylaw No. 4636 closed at 5:55 p.m.

CERTIFICATION:

We attended the Public Hearing on Thursday, June 19, 2025, and hereby certify that this is a fair and accurate report of the Public Hearing.



Director Ian Morrison, Chair

Date: July 2, 2025



Linda Powers, Recording Secretary

Date: July 2, 2025

June 14, 2024

To: Provincial Approving Officer
Ministry of Transportation and Infrastructure (MoTI),
240 - 4460 Chatterton Way
Victoria, BC V8X 5J2
developmentservices.saanich@gov.bc.ca
Regarding the Stonebridge development (MoTI file 2023-05538)
and (MoTI file 2023-05668)

Francois Laurent
Area Roads Manager, MoTI
Francois.Laurent@gov.bc.ca

Kate Segall
Area A Director
Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8
kate.segall@cvrd.bc.ca

Richard Buchan, Development Services Division
Land Use Services Department
Cowichan Valley Regional District
175 Ingram Street,
Duncan BC V9L 1N8
richard.buchan@cvrd.bc.ca

MLA Sonia Furstenau
212 – 80 Station Street
Duncan, BC V9L 1M4
sonia.furstenau.MLA@leg.bc.ca

Wayne Hopkins, The Limona Group, Stonebridge
Merdyngroup Holdings Ltd
4038 Prospect Lake Road
Victoria BC V9E 1H7
wayne@merdyngroup.com
planning@merdyngroup.com

Kerry Village Strata Corporation 1337
#202 650 Dobson Road
Duncan, BC V9L 2L7

Re: Bourban Road, Mill Bay, BC

We, residents of Kerry Village located on Bourban Road in Mill Bay, are writing to you because we are concerned Bourban Road will become a connecting road to the planned Stonebridge development. We are requesting an emergency access gate be erected to separate these two areas.

- Kerry Village is an unique bareland strata consisting of 62 homes.
- We are a 55+ community whose residents (up to 100 years old) enjoy a quiet, safe and tranquil neighbourhood. As we have no sidewalks, many of us walk on Bourban Road to check our mail, exercise our dogs and to walk for exercise (even with the aid of walkers)! We are hopeful we can preserve the lifestyle we have enjoyed for more than 30 years.
- The Stonebridge North Neighbourhood Plan (January 2016) states on page 26: *There is the long-term potential to connect into the existing street network in the west at Bourbon (sic) Road for emergency vehicle access.*
- On August 10, 2023 the Limona Group stated in a letter (Attachment D) to Cowichan Valley Regional District, attention to Area A Director Kate Segall & CVRD Board Members, subject Zoning Amendment Application for Stonebridge Project (Area A – Mill Bay): *The Stonebridge project is unique in many ways, the density and uses greatly expand the Mill Bay community with homes across the economic and tenure spectrums, as well as provide new commercial services and opportunities, all while not impacting existing adjacent residential areas like traditional infill development.*
- On June 6, 2024 over a dozen of our residents were among the large group of citizens who attended a Notice of Public Information Meeting at the Kerry Park Recreation Centre. At this meeting one of the Stonebridge developers, Wayne Hopkins, informed us Bourban Road would become a thoroughfare. When publicly questioned about the drastic impact this would have on residents of Kerry Village, Wayne Hopkins responded that he is on our side, and he indicated Ministry of Transportation and Infrastructure was responsible for the decision to make Bourban Road a thoroughfare.
- Please see the attached Stonebridge Project Preliminary Road Layout & Conceptual Master Plan, December 21, 2023 map which was presented to us at the above meeting.
- Mill Springs, Briarwood and Deloume are all communities with emergency access gates so precedents have been set.

The residents of Kerry Village are deeply concerned with the guaranteed increase in traffic flow on Bourban Road as this would have a life-altering affect on our neighbourhood should it become a thoroughfare. **We are requesting an emergency vehicle access gate be erected between Kerry Village and the Stonebridge development.**

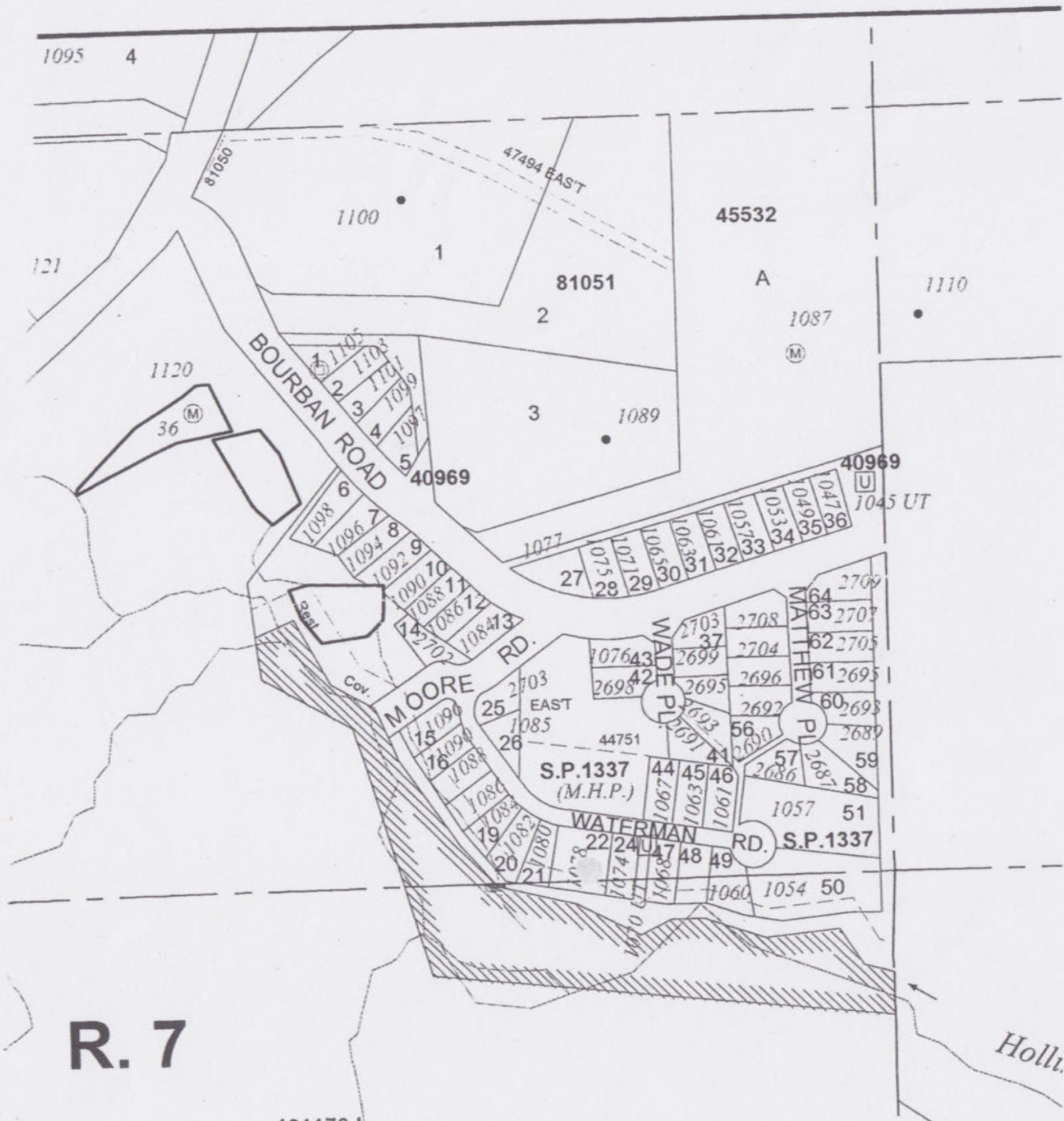
Attached are signatures, printed names and addresses of all Kerry Village residents who support this letter.

To have our concerns taken seriously is surely a reasonable request. We look forward to your response.

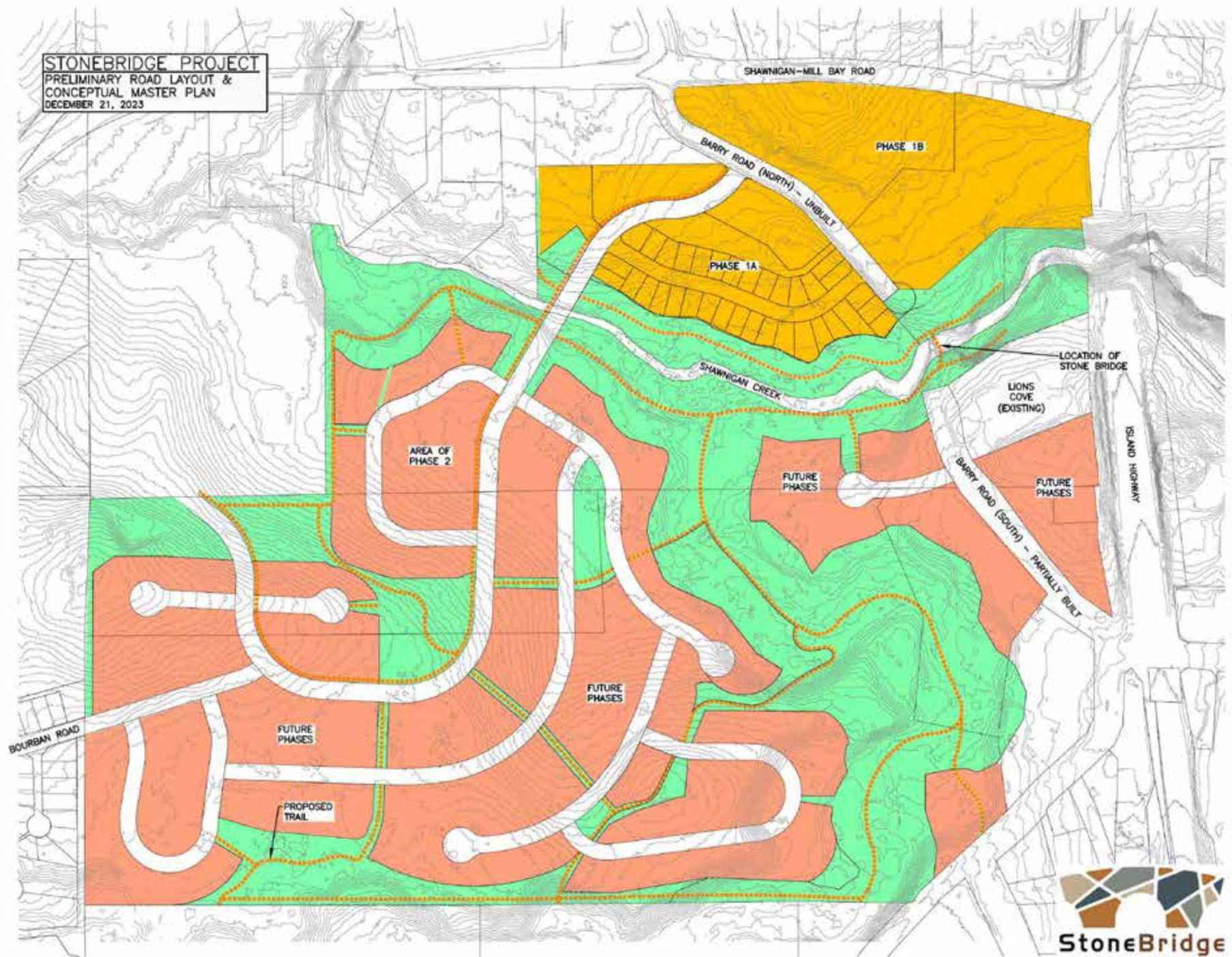




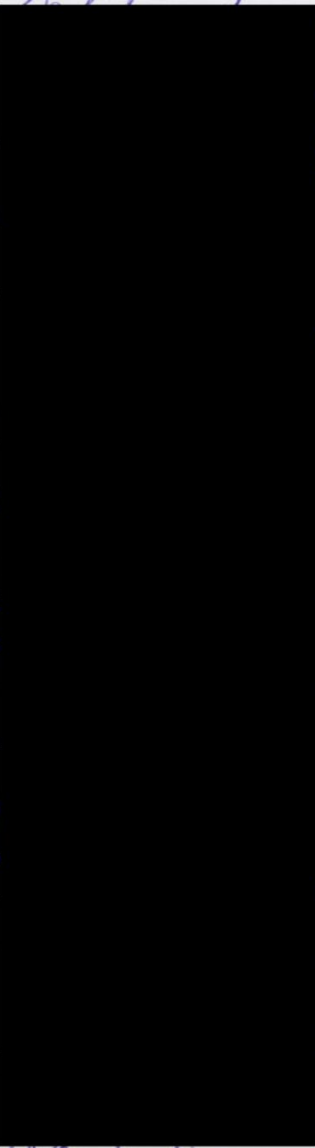
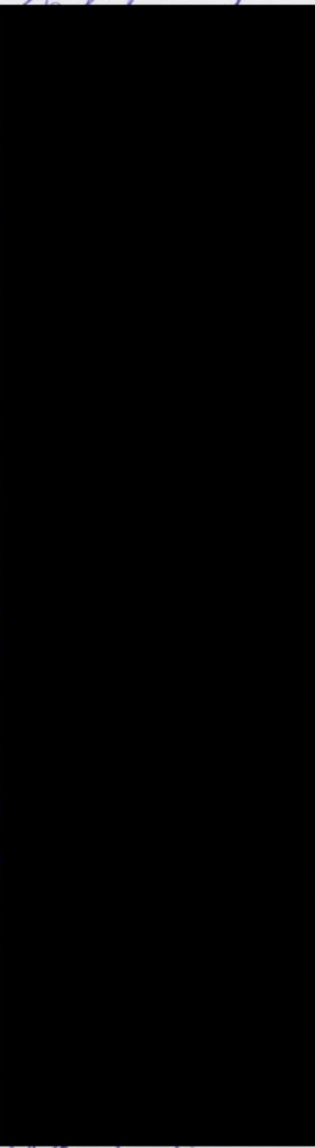
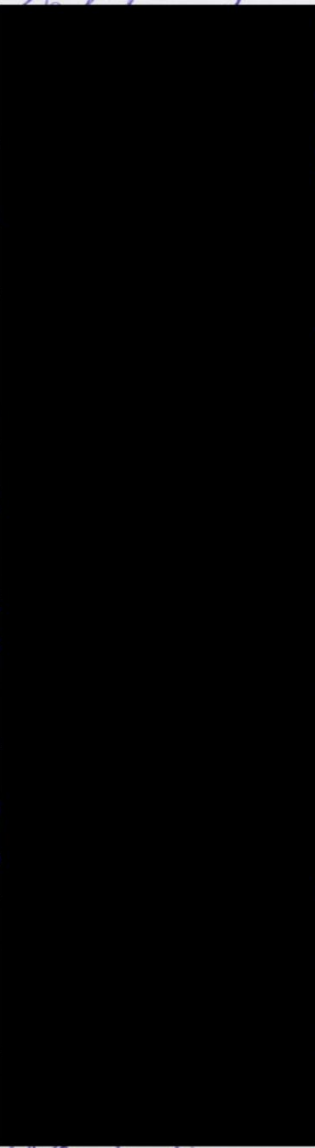
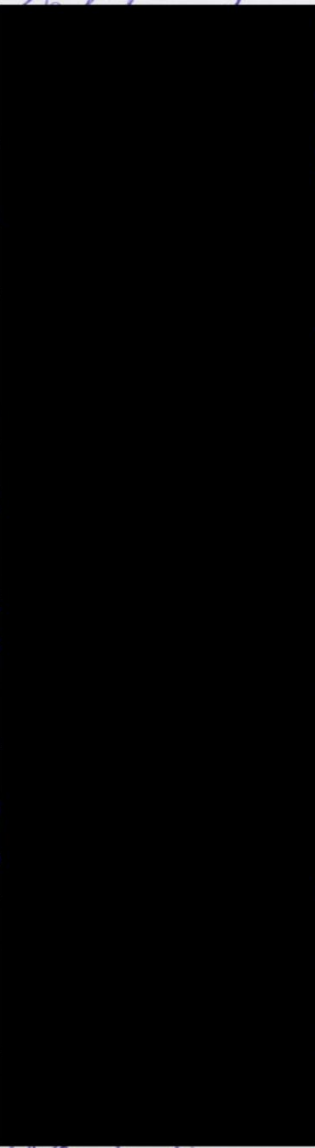
