



STAFF REPORT TO COMMITTEE

DATE OF REPORT March 11, 2024

MEETING TYPE & DATE Electoral Area Services Committee Meeting of March 20, 2024

FROM: Community Planning Division
Land Use Services Department

SUBJECT: Implementing the Requirements of the *Housing Statutes (Residential Development) Act* - Bill 44 (Second Report)

FILE: 6450-20 Bill 44 Suites

PURPOSE/INTRODUCTION

The purpose of this report is to update the Committee on the process of complying with new Provincial Bill 44 – *Housing Statutes (Residential Development) Act* and other enhancements to suite regulations.

RECOMMENDED RESOLUTION

That it be recommended to the Board:

1. That the draft zoning amendment bylaws for all electoral areas for the purpose of increasing opportunities for suites in CVRD electoral areas, bylaw maintenance, and satisfying provincial legislative requirements, be forwarded to the Board for consideration;
2. That improvement districts and private utilities within the areas affected by the proposed amendments be notified of (not referred to) the draft bylaw that applies in their service area;
3. That amendment bylaws applicable to lands within 800 m of a Controlled Access Highway be referred to the Ministry of Transportation and Infrastructure; and
4. That a public hearing not be held and that notice be provided in accordance with CVRD Bylaw No. 4483 – Development Application Procedures Bylaw, 2023.

BACKGROUND

On February 7, 2024, staff presented a report to Committee that aimed to update the CVRD regulations concerning suites in order to comply with Bill 44 - *Housing Statutes (Residential Development) Act*.

Following the Committee meeting, the matter was referred from the Board back to Committee, so staff could provide further clarity. One of the points of contention was the non-Bill 44 related content that staff had initially proposed.

The first report was simplified in the interests of time and administrative efficiency. Discussion at the February 2024 EASC meeting revealed that Directors would appreciate a more thorough exploration of exactly what Bill 44 requires and to separate other proposed changes from the proposed Bill 44 elements.

ANALYSIS

Bill 44 Requirements – “Restricted Zone”

Bill 44 requires that any local government that has land in what the legislation considers to be a “Restricted Zone” must enable attached suites in such areas, with no minimum site area (parcel area) required, with no restriction upon who lives in the main residence, and no specifications regarding the suite entrance.

A “Restricted Zone” under Bill 44 is any zone that has as the only principal permitted use “single detached (family) dwelling”.

To be interpreted literally, this means that some zones that would otherwise seem to be single family zones may be excluded from the purview of Bill 44 because they also permit other principal uses, for example – from South Cowichan Zoning Bylaw 3520:

The following principal uses and no others are permitted in the R-3 Zone:

a. Single-family dwelling;

b. Horticulture;

The inclusion of point b. in the above example would mean this is not a Restricted Zone and therefore, amendments in respect of Bill 44 for that zone are not required. If we were to survey the number of R-3 zoned parcels in Electoral Areas A and C that currently have only horticulture present as a principal permitted use, the count would likely be zero. Therefore, not imposing Bill 44 requirements in this case seems inappropriate. Horticulture was added to the list of principal permitted uses in the above zone to permit “community gardens” and backyard gardening, not to reduce density in anticipation of Bill 44.

Bill 44 applicability to some other zones is clearer, in that only “single family dwelling” might appear as a principal permitted use; but in other instances, it may be more confused. For example, in the three zoning bylaws (Electoral Areas B, E and H) that list all uses (principal and accessory) together, determining whether it is a Restricted Zone would be more difficult.

Administrative Solution to Bill 44 Compliance

Superimposing the Province’s Restricted Zone upon the CVRD’s bylaws’ zones, strict compliance means that a separate set of suite rules would have to be prepared for Restricted Zones and the existing rules would apply to the other areas. As the example above points out, this would be extraordinarily complex to manage and administer. Having two sets of regulations to comply with the exact letter of the law of Bill 44 is overly complicated. We are, therefore, proposing to use a broader approach to compliance:

- updating attached suite regulations in all areas that Bill 44 clearly identifies as Restricted Zones;
- also updating attached suite regulations for zones where it’s not clear if Bill 44 would consider it a Restricted Zone or not, or if it’s clearly not a Restricted Zone.

This approach slightly exceeds the literal scope of Bill 44 mandatory requirements but represents the only reasonable way forward.

The draft Bylaw Nos. 4546 through 4554 have been revised in order to do the strict minimum that ensures Bill 44 compliance, and also in accordance with the notes above. Other elements of proposed amendments will be relocated into separate zoning amendment bylaws, as described below.

Non-Bill 44 Amendments: Bylaw Maintenance and Detached Suites

Accordingly, a second set of draft amendment bylaws has been prepared (**Attachments K-S: Bylaw Nos. 4571-4579**) to make complementary – but not Bill 44-related – changes which would have the effect of opening up additional housing options for CVRD electoral area residents. Other bylaw maintenance elements have also been relocated to these new draft bylaws, which we

believe are responsive to the various comments received at the last EASC meeting and afterwards from individual directors.

As noted in the February 7, 2024, report the CVRD must amend the various zoning bylaws prior to June 30, 2024, in order to comply with the new legislation. We, therefore, are compelled to proceed with Bill 44 amendments, and the complementary amendments will be optional; but staff recommend they be processed on the same timeline.

Amendment Proposed to Works and Services Bylaw

One of the gaps that was highlighted at the February 7, 2024, EASC meeting where this matter was first considered is the proof of water for suites. At the moment, the Works and Services (W&S) Bylaw No. 4431 only requires proof of water at the subdivision stage. The W&S Bylaw not requiring proof of water at the building (permit) stage is a potential loophole, as the Building Officials cannot deny a permit if an open tap at a plumbing check produces water. **Attachment J (Bylaw No. 4570)** is an amendment to Bylaw No. 4431 that imposes a proof of water requirement for new residential buildings. This should assist in ensuring that the water source is properly licensed and there is sufficient capacity for the requested new building. It will also be useful for vacant parcels, when a first unit is proposed.

