



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4550

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1840 Applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora

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 E – Cowichan Station/Sahtlam/Glenora, that being “CVRD Electoral Area “E” - Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840, 1998”;

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. 4550 – Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Bill 44 Compliance), 2024**".

2. AMENDMENTS

Bylaw No. 1840 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, 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 5.16 of this Bylaw.

- b. Section 5.13.1 (b) and (c) are both deleted.
- c. Section 5.16 is renamed as Attached Suites and the regulations are deleted and replaced by the following:
 - (a) The attached suite shall be located within a principal residence;
 - (b) The attached suite shall be attached to or located within the principal dwelling;
 - (c) The attached suite shall be constructed in accordance with the provisions of the *British Columbia Building Code*;

- i. The attached suite shall not occupy more than 40% of the gross floor area of the residence;
 - ii. The floor area of an attached suite shall not exceed 90 sq. m.
 - (d) Approval of the community sewer service provider, or if the parcel is not connected to a community sewer system, 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) Prior approval of the jurisdiction having authority for domestic water supply shall be obtained before issuance of building permit;
 - (f) One additional on-site parking space shall be provided;
 - (g) Only one suite, either an attached suite or a small suite, shall be permitted per parcel;
 - (h) The attached suite is subject to Section 5.27 of this Bylaw.
- d. All remaining occurrences of the phrase “secondary suite” throughout the Bylaw are replaced with the phrase “attached suite”.

3. **FORCE AND EFFECT**

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 1st day of May, 2024.

ADOPTED this _____ day of _____, 2024.

Chairperson

Corporate Officer