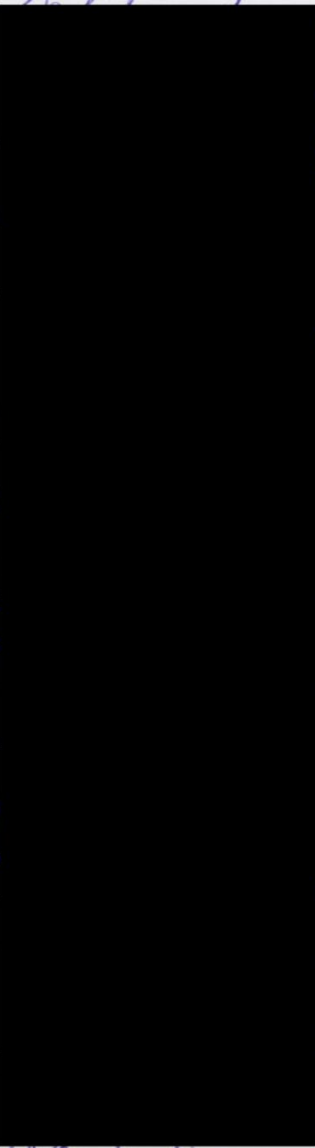
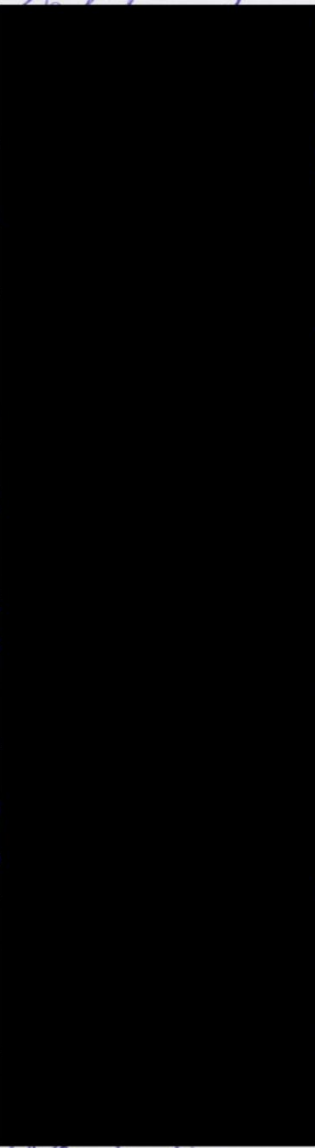
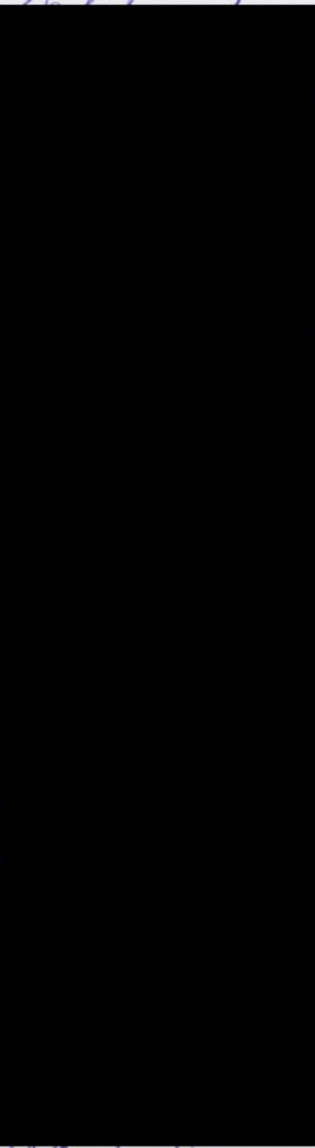
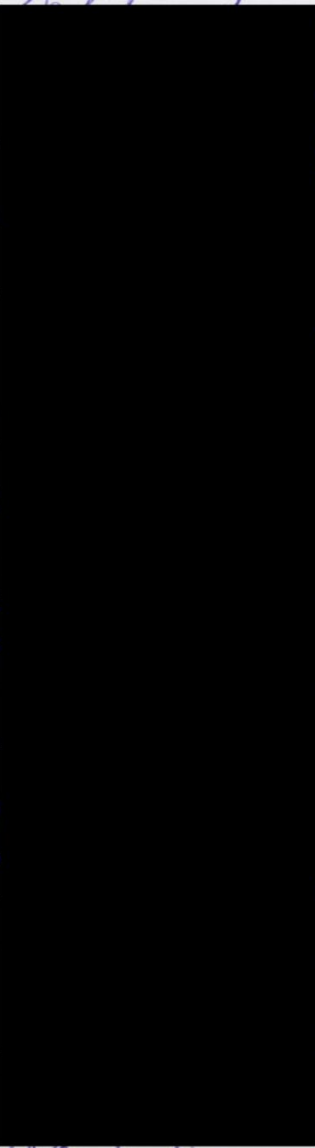
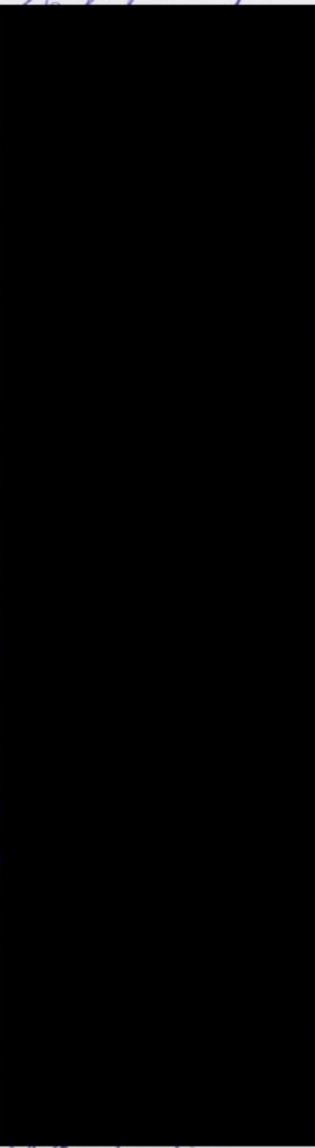
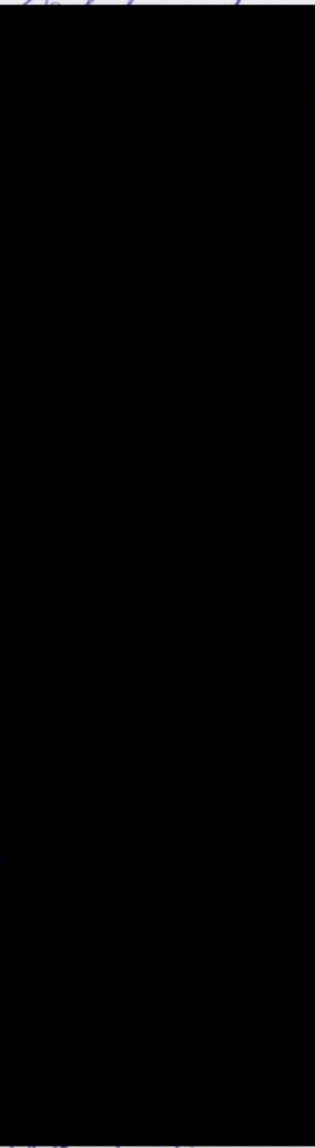
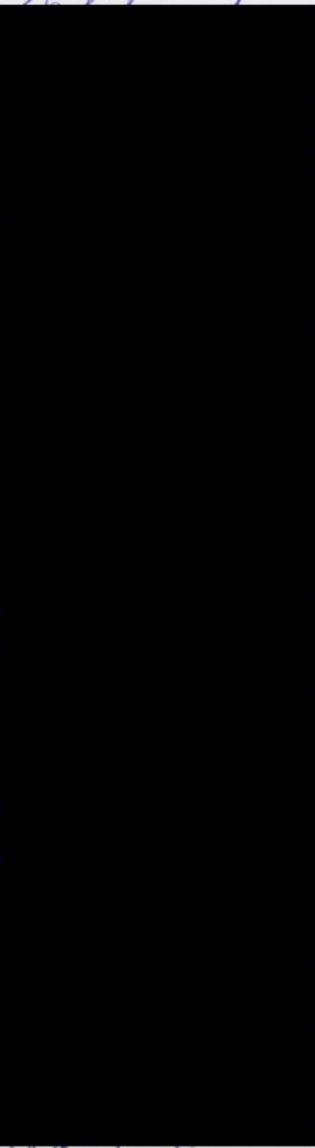
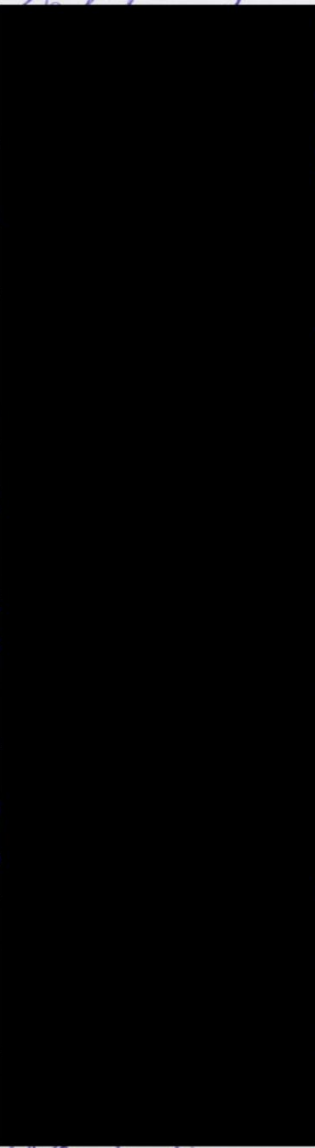




STONEBRIDGE PROJECT
PRELIMINARY ROAD LAYOUT &
CONCEPTUAL MASTER PLAN
DECEMBER 21, 2023

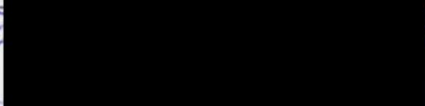
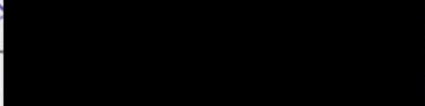
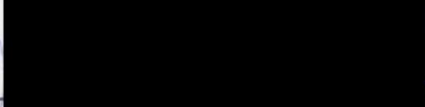
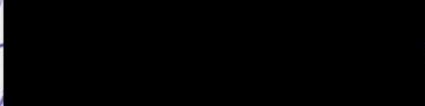
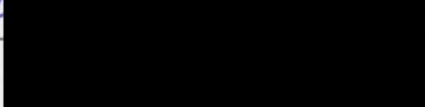
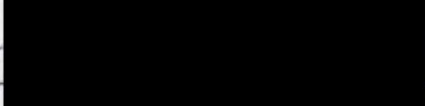
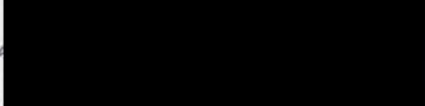
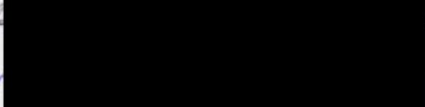
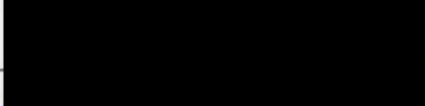
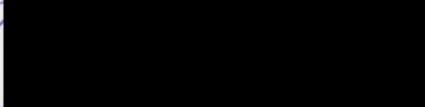
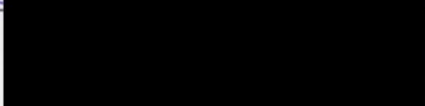
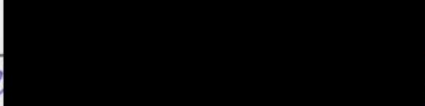
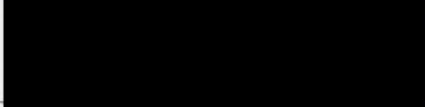


Signature	Printed Name	Address
	D.E. Morran	1105 Bourbon Road
	Kevin Cordingley	1103 Bourbon Road
	Lido Baron Ramona Baron	1101 Bourbon Road
	Linda Petras Craig Richards	1099 Bourbon Road
	MOE SAFTER MARLENE SAFTER.	1097 Bourbon Road
	Shirley Dyson Glenn Webber	1098 Bourbon Road
	Mary Grant	1096 Bourbon Road
	Gail Ramsey John Ramsey	1094 Bourbon Road
	ALICE GORDON	1092 Bourbon Road
	SARAH BATES	1090 Bourbon Road

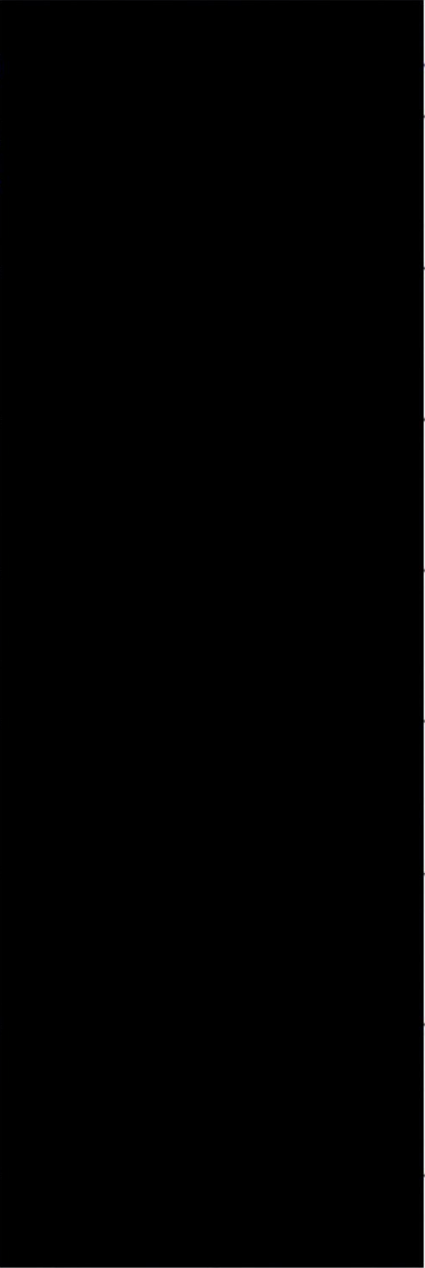
Signature	Printed Name	Address
	Gwynneth LePoidevin	1088 Bourbon Road
	N. Les LePoidevin	
	Heather Bath Bruce Bath	1086 Bourbon Road
	Martha Fraser Manuel Erickson	1084 Bourbon Road
	R m Burns	1076 Bourbon Road
	ANNE MARIE DEVEAU Rick DEVEAU	1075 Bourbon Road
	Tom Harmon CHRIS HARMON	65 1071 Bourbon Road
	on Page 3.	71 1065 Bourbon Road
	Alan Seal	1063 Bourbon Road
	LIZABETH WALKER	1061 Bourbon Road
	MONICA HAY DON HAY.	1053 1057 Bourbon Road
	WILLIAM GREENFIELD	1077 BOURBAN ROAD

} see p3.

JOANNE BJORNHOLT 1057 Bourbon Rd
CHUCK Groot 1057 Bourbon Rd

Signature	Printed Name	Address
	L. ERKELENS	1071
	JOHN ANDERSON	1053 Bourban Road
	MARSHALL MOLYNEAUX	1047
	JOHN MOLYNEAUX	1049 Bourban Road
	JADY MESZAROS.	1047 Bourban Road
	TOM HANSEN	2698 Wade Place
		2703 Wade Place
	VICTORIA DAVIES	2699 Wade Place
	JOYCE STOKES.	
	MARREEN GOLD	2695 Wade Place
	Mr S BARTLETT	2693 Wade Place
	Mrs B BARTLETT	
		2691 Wade Place
	WILLIAM HAMILL	2708 Matthew Place

Signature	Printed Name	Address
	Shirley Ives	2704 Matthew Place
	MURIEL FREW	2698 Matthew Place 2689
	Judy Lamont	2692 Matthew Place
	LYON DAY	2690 Matthew Place
	Russell Pay	
	DENIS LAINCHBURY	2686 Matthew Place
	HELEN LAINCHBURY	
	Donna Nolan	2687 Matthew Place
	MIKE NOLAN	
	ess as 2nd this page	2689 Matthew Place
	HELMUT TENNISSELS	2693 Matthew Place
	VICKIE TENNISSEN	
	Colvin M'ALLISTER	2695 Matthew Place
	COLLEEN M'ALLISTER	
	Arlene McKinlay	2705 Matthew Place
	NOURAT WOOLFOOD	2694 MATTHEW PLACE

Signature	Printed Name	Address
	CAROL WOLOSZCZAK	2707 Matthew Place
	LORRAINE DUFFUS LAURA ELDER	2709 Matthew Place
	EUGENE ALEXAND	1096 Waterman Road
	MARGARET HOGGT	1090 Waterman Road
	JOHANNA C. VANDERSTRAK	1088 Waterman Road
	TERRY FISHER	1086 Waterman Road
	David Hewitt	1084 Waterman Road
		1082 Waterman Road
	JEAN M. GARSIDE	1080 Waterman Road
		1078 Waterman Road

Signature	Printed Name	Address
		1074 Waterman Road
	NORA CEDAR (OWNER OF TWO LOTS, 47+48)	1068 Waterman Road
	DAVID CURRY Patricia Curry	1060 Waterman Road
	Corative Willcox VED WILLCOX	1054 Waterman Road
	Lorne Pyrdal Anne M. Baker	1057 Waterman Road
	Kathy Sawatzki Kathy	1061 Waterman Road
	KATHY FERGUSON	1063 Waterman Road
	Jana Jamyslik	1067 Waterman Road
	TOM HANSEN	1085 Waterman Road
	NORRIE HATHAWAY BARLEY GILBERT	2703 Moore Road
	ROBERT NEUFELD	2702 MOORE ROAD

CVRD
Development & Planning Department
175 Ingram St.
Duncan, B.C.
V9L 1N8



DEC 23 2024

RECEIVED

Dear Sir/Madam:

I was unsure as to whom to direct this letter of concern regarding the proposed development of the former Pioneer Square Mall property.

I have just read the article in the South Cowichan connector submitted by Mr. Mike Baier of the Limona Group. When I first read the title "Promising future for Pioneer Mall site, I was please to see that finally, something was going to be done with this property. I was very hopeful as I continued to read along until I reached the part where Mr. Blair listed the current development plan.

The plan is to include; a new grocer, pharmacy, bakery, restaurants, retailers, daycare, and a medical health centre.

Has Mr. Blair even taken the time to drive half a mile down the highway and notice that we already have all of these businesses? At least two of each, plus fast food outlets galore. Has he ever seen the traffic congestion at this very busy corner when cars, trucks and even buses are trying to maneuver around the vehicles that are stopped to make left hand turns into the existing businesses, the restaurant, Thrift store, and Mill Bay Power Products? All while trying to avoid the people on the side of the road jogging, walking dogs and the many teenagers walking to and from the High School? And he wants to add to this by putting in more of the same that we do not need.

We have; at least 4 restaurants, 4 fast food outlets, 2 health care clinics, 2 pharmacies, numerous coffee shops, retail outlets, hardware, pet supply, Banks, liquor stores and the list goes on. What we need are places that are geared toward all ages. A Gym/Fitness centre, Maybe a multi activity center of interest for our young people, teens and seniors. A daycare yes, but also a much needed Seniors Living Housing Complex. We do not need another grocery store or restaurant.

Yes, this means more taxes, business licenses, permits, etc. etc. all money for the CVRD, but at what cost for the people and the existing businesses of the Mill Bay community. Please think hard and long on this. Remembering that sometimes 'Less is More'.

Thank you for your time and consideration.

Sincerely,

A Group of Very Concerned residents of
Mill Bay & Shawnigan Lake.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4636

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 "**CVRD Bylaw No. 4636 – Official Community Plan for Electoral Areas Bylaw (Stonebridge: PIDs: 025-942-310, 000-278-131, 009-488-286, 010-208-089, 004-173-287, and 009-497-803), 2025**".

