



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 (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 5.19 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 certifies the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density of residential development on the parcel.

e. Section 5.19(k) is deleted and replaced with the following:

(k) The attached suite shall not have, through subdivision or strata plan, a separate title distinct from the title upon which it is located, and the owner shall, prior to the issuance of a building permit, register a covenant pursuant to Section 219 of the *Land Title Act* in favour of the CVRD against the title to the parcel which would prevent the subdivision or the registration of any form of strata plan under the *Strata Property Act*.

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 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 7th day of May , 2024.

ADOPTED this _____ day of _____ , 2024.

Chairperson

Corporate Officer