Complementary Proposed Zoning Amendments

The draft bylaws that contain the non-Bill 44-related proposed amendments follow:

Attachment K – Bylaw No. 4571 – South Cowichan (Areas A and C) Zoning Amendment Bylaw:

- multiple new definitions
- new nomenclature for dwellings
- remove the minimum site area requirement for detached suites
- permit detached suites in the ALR subject to ALC regulations

Attachment L – Bylaw No. 4572 – Area B Zoning Amendment Bylaw:

- multiple new definitions
- new nomenclature for dwellings
- remove site area requirement for detached suites
- permit detached suites on ALR land subject to ALC regulations
- revise suite covenant requirements so subdivision can occur when compliant with bylaw

Attachment M – Bylaw No. 4573 – Area D (Marine) Zoning Amendment Bylaw:

- multiple new definitions
- new nomenclature for dwellings
- change reference to Section 946 to Section 514 of the *Local Government Act (LGA)* in Section 13.16
- Relabel several sections in numerical order

Attachment N – Bylaw No. 4574 – Area D (Upland) Zoning Amendment Bylaw:

- multiple new definitions
- new nomenclature for dwellings
- change reference to Section 946 to Section 514 of the *LGA* in Section 2.5.6
- all density regulations in zones revised to permit suites to be counted as “dwelling unit”

Attachment O – Bylaw No. 4575 – Area E Zoning Amendment Bylaw:

- multiple new definitions
- new nomenclature for dwellings
- change reference to Section 946 to Section 514 of the *LGA* in Section 5.28

Attachment P – Bylaw No. 4576 – Area F Zoning Amendment Bylaw:

- multiple new definitions
- remove site area requirement for detached suites
- permit attached suites on ALR land, subject to ALC regulations

Attachment Q – Bylaw No. 4577 – Area G Zoning Amendment Bylaw:

- multiple new definitions
- new nomenclature for dwellings
- permit detached suites on all residential properties where attached suites are permitted
- remove site area requirement for detached suites
- permit suites on ALR land, subject to ALC regulations

Attachment R – Bylaw No. 4578 – Area H Zoning Amendment Bylaw:

- multiple new definitions
- new nomenclature for dwellings
- change reference to Section 946 to Section 514 of the *LGA* in Section 13.16
- revise suite covenant requirements so subdivision can occur when compliant with bylaw
- Section 5.25 amended to change “Section 946” to “Section 514”

Attachment S – Bylaw No. 4579 – Area I Zoning Amendment Bylaw:

- multiple new definitions
- new nomenclature for dwellings
- density regulations in zones changed to reflect suites as “dwelling units”
- wording of Section 3.25: “Section 946” changed to “Section 514” of the *LGA*

Referrals and Notice

Given the Provincial prohibition on public hearings for bylaws that are required to give effect to Bill 44 requirements and the short timeline, the referral list should be reduced to the strict minimum for Bylaw Nos. 4546-4554. Given the approval path for amendments, those zoning bylaws, where part of the affected electoral area lies within 800 m of an intersection of a numbered Provincial Highway (#1 and #18), will be referred to the Ministry of Transportation and Infrastructure. This will give them advance notice that the amendment bylaws will be coming shortly for *Transportation Act* approval. This will be the case for Bylaw Nos. 4546, 4547 and 4549-4553. Because Bylaw No. 4548 (Area D Marine) applies to lands within the Cowichan Estuary Environmental Management Plan (CEEMP) area, approval of the Minister of Environment is required prior to adoption. The Area I zoning amendment Bylaw No. 4554 may be adopted without MoTI approval.

Bill 44 has collateral effects upon water purveyors and sewer service providers. In many cases, these services are run by the CVRD, but in other cases they are provided by improvement districts or private utilities. Some are even run by strata corporations. Although not legally required, staff propose to send the draft amendment bylaws and a short explanatory note to all improvement districts within the CVRD, to advise that they may notice an increase in connection requests for suites. In contrast, it's not feasible to connect with every private utility operator.

For the zoning amendment bylaws that are not directly Bill 44-related but address bylaw maintenance and complementary measures to give residents greater access to detached suites, staff propose that the same protocol as above apply. It would be possible to do a more thorough suite of referrals for those complementary bylaws, but this is not the recommended path.

In the opinion of staff, the proposed Works and Services Bylaw amendment does not require referrals.

Option 1 is recommended as follows:

That it be recommended to the Board:

1. That the draft zoning amendment bylaws for all electoral areas for the purpose of increasing opportunities for suites in CVRD electoral areas, bylaw maintenance, and satisfying provincial legislative requirements, be forwarded to the Board for consideration;
2. That improvement districts and private utilities within the areas affected by the proposed amendments be notified of (not referred to) the draft bylaw that applies in their service area;
3. That amendment bylaws applicable to lands within 800 m of a Controlled Access Highway be referred to the Ministry of Transportation and Infrastructure; and
4. That a public hearing not be held and that notice be provided in accordance with CVRD Bylaw No. 4483 – Development Application Procedures Bylaw, 2023.

Option 2:

That it be recommended to the Board:

1. That draft Amendment Bylaw Nos. 4546-4554 and the draft Works and Services Amendment Bylaw – Attachment J – to the staff report dated March 20, 2024, for the purpose of Bill 44 compliance be forwarded to the Board for consideration;
2. That the zoning amendment bylaws – Attachment K through S – that would implement changes to detached suite regulations and correct typographical and other errors in the parent bylaws be referred to Advisory Planning Commissions and agencies for comment, and be brought back to this Committee for further consideration;
3. That improvement districts and private utilities within the areas affected by the proposed amendments be notified (not referred) the draft bylaw that applies in their service area;
4. That amendment bylaws applicable to lands within 800 m of a Controlled Access Highway be referred to the Ministry of Transportation and Infrastructure; and
5. That a public hearing not be held for Bylaw Nos. 4546-4554 as mandated by Bill 44.

Reminder: there is a mandatory deadline of June 30, 2024, for completion of Bill 44-related bylaw amendments.

FINANCIAL CONSIDERATIONS

A Provincial grant amounting to over \$323,000 will cover any and all Bill 44-related expenses for OCP and zoning bylaw amendments, required updates to Housing Needs Assessments for electoral areas, and related work.

COMMUNICATION CONSIDERATIONS

N/A

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

Supports Strategic Objective 6 – To create healthy, livable, and efficiently serviced communities.

GENERAL MANAGER COMMENTS

Not Applicable

Draft amendment bylaws will be legally reviewed for consistency with the CVRD Official Community Plan for the Electoral Areas and legislative requirements.

Referred to (upon completion):

- Community Services (*Arts & Culture, Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Facilities & Transit*)
- Corporate Services (*Finance, Human Resources, Information Technology, Legislative Services*)
- Operations (*Parks & Trails, Recycling & Waste Management, Utilities*)
- Land Use Services (*Building Inspection & Bylaw Enforcement, Community Planning, Development Services, Strategic Initiatives*)
- Strategic Services (*Communications & Engagement, Economic Development, Emergency Management, Environmental Services*)

Prepared by:

Reviewed by:



Mike Tippett, RPP, MCIP
Manager

Not Applicable
Not Applicable



Ann Kjerulf, RPP, MCIP
General Manager

Reviewed for form and content and approved for submission to the Committee:

Resolution:

Financial Considerations:

Corporate Officer

Chief Financial Officer

ATTACHMENTS:

- Attachment A – Bylaw No. 4546 – South Cowichan Zoning Amendment Bylaw (Bill 44 Compliance)
- Attachment B – Bylaw No. 4547 – Electoral Area B – Zoning Amendment Bylaw (Bill 44 Compliance)
- Attachment C – Bylaw No. 4548 – Electoral Area D – Marine Zoning Amendment B (Bill 44 Compliance)
- Attachment D – Bylaw No. 4549 – Electoral Area D – Upland Zoning Amendment (Bill 44 Compliance)
- Attachment E – Bylaw No. 4550 – Electoral Area E – Zoning Amendment (Bill 44 Compliance)
- Attachment F – Bylaw No. 4551 – Electoral Area F – Zoning Amendment (Bill 44 Compliance)
- Attachment G – Bylaw No. 4552 – Electoral Area G – Zoning Amendment (Bill 44 Compliance)
- Attachment H – Bylaw No. 4553 – Electoral Area H – Zoning Amendment (Bill 44 Compliance)
- Attachment I – Bylaw No. 4554 – Electoral Area I – Zoning Amendment (Bill 44 Compliance)
- Attachment J – Bylaw No. 4570 – Works and Services Amendment (Proof of Water Building Permit)
- Attachment K – Bylaw No. 4571 – South Cowichan Zoning Amendment Bylaw (Detached Suites)
- Attachment L – Bylaw No. 4572 – Electoral Area B – Zoning Amendment Bylaw (Detached Suites)
- Attachment M – Bylaw No. 4573 – Electoral Area D – Marine Zoning Amendment Bylaw (Bylaw Maintenance)

- Attachment N – Bylaw No. 4574 – Electoral Area D – Upland Zoning Amendment Bylaw (Bylaw Maintenance)
- Attachment O – Bylaw No. 4575 – Electoral Area E – Zoning Amendment Bylaw (Bylaw Maintenance)
- Attachment P – Bylaw No. 4576 – Electoral Area F – Zoning Amendment Bylaw (Bylaw Maintenance)
- Attachment Q – Bylaw No. 4577 – Electoral Area G – Zoning Amendment Bylaw (Bylaw Maintenance)
- Attachment R – Bylaw No. 4578 – Electoral Area H – Zoning Amendment Bylaw (Bylaw Maintenance)
- Attachment S – Bylaw No. 4579 – Electoral Area I – Zoning Amendment Bylaw (Bylaw Maintenance)



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4546

A Bylaw for the Purpose of Amending Zoning Bylaw No. 3520 Applicable to Electoral Areas A and C – Mill Bay/Malahat and Cobble Hill

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 Areas A – Mill Bay/Malahat and C – Cobble Hill, that being “the Cowichan Valley Regional District South Cowichan Zoning Bylaw No. 3520, 2012”;

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. 4546 – South Cowichan Zoning Amendment Bylaw (Bill 44 Compliance), 2024**".

2. AMENDMENTS

Bylaw No. 3520 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” means a dwelling unit that is located within a building that also contains a principal dwelling unit, and complies with Section 4.16 of this Bylaw.

- b. Section 4.9 is deleted and replaced by the following:

4.9 Number of Dwellings Permitted Per Parcel

For all zones under this Bylaw, the maximum permitted residential density is specified within each zone.

- c. Section 4.16 is retitled from “Secondary Suite” to “Attached Suite”, and Section 4.16.2 is deleted and all subsequent subsections are renumbered sequentially.
- d. Section 4.16 is further amended by deleting subsections 11, 12 and 13 (10, 11 and 12 as

renumbered by c above) and replacing them with the following:

10. 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. Section 11.1.1 is amended by adding this after 11.1.1.c:

The following accessory use and no other is permitted in the CD-1 Zone:

d. Attached suite accessory to a single detached dwelling.

f. Section 11.1.7 is deleted and replaced with the following:

7. Notwithstanding the minimum parcel size in Section 11.1.6 above, the total number of parcels for residential use and total number of single detached dwelling units in the entire CD-1 Zone shall not be greater than 646, plus a maximum of one attached suite per parcel.

g. Section 11.8.4 is deleted and replaced by the following:

Only one attached suite is permitted in a single family dwelling or duplex (one unit only) in the CD-8 Zone.

h. Sections 11.9B.1.f and 11.9B.1.g are deleted and replaced with the following:

f. Attached suite in a single detached dwelling or duplex (one unit only).

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.
RECEIVED MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL this	_____	day of _____,	_____.	2024.
ADOPTED this	_____	day of _____,	_____.	2024.

Chair

Corporate Officer



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



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4548

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1015 Applicable to Marine Portions of Electoral Area D – Cowichan Bay

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 the marine portion of Electoral Area D – Cowichan Bay, that being “the Cowichan Valley Regional District Electoral Area “D” Marine Zoning Bylaw No. 1015, 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. 4548 – Electoral Area D – Cowichan Bay Marine Zoning Amendment Bylaw (Bill 44 Compliance), 2024**".