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 is amended as follows:

- i. By redesignating LOT 1 SECTION 3 RANGE 8 SHAWNIGAN DISTRICT PLAN VIP77020 (PID 025-942-310), from Residential to Commercial on Schedule L: Land Use Designation Maps, Map L1.7 Land Use Designations South 1 – Regional as shown outlined in a solid black line on Schedule A of this bylaw;
- ii. By redesignating SECTION 3 RANGE 8 SHAWNIGAN DISTRICT EXCEPT PARCEL A (DD 43570I); PARCEL B (DD 45704I); PARCEL C (DD 91923I) AND EXCEPT THOSE PARTS IN PLANS 4171, 8239, 9554, 34171, 51404, VIP69873, VIP77020, EPP18211 AND EPP49270 (PID 009-497-803), from Residential to Commercial on Schedule L: Land Use Designation Maps, Map L1.7 Land Use Designations South 1 – Regional as shown outlined in a solid black line on Schedule A of this bylaw;
- iii. By redesignating the portions of PARCEL B (DD 74982I) OF SECTION 2 RANGE 8

- SHAWNIGAN DISTRICT EXCEPT THOSE PARTS IN PLANS 7124, 15016, VIP53899 AND VIP69873 (PID 009-488-286), from Residential to Commercial on Schedule L: Land Use Designation Maps, Map L1.7 Land Use Designations South 1 – Regional as shown outlined in a solid black line on Schedule A of this bylaw;
- iv. By redesignating the portions of LOT 1 SECTION 2 RANGE 8 SHAWNIGAN DISTRICT PLAN 15016 EXCEPT PART IN PLAN 50299 (PID 004-173-287), from Residential to Commercial on Schedule L: Land Use Designation Maps, Map L1.7 Land Use Designations South 1 – Regional as shown outlined in a solid black line on Schedule A of this bylaw;
 - v. By redesignating the portions of LOT 1 SECTION 3 RANGE 8 SHAWNIGAN DISTRICT PLAN VIP77020 (PID 025-942-310), from Mixed-Use Comprehensive to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - vi. By redesignating the portions of PARCEL C, SECTION 3, RANGE 8, SHAWNIGAN LAND DISTRICT, PORTION (DD 91923I), EXCEPT PLAN 34171, (DD 91923I) (PID: 010-208-089), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - vii. By redesignating the portions of LOT B SECTION 3 RANGE 8 SHAWNIGAN DISTRICT PLAN 34171 EXCEPT PART IN PLAN VIP51810 (PID 000-278-131), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - viii. By redesignating the portions of SECTION 3 RANGE 8 SHAWNIGAN DISTRICT EXCEPT PARCEL A (DD 43570I); PARCEL B (DD 45704I); PARCEL C (DD 91923I) AND EXCEPT THOSE PARTS IN PLANS 4171, 8239, 9554, 34171, 51404, VIP69873, VIP77020, EPP18211 AND EPP49270 (PID 009-497-803), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - ix. By redesignating the portions of LOT 1 SECTION 2 RANGE 8 SHAWNIGAN DISTRICT PLAN 15016 EXCEPT PART IN PLAN 50299 (PID 004-173-287), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - x. By redesignating the portions of LOT 1 SECTION 2 RANGE 8 SHAWNIGAN DISTRICT PLAN 15016 EXCEPT PART IN PLAN 50299 (PID 004-173-287), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;
 - xi. By redesignating the portions of PARCEL B (DD 74982I) OF SECTION 2 RANGE 8

SHAWNIGAN DISTRICT EXCEPT THOSE PARTS IN PLANS 7124, 15016, VIP53899 AND VIP69873 (PID 009-488-286), from Village Commercial to Stonebridge Comprehensive Development on Schedule L: Land Use Designation Maps, Map LA1.1 Land Use Designations North - Area A and Map LA1.3 Land Use Designations Mill Bay Village - Area A as shown outlined in a solid black line on Schedule B of this bylaw;

- b. Schedule B: Local Area Plans – Area A Mill Bay/Malahat Local Area Plan is amended as follows:
- i. By modifying the portion of section 2.9 [Residential Designation] by replacing the Stonebridge Comprehensive Development Designation with the following:

Stonebridge Comprehensive Development Designation

The Stonebridge Comprehensive Development designation is intended to be a neighbourhood community at the heart of Mill Bay. It is intended, over time, to become a welcoming community core area that includes a wide variety of residence types including smaller, more affordable homes, informal social mixing opportunities, nature appreciation and commercial services mixed with other land uses, including public institutional uses. The site is traversed by two watercourses: Shawnigan and Hollings Creeks. The natural beauty of these lands is one of its primary attributes.

Located near the core of Mill Bay on the western side of Highway #1, the Stonebridge Lands represent a significant comprehensive development opportunity to deliver diverse housing types and commercial amenities in a central, transit-accessible area. Residential forms may include a mix of detached and duplex dwellings, townhomes, and low-rise apartment buildings. Commercial and mixed uses shall generally be clustered at the periphery of the site at Barry Road, Shawnigan-Mill Bay Road, and The Trans Canada Highway. Density is variable up to a maximum of 1,000 dwelling units (including seniors' housing facilities but not including commercial floor area).

The purpose of the *Stonebridge Comprehensive Development designation* is to accommodate compact subdivision and development patterns that cluster housing units while protecting adjacent natural areas and providing enhanced park amenities. This special designation supports a variety of residential, commercial, and mixed-use buildings regulated in a comprehensive development zone, while conserving the Riparian Areas of Shawnigan Creek Stone Bridge. The designation also indicates that regardless of any underlying land use designation, there are special considerations that would alter the usual consequences of the underlying designation. For example, this comprehensive development designation provides additional flexibility in the form of standalone commercial development and/or standalone residential. It also requires development to cluster housing units while protecting adjacent natural and riparian areas and providing enhanced park amenities.

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.

REFERRED TO SCHOOL
DISTRICT #79 this 12th day of January, 2024.

READ A FIRST TIME this 23rd day of April, 2025.

READ A SECOND TIME this 23rd day of April, 2025.

