



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4552

A Bylaw for the Purpose of Amending Zoning Bylaw No. 2524 Applicable to Electoral Area G – Saltair/Gulf Islands

WHEREAS the *Local Government Act* empowers the Regional Board to adopt and amend zoning bylaws;

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area G – Saltair/Gulf Islands, that being “CVRD Zoning Bylaw No. 2524, 2005”;

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 Section 464(4) of the *Act* requires that a public hearing not be held in respect of zoning bylaw changes to comply with Section 481(3) of the *Act*;

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. 4552 – Electoral Area G – Saltair/Gulf Islands Zoning Amendment Bylaw (Bill 44 Compliance), 2024**”.

2. AMENDMENTS

Bylaw No. 2524 is hereby amended as follows:

- a. Section 1.3 Definitions is amended by deleting the definition of secondary suite and replacing it with the following, in alphabetical order as required:

“**Suite, Attached (or Attached Suite)**” means a dwelling unit that is located within a building that also contains a principal dwelling unit, and that complies with Section 3.21 of the Bylaw;

- b. The regulations of Section 3.21 are deleted and replaced with the following:

For zones in which attached suites are permitted, the following regulations apply:

1. The attached suite shall be attached to a principal single detached dwelling.
2. The attached suite shall not occupy more than 40% of the gross floor area of the dwelling.
3. The attached suite shall be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and have the approval of the authorities responsible for domestic water supply.
4. The attached suite is only permitted if a report prepared by a Registered Onsite Wastewater Practitioner or a professional engineer with experience in wastewater

- systems approves the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density on the parcel.
5. The attached suite shall not have a gross floor area in excess of 74 m².
 6. The attached suite shall not be located on a parcel of land that has another attached suite or accessory dwelling unit on it.
 7. The attached suite shall not have, through subdivision or strata plan, a separate title distinct from the one for the parcel of land upon which it is located, and the owner must enter into and register a covenant to this effect on the owner's title in the Land Title Office. Notwithstanding the foregoing, a covenant that would prevent the subdivision is not required for an attached suite on a parcel of land which may be subdivided in accordance with this Bylaw, provided the resulting parcels would meet the minimum parcel area and other regulations for the zone in which each dwelling would be located, and the subdivision would not otherwise result in a contravention of this Bylaw.
- c. All remaining occurrences of the phrase “secondary suite” throughout the Bylaw are replaced with the phrase “attached suite”.
 - d. Section 5.1.1(d) is deleted and replaced with the following:

(d) Attached suite.
 - e. Section 5.1.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned A-1.
 - f. Section 5.2.1(e) is deleted and replaced with the following:

(e) Attached suite.
 - g. Section 5.2.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned F-1.
 - h. Section 5.3.1(e) is deleted and replaced with the following:

(e) Attached suite.
 - i. Section 5.3.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned R-2.
 - j. Section 5.3A(e) is deleted and replaced with the following:

(e) Attached suite;
 - k. Section 5.3A.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned R-2A.

l. Section 5.4.1(g) is deleted and replaced with:

(g) Attached suite.

m. Section 5.4.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned R-3.

n. Section 5.5.1 is further amended by adding the following permitted use after (f):

(g) Attached suite.

o. Section 5.5.2(d) is deleted and replaced with the following:

(d) Not more than one single family dwelling plus one attached suite is permitted.

3. **FORCE AND EFFECT**

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

PUBLIC NOTICE GIVEN in 18th day of April, 2024.
ACCORDANCE WITH THE
LOCAL GOVERNMENT ACT
this

READ A FIRST TIME this 24th day of April, 2024.

READ A SECOND TIME this 24th day of April, 2024.

READ A THIRD TIME this 24th day of April, 2024.

RECEIVED MINISTRY OF
TRANSPORTATION &
INFRASTRUCTURE
APPROVAL this _____ day of _____, 2024.

ADOPTED this _____ day of _____, 2024.

Chairperson

Corporate Officer