2. AMENDMENTS

Bylaw No. 1015 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” means a dwelling unit that is located within a building that also contains a principal dwelling unit, and that complies with Section 4.9(b) of this Bylaw;

- b. Section 4.9 - Accessory Dwellings and Secondary Suites - is amended by:

- i. renaming it to “Accessory Dwellings and Attached Suites”;
- ii. deleting Subsection 4.9(b) i) and iv) and renumbering all subsequent subsections as i) through iv) accordingly.

- c. All remaining occurrences of the phrase “secondary suite” throughout this 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 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.
RECEIVED THE APPROVAL OF THE MINISTER OF ENVIRONMENT this	_____	day of	_____.	2024.
ADOPTED this	_____	day of	_____.	2024.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4549

A Bylaw for the Purpose of Amending Zoning Bylaw No. 3705 Applicable to Upland Portions of Electoral Area D – Cowichan Bay

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 the upland portion of Electoral Area D – Cowichan Bay, that being “CVRD Electoral Area “D” Cowichan Bay Upland Zoning Bylaw No. 3705, 2013;

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. 4549 – Electoral Area D – Cowichan Bay Upland Zoning Amendment Bylaw (Bill 44 Compliance), 2024**".

2. AMENDMENTS

Bylaw No. 3705 is hereby amended as follows:

- a. Section 1.4 – 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 2.1.9(b) of this Bylaw;

- b. Section 2.1.9 – Accessory Dwellings and Secondary Suites – is amended by:
- i. renaming it to “Accessory Dwellings and Attached Suites”;
 - ii. deleting Subsection 2.1.9(b) i), iv), and iv) and relabelling all subsections as i) through iv) accordingly.
- c. All remaining occurrences of the phrase “secondary suite” throughout this Bylaw are deleted and replaced with “attached suite”.
- d. Section 5.6.1 is amended by adding the following after (d):

(e) one attached suite accessory to a single detached dwelling.

e. Section 5.6.2 is deleted and replaced with the following:

Residential use is limited to one single detached dwelling – plus one attached suite; or one duplex with no suite, per parcel.

f. Section 5.8.1 is amended by adding the following after (d):

(e) one attached suite accessory to a single detached dwelling.

g. Section 5.8.2 is deleted and replaced with the following:

Residential use is limited to one single detached dwelling – plus one attached suite; or one duplex with no suite, per parcel.

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



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” 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 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



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” 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 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.
RECEIVED MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL this	_____	day of _____,	2024.
ADOPTED this	_____	day of _____,	2024.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4552

A Bylaw for the Purpose of Amending Zoning Bylaw No. 2524 Applicable to Electoral Area G – Saltair/Gulf Islands

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 G – Saltair/Gulf Islands, that being “CVRD Zoning Bylaw No. 2524, 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. 4552 – Electoral Area G – Saltair/Gulf Islands Zoning Amendment Bylaw (Bill 44 Compliance), 2024**".

2. AMENDMENTS

Bylaw No. 2524 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 3.21 of the Bylaw;

- b. The regulations of Section 3.21 are deleted and replaced with the following:

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

1. The attached suite shall be attached to 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 accessory 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.
- c. All remaining occurrences of the phrase "secondary suite" throughout the Bylaw are replaced with the phrase "attached suite".
 - d. Section 5.1.1(d) is deleted and replaced with the following:

(d) Attached suite.
 - e. Section 5.1.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned A-1.
 - f. Section 5.2.1(e) is deleted and replaced with the following:

(e) Attached suite.
 - g. Section 5.2.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned F-1.
 - h. Section 5.3.1(e) is deleted and replaced with the following:

(e) Attached suite.
 - i. Section 5.3.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned R-2.
 - j. Section 5.3A(e) is deleted and replaced with the following:

(e) Attached suite;
 - k. Section 5.3A.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned R-2A.
 - l. Section 5.4.1(g) is deleted and replaced with:

(g) Attached suite.

m. Section 5.4.3 is deleted and replaced with the following:

Not more than one single family dwelling plus one attached suite is permitted on a parcel zoned R-3.

n. Section 5.5.1 is further amended by adding the following permitted use after (f):

(g) Attached suite.

o. Section 5.5.2(d) is deleted and replaced with the following:

(d) Not more than one single family dwelling plus one attached suite is permitted.

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



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4553

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1020 Applicable to Electoral Area H – North Oyster/Diamond

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 H – North Oyster/Diamond, that being the Cowichan Valley Regional District Electoral Area "H" Zoning Bylaw No. 1020, 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. 4553 – Electoral Area H – North Oyster/Diamond Zoning Amendment Bylaw (Bill 44 Compliance), 2024**".

2. AMENDMENTS

Bylaw No. 1020 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” 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. Throughout the Bylaw, all occurrences of the phrase “secondary suite” are deleted and replaced with “attached suite”.
- c. The regulations of Section 5.19 are deleted and replaced with the following:

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

1. The attached suite shall be located within a principal single-family 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 90 m².
 6. The attached suite shall not be located on a parcel of land that has another attached suite or separate suite 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 7.1(a) 9. is deleted and replaced with the following:
9. Attached suite on any parcel; or separate suite on parcels 2 ha or larger.
- e. Section 7.2(a) 8. is deleted and replaced with the following:
8. Attached suite on any parcel; or separate suite on parcels 2 ha or larger.
- f. Section 7.3(a) 6. is deleted and replaced with the following:
6. Attached suite on any parcel; or separate suite on parcels 2 ha or larger.
- g. Section 7.4(a) 6. is deleted and replaced with the following:
6. Attached suite on any parcel; or separate suite on parcels 2 ha or larger.
- h. Section 8.1(a) 8. is deleted and replaced with:
8. Attached suite or separate suite.
- i. Section 8.2(a) 7. is deleted and replaced with:
7. Attached suite or separate suite.
- j. The following is added after Section 8.3(a) 5.:
6. Attached suite.
- k. Section 8.6(a) is amended by renumbering the accessory uses to 3 through 6.
- l. The following is added after Section 8.6(a) 6:
6. Attached suite.
- m. Section 9.1(a) 6. is deleted and replaced with the following:
6. Attached suite or separate suite.

