



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4554

A Bylaw for the Purpose of Amending Zoning Bylaw No. 2465 Applicable to Electoral Area I – Youbou/Meade Creek

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 I – Youbou/Meade Creek, that being “CVRD Zoning Bylaw No. 2465, 2004”;

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. 4554 – Electoral Area I – Youbou/Meade Creek Zoning Amendment Bylaw (Bill 44 Compliance), 2024**".

2. AMENDMENTS

Bylaw No. 2465 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” means a dwelling unit that is located within a building that also contains a principal dwelling unit, and that complies with Section 3.17 of this Bylaw;

- b. All occurrences of the terms “sec. suite” and “secondary suite” throughout the bylaw are deleted and replaced by “attached suite”.
- c. Section 3.17 is deleted and replaced with the following:

3.17 Attached Suites

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

1. The attached suite shall be located within 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 secondary 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.

- d. Section 5.3.3 is deleted and replaced with the following:

3. Density

Not more than one single detached dwelling plus one attached suite or secondary dwelling unit is permitted on a parcel that is zoned LR-1.

- e. Section 5.4.1 is amended by adding the following after c.:

- d. Attached suite.

- f. Section 5.4.8 is deleted and replaced with the following:

8. Density

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

- g. Section 5.5.1.6 is deleted and replaced with the following:

6. Density

Not more than one single family dwelling plus one attached suite or secondary dwelling unit is permitted on a parcel that is zoned LR-3.

- h. Section 5.6.1 is amended by adding the following after d.:

- e. Attached suite.

- i. Section 5.6.4 is deleted and replaced with the following:

4. Density

Not more than one single family dwelling plus one attached suite is permitted on a parcel that is zoned LR-5.

- j. Section 5.7.1 is amended by adding the following after d.:

e. Attached suite.

- k. Section 5.7.4 is deleted and replaced with the following:

4. Density

Not more than eight single family dwelling units plus up to eight attached suites are permitted on a parcel that is zoned LR-6.

- l. Section 5.8.1 is amended by adding the following after c:

d. Attached suite.

- m. Section 5.8.5 is deleted and replaced with the following:

4. Density

Not more than one single family dwelling plus one attached suite is permitted on a parcel that is zoned LR-7.

- n. Section 5.9.4 is deleted and replaced with the following:

4. Density

Not more than one single family dwelling plus one attached suite or one secondary dwelling unit is permitted on a parcel that is zoned LR-8.

- o. Section 5.10.1 is amended by adding the following after (e):

f. Attached suite for every single family dwelling.

- p. Section 5.10.4 is deleted and replaced by the following:

4. Number of Dwellings

Not more than 22 dwelling units – the sum of all single family dwelling units and total units in duplexes – plus one attached suite per single family dwelling are permitted on a parcel that is zoned LR-9.

- q. Section 5.11.1 is amended by adding the following after (e):

f. Attached suite for every single family dwelling.

- r. Section 5.11.4 is deleted and replaced by the following:

4. Number of Dwellings

Not more than 36 dwelling units – the sum of all single family dwelling units and total units in duplexes – plus one attached suite per single family dwelling are permitted on a parcel that is zoned LR-10.

- s. Section 5.11A.1 is amended by adding the following after Section (d):

e. Attached suite.

- t. Section 5.11A.4 is deleted and replaced with the following:

4. Density

Not more than one recreational residence plus one attached suite is permitted on a parcel that is zoned LR-11.

- u. Section 5.12.3 is deleted and replaced with the following:

3. Density

Not more than one single family dwelling plus one attached suite is permitted on a parcel that is zoned R-2; or one single family dwelling plus one secondary dwelling unit if the parcel of land upon which they would be located is 0.4 ha or greater in area.

- v. Section 5.12A.3 is deleted and replaced with the following:

3. Density

Not more than one duplex, or one single family dwelling plus one attached suite is permitted on a parcel that is zoned R-2A; or one single family dwelling plus one secondary dwelling unit if the parcel of land upon which they would be located is 0.4 ha or greater in area.

- w. Section 5.13.3 is deleted and replaced with the following:

3. Density

Not more than one single family dwelling plus one attached suite is permitted on a parcel that is zoned R-3; or one single family dwelling plus one secondary dwelling unit if the parcel of land upon which they would be located is 0.4 ha or greater in area.

- x. Section 5.15.1 is amended by adding the following after c.:

d. Attached suite.

- y. Section 5.15.4 is deleted and replaced with the following:

4. Density

Not more than one single family dwelling plus one attached suite is permitted on a parcel that is zoned R-5.

- z. Section 5.16.3 is deleted and replaced with the following:

3. Density

Not more than one single family dwelling plus one attached suite or one secondary dwelling unit is permitted on a parcel that is zoned R-6.

- aa. Section 5.17.1 is amended by adding the following after e.:

c. Attached suite.

- bb. Section 5.17.4 is deleted and replaced with the following:

4. Number of Dwellings

Not more than 26 dwelling units – the sum of all single family dwelling units and total units in duplexes – plus one attached suite per single family dwelling are permitted on a parcel that is zoned R-7.

cc. Section 5.18.1 is amended by adding the following after c.:

d. Attached suite.

dd. Section 5.18.6 is deleted and replaced with the following:

6. Density

Not more than one single family dwelling plus one attached suite is permitted on a parcel that is zoned R-8.

ee. Section 5.19.1 is amended by adding the following after c.:

d. Attached suite.

ff. Section 5.19.6 is deleted and replaced with the following:

6. Density

Not more than one single family dwelling plus one attached suite is permitted on a parcel that is zoned R-9.

gg. Section 5.20.1 is amended by adding the following after “Buildings and structures accessory to a principal permitted use”:

d. Attached suite.

hh. Section 5.20.4 is deleted and replaced with the following:

4. Density

Not more than one single family dwelling plus one attached suite is permitted on a parcel that is zoned R-10.

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
	_____	day of	_____.	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.
ADOPTED this	_____	day of	_____.	2024.

Chair

Corporate Officer