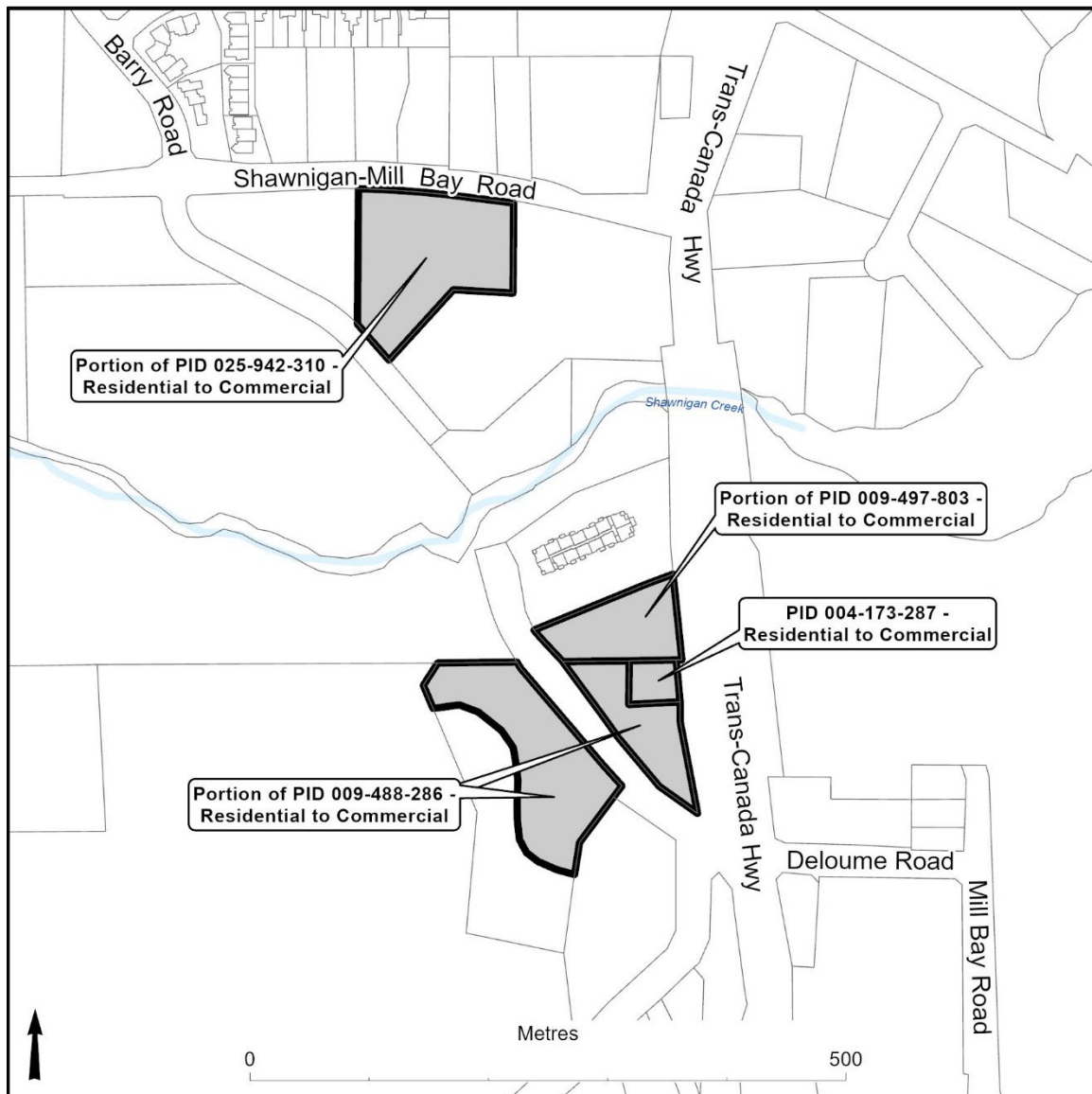
PUBLIC HEARING HELD this 19th day of June, 2025.

READ A THIRD TIME this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

Chair

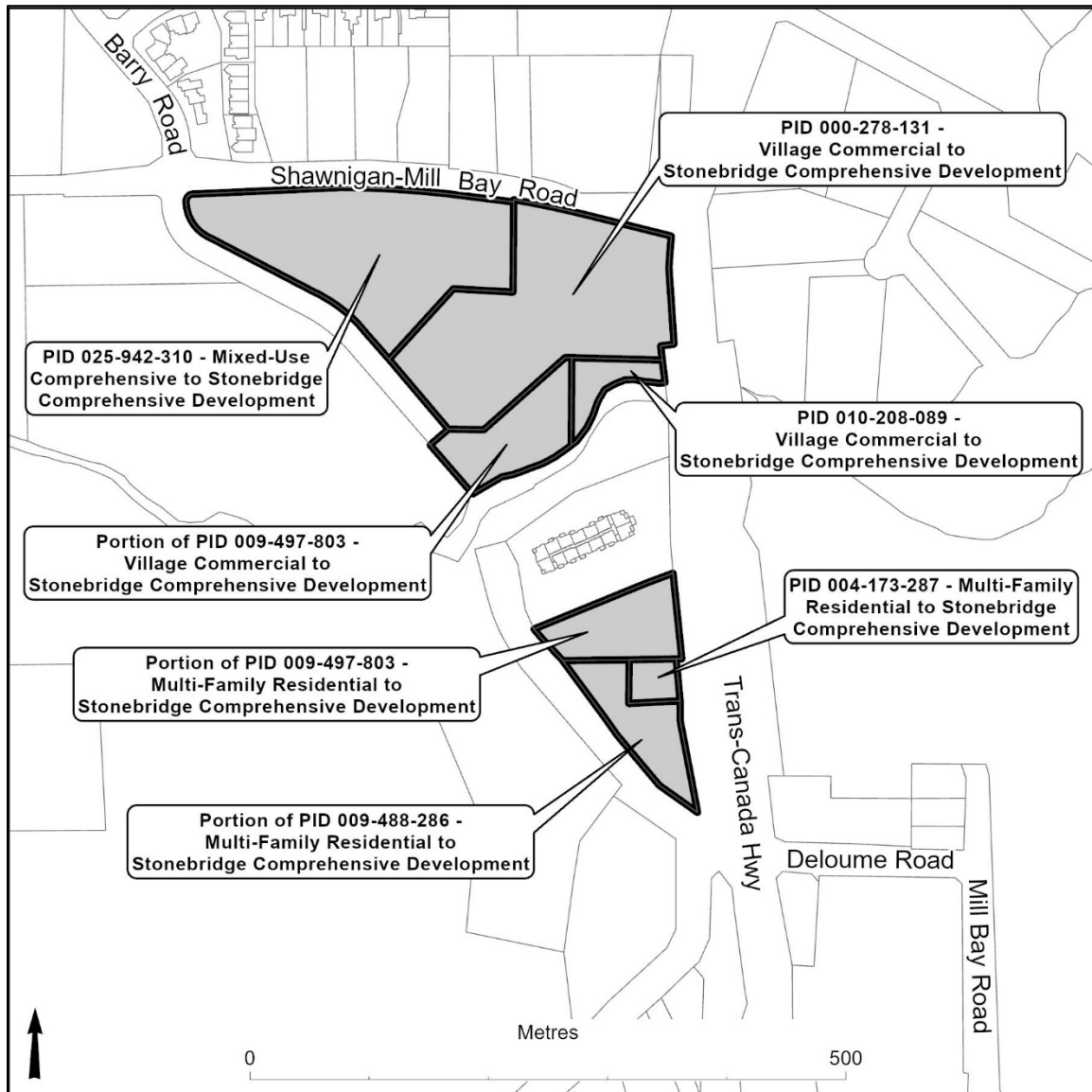
Corporate Officer

PLAN NO. Z-4636SCHEDULE "A" TO PLAN AMENDMENT BYLAW NO. 4636
OF THE COWICHAN VALLEY REGIONAL DISTRICT

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

**SCHEDULE "B" TO PLAN AMENDMENT BYLAW NO.
OF THE COWICHAN VALLEY REGIONAL DISTRICT**

4636



THE AREA OUTLINED IN SOLID BLACK LINE IS REDESIGNATED TO STONEBRIDGE COMPREHENSIVE DEVELOPMENT.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4653

**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* empowers the Regional Board to adopt and amend zoning bylaws;

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. 4653 – South Cowichan Zoning Amendment Bylaw (Short-Term Rental Amendment), 2025**".

