



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4031

A bylaw to amend Zoning Bylaw 1997, No. 2950, to permit a detached second dwelling unit on 23 properties affected by repeal of Temporary Mobile Home Bylaw No.1685, 1976

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

Citation

1 This Bylaw may be cited as "*Zoning Amendment Bylaw No. 4031, 2026*".

Amendment

2 Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division 2 – Zones, Section 51(4) [Density in the Agricultural Zone (A1)] is amended by adding the following clause:

(g) Despite subclause 51(4)(b)(i) above, a total combined maximum of two dwelling units within a maximum of two residential buildings, is permitted where the land is less than two hectares (4.94 acres) in area, on the following properties:

- (i) 8659 Swallowfield Road (PID 005-839-505)
- (ii) 8913 Crofton Road (PID 004-644-964)

3 Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division 2 [Zones] Section 52(4)] Density in the Rural Zone (A2)] is amended by adding the following clause:

(l) Despite subclause 52(4)(b)(i) above, a total combined maximum of two dwelling units within a maximum of two residential buildings, is permitted where the land is less than two hectares (4.94 acres) in area, on the following properties:

- (i) 7022 Bell McKinnon Road (PID 005-056-284)
- (ii) 7155 Bell McKinnon Road (PID 001-234-579)
- (iii) 2834 Lowery Road (PID 005-351-928)
- (iv) 8628 Crofton Road (PID 003-243-362)
- (v) 6838 Somenos Road (PID 005-268-630)
- (vi) 5618 Menzies Road (PID 003-676-005)
- (vii) 2726 Herd Road (PID 005-475-091)
- (viii) 4155 Sahtlam Road (PID 006-007-244)

- (ix) 3416 Gibbins Road (PID 004-737-032)
- (x) 3883 Gibbins Road (PID 002-894-157)
- (xi) 7469 Rosevear Road (PID 006-247-741)
- (xii) 3462 Smiley Road (PID 005-015-901)
- (xiii) 7042 Norcross Road (PID 000-201-511)
- (xiv) 5855 Menzies Road (PID 003-574-415)

4 Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division 2 [Zones] Section 53(4)] Density in the Rural Restricted Zone (A3)] is amended by adding the following clause:

- (h) Despite subclause 53(4)(b)(i) above, a total combined maximum of two dwelling units within a maximum of two residential buildings, is permitted where the land is less than two hectares (4.94 acres) in area, on the following properties:
 - (i) 3740 Panorama Crescent (PID 017-638-721)
 - (ii) 7705 Osborne Bay Road (PID 001-138-189)
 - (iii) 6726 Martin Road (PID 000-596-671)
 - (iv) 5421 Winchester Road (PID 002-070-804)

5 Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division 2 [Zones] Section 56(4)] Density in the Residential Rural Zone (R1)] is amended by adding the following subsection:

- (u) Despite clause 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area, on the following properties:
 - (i) 3260 Cowichan Valley Highway (PID 007-107-188)
 - (ii) 7395 Bell McKinnon Road (PID 000-112-127)
 - (iii) 7221 Bell McKinnon Road (PID 011-879-661)

Notice that a public hearing must not be held for this bylaw was posted to the Municipality’s public notice board and on the Municipality’s website on February 13, 2026, and advertised on the Municipality’s social media site on February 17, 2026, and in the Cowichan Valley Citizen, on February 25, 2026, and the Chemainus Valley Courier, on February 26, 2026.

READ a first time on March 4, 2026.

READ a second time on March 4, 2026.

READ a third time on March 4, 2026.

RECEIVED the approval of the Minister of Transportation and Transit on March 17, 2026.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER