



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4547

A Bylaw for the Purpose of Amending Zoning Bylaw No. 985 Applicable to Electoral Area B – Shawnigan Lake

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 B – Shawnigan Lake, that being “Electoral “B” Zoning Bylaw No. 985, 1986;

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. 4547 – Electoral Area B – Shawnigan Lake Zoning Amendment Bylaw (Bill 44 Compliance), 2024**".

2. AMENDMENTS

Bylaw No. 985 is hereby amended as follows:

- a. Section 3.1 Definitions is amended by deleting the definition of “secondary suite” and replacing it with the following:

“**Suite, Attached**” means a dwelling unit that is located within a building that also contains a principal dwelling unit, and that complies with Section 5.19 of this Bylaw.

- b. Section 5.19 is retitled from “Secondary Suites” to “Attached Suites”.
- c. All other occurrences of the phrase “secondary suite” are changed to “attached suite” throughout the Bylaw.
- d. Section 5.19(d) is deleted and replaced with the following:
 - (d) 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.

- e. Section 5.19(k) is amended by adding the following clause to the end of that regulation:

Notwithstanding the foregoing, a covenant 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.

- f. Section 5.19 (b), (h), (i) and (l) are all deleted and remaining subsections are relabelled consecutively.

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	_____	day of _____,	_____.	2024 and 2024.
READ A FIRST TIME this	_____	day of _____,	_____.	2024.
READ A SECOND TIME this	_____	day of _____,	_____.	2024.
READ A THIRD TIME this	_____	day of _____,	_____.	2024.
RECEIVED MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL this	_____	day of _____,	_____.	2024.
ADOPTED this	_____	day of _____,	_____.	2024.

Chair

Corporate Officer