



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4551

A Bylaw for the Purpose of Amending Zoning Bylaw No. 2600 Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls

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 F – Cowichan Lake South/Skutz Falls, that being “CVRD Zoning Bylaw No. 2600, 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. 4551 – Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Bill 44 Compliance), 2024**”.

2. **AMENDMENTS**

Bylaw No. 2600 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 3.20 of this Bylaw;

- b. Section 3.20 is amended by retitling it as “Attached Suites” and the remainder of that section is deleted and replaced with the following:

For zones in which it is a permitted use, the attached suite shall:

1. be attached to the principal single detached dwelling;
2. 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 waste disposal and domestic water supply;
3. not have a floor area in excess of 95 m²;
4. not be located on a parcel of land that has another attached suite or secondary dwelling unit on it;

5. If the parcel upon which the attached suite would be located is in a zone which would not allow for subdivision, the owner shall, prior to the issuance of a building permit for the attached suite, register a covenant on the parcel which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act* on the parcel.
- c. All remaining occurrences of the term “secondary suite” throughout the Bylaw are deleted and replaced with “attached suite”.

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 _____ day of _____
LOCAL GOVERNMENT ACT
this _____

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 _____ day of _____, 2024.
TRANSPORTATION & _____
INFRASTRUCTURE
APPROVAL this _____

ADOPTED this _____ day of _____, 2024.

Chairperson

Corporate Officer