2. **AMENDMENTS**

- a. Section 2.3, 2.4 and 2.5 are deleted and replaced with the following:

2.3 Enforcement

1. The provisions of this Bylaw may be enforced by any and all of the following Cowichan Valley Regional District staff or employees: Bylaw Enforcement Officer, Building Inspector and Manager, Bylaw Enforcement, all and any of whom may enter any parcel, building or premises at all reasonable times, and in accordance with Section 284 of the *Local Government Act*, ascertain whether the regulations of this Bylaw are being obeyed.
2. A Bylaw Enforcement Officer, Building Inspector, and Manager, Bylaw Enforcement or other such person that may be appointed by the Board may enforce this Bylaw.
3. An authorized person acting on behalf of the Regional District under Section 2.3.2 may issue and enforce a ticket under the Regional District's Bylaw Offence Notice Enforcement bylaw and/or the Municipal Ticket Authorization Bylaw for any violation under Section 2.4 below.

2.4 Violation

1. Any person who:

- a. violates any provision of this Bylaw;
- b. permits, suffers or allows any act or thing to be done in contravention or violation of any provision of this Bylaw;
- c. neglects to do or refrains from doing any act or thing which is required to be done by any provisions of this Bylaw;
- d. carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to this Bylaw;
- e. allows a violation of this Bylaw to continue;
- f. fails to comply with an order, direction or notice given under this Bylaw; or
- g. prevents or obstructs or attempts to prevent or obstruct the entry of an authorized person acting on behalf of the Regional District under Section 2.3.2;

has committed an offence under this Bylaw.

- 2. Each day a violation, contravention or breach of this Bylaw continues is deemed to be a new and distinct offence.

2.5 Penalty

Any person who contravenes any provision of this Bylaw commits an offence punishable upon summary conviction and is liable to a fine not exceeding \$50,000, or the current maximum fine and penalty prescribed under the *Offence Act*, whichever is the highest, for each offence, plus the costs of prosecution.

- b. Section 3.1 – Definitions – is amended by deleting the following definitions:

- i. **“Bed and breakfast accommodation”**
- ii. **“Boarding and lodging”**
- iii. **“Bunkhouse”**
- iv. **“Campground”**
- v. **“Guest house”**
- vi. **“Motel”**
- vii. **“Hotel”**
- viii. **“Recreational vehicle”**
- ix. **“Residential use”**
- x. **“Temporary accommodation”**
- xi. **“Tourist sleeping unit”**

- c. Section 3.1 – Definitions – is amended by adding the following definitions:

- i. **“Bed and breakfast accommodation”** means the accessory use of a residential dwelling for the overnight temporary accommodation of transient paying guests, in accordance with Section 4.12 of this Bylaw, and in which breakfast is the only meal served and no guest room has a kitchen or kitchenette;
- ii. **“Bunkhouse”** means a building designed for the temporary accommodation of persons on a parcel, in which the sleeping rooms do not contain sanitary facilities or cooking facilities, and in which common facilities for sanitation and cooking are provided;
- iii. **“Campground”** means site intended or used for the temporary accommodation of

persons in recreational vehicles, park model units (CSA Z241 RV series) or tents, which do not serve as dwelling units and may include an accessory laundry facility, washroom, shower facilities, convenience store, restaurant, office and recreational facilities, provided such uses are limited to serving the occupants of the campground, but excludes a manufactured home park;

- iv. **“Community service facility”** means buildings or structures intended to provide limited recreational and commercial services to comprehensively developed housing projects. Includes (as accessory use only): assembly use, financial institution, guest dwelling unit, lounge, office, personal service, recreational facility, restaurant, and retail store.
- v. **“Hotel”** means a building or buildings used for temporary accommodation, which contains temporary accommodation sleeping units, and where those sleeping units also contain cooking facilities, hotel use also includes short-term rental. Hotel use may also include accessory facilities such as a restaurant, cafeteria, spa, meeting rooms, convention facilities, gift shop, recreational facilities and a public house;
- vi. **“Recreational Vehicle”** means a motorhome, camper van, 5th wheel, tent trailer or other vehicle that is required to be licensed under the *Motor Vehicle Act* if used on a highway and is designed, converted or adapted for the temporary accommodation of people;
- vii. **“Residential use”** means a use providing for the accommodation of one or more persons, including activities customarily incidental to the accommodation of a person or a group of persons, where such accommodation is the principal home and residence to which the person or group of persons intends to return if absent, and if such premises are rented, where the minimum rental and occupancy period is 30 consecutive days; and does not include short-term rental;
- viii. **“Short-term rental”** means a self-contained dwelling unit in which accommodation is provided to people in exchange for compensation, for stays of fewer than 30 consecutive days, and where the dwelling unit is not occupied by the owner or long-term resident during the stay;
- ix. **“Temporary Accommodation”** the accommodation of any person for other than a residential use or short-term rental use;
- x. **“Temporary accommodation sleeping unit”** means a room or group of rooms, which may or may not contain cooking facilities, used for the temporary accommodation of any person; and where a sleeping unit also contains cooking and sanitary facilities, includes short-term rental and long-term residential use;

d. Section 4.2.2 is amended by adding the following after j.:

k. short-term rental.

e. Section 4.12 is deleted and replaced by the following:

4.12 Bed and Breakfast Licensing and Regulations

For zones in which it is permitted, a bed and breakfast (B&B) use:

- a. shall be licensed by the CVRD pursuant to a CVRD Business License Regulation Bylaw, should one be in effect;
- b. shall be completely contained within a single detached dwelling, which is the principal use on the parcel;
- c. shall be conducted by the principal resident of the single detached dwelling on the parcel, who may not employ more than one additional non-resident person for B&B purposes;
- d. shall include the requirement that the principal resident of the single detached dwelling be present whenever any B&B temporary accommodation is underway;
- e. shall not include short-term rental accommodation, either alone or in combination with a B&B on the same parcel. For example, if the licensed operator of the B&B is not residing on site during the stay of paid guests then the operator is engaging in short-term rental accommodations.
- f. shall not involve the use of more than four rooms per parcel at any one time, for the temporary accommodation of guests;
- g. where a renovation, an addition or new construction is required to allow the B&B use to occur, applications for building permits shall explicitly show which rooms in the dwelling will be used for B&B purposes.

4.12A Short-Term Rental Licensing and Regulations

Short-term rental (STR) use is only permitted if it is listed as an explicitly permitted principal or accessory use of a residence in the zone within which the parcel is located, or if a Temporary Use Permit (TUP) for STR use has been issued by the CVRD Land Use Services Department and has not expired.

Where STR is permitted, the use of the land and buildings for STR shall be licensed by the CVRD pursuant to a CVRD Business License Regulation Bylaw, should one be in effect, and no one person or group of persons shall occupy the STR beyond a maximum period of 29 consecutive days.

If the STR is in what would otherwise be considered dwelling units that are located in a Zone that permits hotel, resort, campground and similar uses, STR use does not require a business license.

- f. Throughout the Bylaw, all occurrences of the phrase “tourist accommodation” are replaced with “temporary accommodation”.

- g. Throughout the Bylaw, all occurrences of the word “motel” and any punctuation associated therewith are deleted.
- h. Section 11.5.1.b is deleted and replaced by the following:
- b. Short-term rental;

3. **FORCE AND EFFECT**

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

PUBLIC NOTICE GIVEN in
ACCORDANCE WITH THE
LOCAL GOVERNMENT ACT
this

2 day of July, 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 &
INFRASTRUCTURE
APPROVAL this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

Chair

Corporate Officer