- n. Section 9.2(a) 8. is deleted and replaced with the following:
 - 8. Attached suite or separate suite.
- o. Section 9.3(a) 7. is deleted and replaced with the following:
 - 7. Attached suite or separate suite.
- p. Section 9.4(a) 13. is deleted and replaced with the following:
 - 13. Attached suite or separate suite.
- q. Section 9.5(a) 7. is deleted and replaced with the following:
 - 7. Attached suite or separate suite.
- r. Section 10.2(a) 9. is deleted and replaced with the following:
 - 9. Attached suite or separate suite.
- s. Section 10.3(a) 4. is deleted and replaced with the following:
 - 4. Attached suite or separate suite.
- t. Section 11.1(a) 28. is deleted and replaced with the following:
 - 28. Attached suite or separate suite.
- u. Section 11.2(a) 10. is deleted and replaced with the following:
 - 10. Attached suite or separate suite.

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



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



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4570

A Bylaw for the Purpose of Amending CVRD Bylaw 4331 – Electoral Areas Works and Servicing Bylaw, Applicable to Electoral Areas A, B, C, D, E, F, G, H and I

WHEREAS the *Local Government Act* empowers the Regional Board to adopt and amend subdivision servicing bylaws;

AND WHEREAS Section 506 of the *Act* empowers the Regional Board to establish requirements for the provision of works and services in respect of the subdivision of land and as a condition of the issuance of a building permit;

AND WHEREAS the Regional District has adopted a Works and Servicing Bylaw for the nine Electoral Areas, that being CVRD Bylaw No. 4331;

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 after the close of the notification period and with due regard to the public comments received, the Regional Board considers it advisable to amend CVRD Bylaw No. 4331;

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. 4570 – Electoral Areas Works and Servicing Bylaw Amendment (Proof of Water for Building Permit), 2024**".

2. AMENDMENTS

CVRD Bylaw 4331 – Electoral Areas Works and Servicing Bylaw, is hereby as follows:

a) The first WHEREAS clause is deleted and replaced with the following:

WHEREAS, pursuant to Section 506 of the *Local Government Act*, the Regional Board may adopt bylaws to regulate and require the provision of works and services in respect of the subdivision of land and in respect of the issuance of building permits within the Cowichan Valley Regional District;

b) Section 3 – PURPOSE – of the bylaw is deleted and replaced with the following:

The purpose of this bylaw is to establish standards for works and services that are required in respect of the subdivision of land and the issuance of building permits.

c) Section 4 – DEFINITIONS – is amended by deleting the definition of “applicant” and

replacing it with the following:

“applicant” means an owner who is applying for subdivision approval under this bylaw, or for a building permit under the CVRD Building Bylaw; and in both cases the applicant includes an authorized agent acting on the owner’s behalf;

- d) Section 4 – DEFINITIONS – is further amended by adding the following definition in alphabetical order:

“dwelling” means one or more attached habitable rooms in a building intended to be solely for residential use for one household, that together contain or provide for the installation of:

- a) one kitchen
- b) one or more washrooms
- c) one or more sleeping areas;

- e) Section 5 is retitled from “GENERAL REQUIREMENTS” to “GENERAL REQUIREMENTS FOR SUBDIVISION”.
- f) Section 6 is renamed from “FEES” to “FEES FOR SUBDIVISION APPLICATION”.
- g) Section 7.3.3 is amended by inserting “prepared and certified by a qualified well driller” after the phrase “well construction report”.
- h) The following section is added after 7.5.1:

6 PROOF OF WATER FOR BUILDING PERMIT – PRIVATE SOURCE

7.6.1 As a pre-requisite to the issuance of a building permit for any dwelling including a suite and the proposed source of water is a well or surface water source, the applicant shall provide proof of water in the form of a written recommendation from a qualified well driller or professional engineer or professional geoscientist indicating that the water source is properly licensed, free of bacteriological contaminants and available in a volume sufficient to provide domestic water to all buildings and structures that the licensed supply would be serving.

7 PROOF OF WATER FOR BUILDING PERMIT – COMMUNITY WATER SYSTEM

7.6.2 As a pre-requisite to the issuance of a building permit for any dwelling including a suite and the parcel lies within a community water service area, the applicant shall provide proof of water in the form of a written approval from the community water system purveyor for the connection of the proposed building or structure.

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.
	_____	day of	_____.	

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



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4571

A Bylaw for the Purpose of Amending Zoning Bylaw No. 3520 Applicable to Electoral Areas A and C – Mill Bay/Malahat and Cobble Hill

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 Areas A – Mill Bay/Malahat and C – Cobble Hill, that being “the Cowichan Valley Regional District South Cowichan Zoning Bylaw No. 3520, 2012”;

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 the Board has directed that, pursuant to Section 464(2) of the *Local Government Act*, a hearing not be held because the proposed amendments are consistent with Bylaw 4270 – Official Community Plan for the Electoral Areas;

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. 4571 – South Cowichan Zoning Amendment Bylaw (Detached Suites), 2024**".

2. AMENDMENTS

a. Section 3.1 - Definitions - is amended by deleting the following definitions:

- i. Accessory Dwelling Unit
- ii. Accessory
- iii. Agro-Forestry
- iv. Boarding and Lodging
- v. Building
- vi. Conservation Covenant
- vii. Duplex
- viii. Dwelling or Dwelling Unit
- ix. Eco-Forestry
- x. Eco-Forestry Covenant

- xi. Family
- xii. Kitchen
- xiii. Multiple Family Dwelling
- xiv. Personal Service
- xv. Principal Use
- xvi. Seniors' Congregate Housing
- xvii. Single Family Dwelling
- xviii. Staff Accommodation
- xix. Structure

- b. Section 3.1 - Definitions - is further amended by adding the following definitions in alphabetical order:

“Accessory” means a use, building or structure which is incidental to, subordinate to, and exclusively devoted to a principal use, building or structure that is located on the same parcel or on common property within the same strata plan as the principal use, building or structure;

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“Congregate Housing” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“Dwelling” and **“Dwelling Unit”** means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- a. no more than one kitchen
- b. no more than one kitchenette
- c. one or more washrooms
- d. one or more sleeping areas

Excludes: Temporary accommodation or tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Duplex” and **“Duplex”** means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“Dwelling, Multiple-Unit” means a building or cluster of buildings consisting of three or more dwelling units, where each dwelling unit is occupied or intended to be occupied as the permanent home or residence of one household. Includes: Congregate Housing; Excludes: Tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Single Detached” means a building containing one dwelling unit or, where permitted by this bylaw, one dwelling unit and one attached suite;

“Kitchen” means any area in a building that is equipped with any of the following:

- a. Any equipment, device or appliance used to heat or cook food;
- b. Services for energy supply to any equipment, device or appliance used to heat or cook food;
- c. Services for plumbing associated with food preparation or cleaning;
- d. Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- e. Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one of each of the following: sink, fridge, microwave, and coffeemaker;

“Personal Service” means use of a building to provide services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products;

“Principal Use” means the primary purpose for which land, buildings or structures are ordinarily used, or designed to be used;

“Structure” means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade; underground commercial or industrial tanks. Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

“Suite, Detached” means a dwelling unit that is itself, or is located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies with Section 4.15 of this Bylaw;

- c. Throughout the Bylaw, all occurrences of the phrase “single family” are replaced with the phrase “single detached”.
- d. Throughout the Bylaw, any remaining occurrences of the phrase “secondary suite” are replaced with the phrase “attached suite”.
- e. Section 4.15 is retitled from “Accessory Dwelling Unit” to “Detached Suite” and further amended by deleting Subsections 9, 10 and 11 and replacing them with the following:
 9. 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.
- f. Throughout the Bylaw, all remaining occurrences of the phrase “accessory dwelling unit” and “accessory dwelling” are replaced with the phrase “detached suite”.
- g. Section 9.1.1.h is deleted and replaced with the following:

- h. Attached suite or detached suite, subject to Agricultural Land Commission regulations.
- h. Section 9.6.1.h is deleted and replaced with the following:
 - h. Attached suite or detached suite, subject to Agricultural Land Commission regulations.
 - i. Throughout the Bylaw, all occurrences of the phrase “multiple family dwelling” are replaced with “multiple unit dwelling”.

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



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4572

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 the Board has directed that, pursuant to Section 464(2) of the *Local Government Act*, a hearing not be held because the proposed amendments are consistent with Bylaw 4270 – Official Community Plan for the Electoral Areas;

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. 4572 – Electoral Area B – Shawnigan Lake Zoning Amendment Bylaw (Detached Suites), 2024**".

2. **AMENDMENTS**

Bylaw No. 985 is hereby amended as follows:

a. Section 3.1 Definitions is amended by deleting the following definitions:

1. Accessory
2. Building
3. Duplex
4. Family
5. Multiple Family Dwelling
6. Personal Service Establishment
7. Principal
8. Small Suite
9. Structure
10. Use

- b. Section 3.1 – Definitions – is amended by adding the following definitions, in alphabetical order as required:

“Accessory” means a use, building or structure which is incidental to, subordinate to, and exclusively devoted to a principal use, building or structure that is located on the same parcel or that is located on common property within the same strata plan as the principal use, building or structure;

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“Congregate Housing” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“Dwelling” and **“Dwelling Unit”** means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- (a) not more than one kitchen
- (b) not more than one kitchenette
- (c) one or more washrooms
- (d) one or more sleeping areas

Excludes: Temporary accommodation or tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Duplex” (or “Duplex”) means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“Dwelling, Multiple-Unit (or Multi-Unit Dwelling)” means a building or cluster of buildings consisting of three or more dwelling units, where each dwelling unit is occupied or intended to be occupied as the permanent home or residence of one household. Includes: Congregate Housing; excludes: Tourist accommodation unless explicitly permitted in this Bylaw;

“Kitchen” means any area in a building that is equipped with any of the following:

- (a) Any equipment, device or appliance used to heat or cook food;
- (b) Services for energy supply to any equipment, device or appliance used to heat or cook food;
- (c) Services for plumbing associated with food preparation or cleaning;
- (d) Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- (e) Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one of each of the following: sink, fridge, microwave, and coffeemaker;

“Personal Service” means use of a building to provide services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products.

Includes: Uses such as barber shop, dry cleaning establishment, fitness studio, hair salon, nail salon, photographer's studio, shoe repair shop, tailor, tattoo parlour;

“Principal Use” means the primary purpose for which land, buildings or structures are ordinarily used, or designed to be used;

“Structure” means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade, underground commercial or industrial tanks.

Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

“Suite, Detached” means a dwelling unit that itself is, or is located within, an accessory building on a parcel of land, and which complies with Section 5.18 of this Bylaw;

- c. All occurrences of the word “family” are removed from the Bylaw.
- d. All occurrences of “single family dwelling” or “single family residential dwelling” are replaced with “single detached dwelling”.
- e. All occurrences of “personal services establishment” are replaced with “personal service”.
- f. Section 5.18 is retitled from “Small Suites” to “Detached Suites”.
- g. All other occurrences of the phrase “Small Suite” are changed to “Detached Suite” throughout the Bylaw.
- h. Section 5.18(d) is deleted and replaced with the following:
 - (d) A Detached Suite shall only be 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.
- i. Section 5.18(m) is amended by adding the following clause to the end of that regulation:

Notwithstanding the foregoing, a covenant is not required for a Detached 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.

- j. Sections 5.18(h), (k) and (l) are deleted and remaining subsections (i) and (j) are re-labelled as (h) and (i) respectively.

- k. Section 5.25 is retitled “Section 514 Subdivision to Provide a Residence for a Relative” and the reference to “Section 946” in the regulation is changed to “Section 514”.
- l. Section 7.1(a)(10) is deleted and replaced with the following:
 (10) Attached Suite or Detached Suite.
- m. Section 7.3B(a)(8) is deleted and replaced with the following:
 (8) Attached Suite or Detached Suite;
- n. Section 8.2(a)(2) is deleted and replaced with the following:
 (2) Attached Suite or Detached Suite;
- o. Section 8.7(a)(3) through (10) are renumbered (1) through (8) respectively, and Section 8.7(b) 4) through 10) are renumbered (1) through (7) respectively.

 Section 8.10(h) is amended by correcting the spelling error by changing “untis” to “units”.

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



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4573

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1015 Applicable to Marine Portions of Electoral Area D – Cowichan Bay

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 the marine portion of Electoral Area D – Cowichan Bay, that being “the Cowichan Valley Regional District Electoral Area “D” Marine Zoning Bylaw No. 1015, 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 the Board has directed that, pursuant to Section 464(2) of the *Local Government Act*, a hearing not be held because the proposed amendments are consistent with Bylaw 4270 – Official Community Plan for the Electoral Areas;

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. 4573 – Electoral Area D – Cowichan Bay Marine Zoning Amendment Bylaw (Bylaw Maintenance), 2024**".

2. AMENDMENTS

Bylaw No. 1015 is hereby amended as follows:

a. Section 3.1 - Definitions - is amended by deleting the following definitions:

1. Accessory
2. Building
3. Dwelling
4. Dwelling, Accessory
5. Dwelling, Multiple
6. Dwelling, Single Detached
7. Kitchen
8. Personal Service
9. Principal Use
10. Structure

b. Section 3.1 – Definitions – is amended by adding the following definitions:

“Accessory” means a use, building or structure which is incidental to, subordinate to, and

exclusively devoted to a principal use, building or structure that is located on the same parcel or that is located on common property within the same strata plan as the principal use, building or structure;

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“Congregate Housing” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“Dwelling, Duplex” and **“Duplex”** means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“Dwelling” and **“Dwelling Unit”** means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- (a) not more than one kitchen
- (b) not more than one kitchenette
- (c) one or more washrooms
- (d) one or more sleeping areas

Excludes: Temporary accommodation or tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Multiple-Unit (or Multi-Unit Dwelling)” means a building or cluster of buildings consisting of three or more dwelling units, where each dwelling unit is occupied or intended to be occupied as the permanent home or residence of one household. Includes: Congregate Housing; excludes: Tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Single Detached (or Single Detached Dwelling)” means a detached building consisting of one dwelling unit, where it is occupied or intended to be occupied as the permanent home or residence of one household, which may also contain a secondary suite in accordance with Section 4.9 of this Bylaw;

“Kitchen” means any area in a building that is equipped with any of the following:

- (a) Any equipment, device or appliance used to prepare, heat or cook food;
- (b) Services for energy supply to any equipment, device or appliance used to heat or cook food;
- (c) Appliances or plumbing associated with food preparation or cleaning of cooking equipment, dishes or utensils;
- (d) Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- (e) Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one each of the following: sink, refrigerator, microwave, and coffeemaker;

“Personal Service” means use of a building to provide services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products;

Includes: Uses such as barber shop, dry cleaning establishment, fitness studio, hair salon, nail salon, photographer's studio, shoe repair shop, tailor, tattoo parlour;

"Principal Use" means the primary purpose for which land, buildings or structures are ordinarily used, or designed to be used;

"Structure" means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade, underground commercial or industrial tanks.

Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

"Suite, Detached" means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies with Section 4.9(a) of this Bylaw;

- c. All occurrences of the phrase "dwelling, multiple" are replaced with "multi-unit dwelling".
- d. All occurrences of the phrase "semi-detached" are replaced with "duplex".
- e. All remaining occurrences of the phrase "accessory dwelling" throughout this Bylaw are deleted and replaced with "detached suite".
- f. Section 7.1.2 is amended by renumbering Sections 7.1.2 Density and 7.1.3 Development Regulations as 7.1.3 and 7.1.4 respectively.
- g. Section 11.1 – I-3 Zone – Transportation Industrial regulations are deleted and replaced with the following:

1. Permitted Uses

The following principal uses and no others are permitted in an I-3 Zone:

- (a) Marine Manufacturing;
- (b) Marine Safety Operations;
- (c) Terminal facilities for automobile, truck and rail transportation of goods, materials and people, including storage facilities.

The following accessory uses and no others are permitted in an I-3 Zone:

- (d) One single detached dwelling per parcel.

2. Development Regulations

In an I-3 Zone, the following regulations apply:

- (a) The parcel coverage shall not exceed 20 percent for all buildings and structures;
- (b) The height of all buildings and structures shall not exceed 15.0 metres;
- (c) Buildings and structures shall be located not less than 30 metres from all parcel lines.

- h. Section 12.1 – W-1 Zone – Water Conservancy regulations are deleted and replaced with the following:

1. Permitted Uses

The following uses and no others are permitted in a W-1 Zone:

- (a) Activities directed towards environmental protection and habitat enhancement;
- (b) Passive recreational activities;
- (c) Management of a waterbody, lake or reservoir, by an improvement district,

- (d) Non-commercial private wharf, dock or float.

2. Development Regulations

In a W-1 Zone, the following regulations apply:

- (a) No residential use of floats, piles or vessels of any kind is permitted;
- (b) The height of all buildings and structures shall not exceed 4 metres.

- i. Section 12.2 – W-2 Zone – Water Recreation regulations are deleted and replaced by the following:

1. Permitted Uses

The following uses and no others are permitted in a W-2 Zone:

- (a) Activities directed towards environmental protection and habitat enhancement;
- (b) Passive recreational activities;
- (c) Management of a waterbody, lake or reservoir, by an improvement district, municipality or regional district for use as a community water supply;
- (d) Non-commercial private and public wharf, dock or float;
- (e) Seawall, breakwater, ramp.

2. Development Regulations

In a W-2 Zone, the following regulations apply:

- (a) No residential use of floats, piles or vessels of any kind is permitted;
- (b) The height of all buildings and structures shall not exceed 5 metres.

- j. Section 13.16 is retitled “Section 514 Subdivision to Provide a Residence for a Relative” and the reference to “Section 946” in the regulation is changed to “Section 514”.

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.
RECEIVED THE APPROVAL OF THE MINISTER OF ENVIRONMENT this	_____	day of _____,	_____	2024.
ADOPTED this	_____	day of _____,	_____	2024.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4574

A Bylaw for the Purpose of Amending Zoning Bylaw No. 3705 Applicable to Upland Portions of Electoral Area D – Cowichan Bay

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 the upland portion of Electoral Area D – Cowichan Bay, that being “CVRD Electoral Area “D” Cowichan Bay Upland Zoning Bylaw No. 3705, 2013;

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 the Board has directed that, pursuant to Section 464(2) of the *Local Government Act*, a hearing not be held because the proposed amendments are consistent with Bylaw 4270 – Official Community Plan for the Electoral Areas;

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. 4574 – Electoral Area D – Cowichan Bay Upland Zoning Amendment Bylaw (Bylaw Maintenance), 2024**".

2. AMENDMENTS

Bylaw No. 3705 is hereby amended as follows:

a. Section 1.4 – Definitions – is amended by deleting the following definitions:

1. Accessory
2. Building
3. Duplex
4. Dwelling
5. Dwelling, Accessory
6. Dwelling, Multiple
7. Dwelling, Semi-Detached
8. Dwelling, Single Detached
9. Kitchen
10. Personal Service
11. Principal Use
12. Structure

b. Section 1.4 – Definitions – is further amended by adding the following definitions in

alphabetical order:

“Accessory” means a use, building or structure which is incidental to, subordinate to, and exclusively devoted to a principal use, building or structure that is located on the same parcel or that is located on common property within the same strata plan as the principal use, building or structure;

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“Congregate Housing” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“Dwelling, Duplex” and **“Duplex”** means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“Dwelling” and **“Dwelling Unit”** means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- (a) not more than one kitchen
- (b) not more than one kitchenette
- (c) one or more washrooms
- (d) one or more sleeping areas

Excludes: Temporary accommodation or tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Multiple-Unit” means a building or cluster of buildings consisting of three or more dwelling units, where each dwelling unit is occupied or intended to be occupied as the permanent home or residence of one household. Includes: Congregate Housing; Excludes: Tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Single Detached” means a building containing one dwelling unit or, where permitted by this bylaw, one dwelling unit and one attached suite;

“Kitchen” means any area in a building that is equipped with any of the following:

- (a) Any equipment, device or appliance used to prepare, heat or cook food;
- (b) Services for energy supply to any equipment, device or appliance used to heat or cook food;
- (c) Appliances or plumbing associated with food preparation or cleaning of cooking equipment, dishes or utensils;
- (d) Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- (e) Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one sink, fridge, microwave, and coffeemaker;

“Personal Service” means use of a building to provide services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products. Includes: Uses such

as barber shop, dry cleaning establishment, fitness studio, hair salon, nail salon, photographer's studio, shoe repair shop, tailor, tattoo parlour;

“Principal Use” means the primary purpose for which land, buildings or structures are ordinarily used, or designed to be used;

“Structure” means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade, underground commercial or industrial tanks. Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

"Suite, Detached" means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies Section 2.1.9(a) of this Bylaw;

- c. All occurrences of the phrase “Dwelling, Multiple” are replaced with “Dwelling, Multi-Unit”.
- d. All occurrences of the phrase “semi-detached” are replaced with “Dwelling, Duplex”.
- e. Section 2.1.9 – Accessory Dwellings and Secondary Suites – is amended by renaming it to “Attached Suites and Detached Suites”.
- f. All remaining occurrences of the phrase “accessory dwelling” throughout this Bylaw are deleted and replaced with “Detached Suite”.
- g. Section 2.5.6 is retitled “Section 514 Subdivision to Provide a Residence for a Relative” and the reference to “Section 946” in the regulation is changed to “Section 514”.
- h. Throughout the Bylaw, all occurrences of the phrase “Semi-Detached Dwelling” are deleted and replaced by “Duplex”.
- i. Section 4.1.1 – Accessory Uses – Sections (a) through (f) are relabelled as (d) through (i) respectively.

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.
RECEIVED MINISTRY OF TRANSPORTATION &	_____	day of _____,	_____.	2024.

INFRASTRUCTURE APPROVAL this				
ADOPTED this	_____	day of	_____,	2024.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4575

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* as amended, 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 the Board has directed that, pursuant to Section 464(2) of the *Local Government Act*, a hearing not be held because the proposed amendments are consistent with Bylaw 4270 – Official Community Plan for the Electoral Areas;

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. 4575 – Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Bylaw Maintenance) 2024**".

2. AMENDMENTS

Bylaw No. 1840 is hereby amended as follows:

a. Section 3.1 – Definitions – is amended by deleting the following definitions:

- i. Accessory
- ii. Building
- iii. Dwelling;
- iv. Dwelling Unit;
- v. Family;
- vi. Multiple Family Residence;
- vii. Personal Service Use;
- viii. Principal;
- ix. Small Suite;
- x. Structure.

b. Section 3.1 Definitions is further amended by adding the following definitions in alphabetical order as required:

“Accessory” means a use, building or structure which is incidental to, subordinate to, and exclusively devoted to a principal use, building or structure that is located on the same parcel or on common property within the same strata plan as the principal use, building or structure;

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“Congregate Housing” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“Dwelling” and **“Dwelling Unit”** means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- (a) not more than one kitchen
- (b) not more than one kitchenette
- (c) one or more washrooms
- (d) one or more sleeping areas

Excludes: Temporary accommodation or tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Duplex (or Duplex)” means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“Dwelling, Multiple-Unit (or Multi-Unit Dwelling)” means a building or cluster of buildings consisting of three or more dwelling units, where each dwelling unit is occupied or intended to be occupied as the permanent home or residence of one household. Includes: Congregate Housing; Excludes: Tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Single Detached (or Single Detached Dwelling)” means a building containing one dwelling unit or, where permitted by this bylaw, one dwelling unit and one attached suite;

“Kitchen” means any area in a building that is equipped with any of the following:

- (a) Any equipment, device or appliance used to prepare, heat or cook food;
- (b) Services for energy supply to any equipment, device or appliance used to heat or cook food;
- (c) Appliances or plumbing associated with food preparation or cleaning of cooking equipment, dishes or utensils;
- (d) Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- (e) Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one each of the following: sink, refrigerator, microwave, and coffeemaker;

“Personal Service” means use of a building to provide services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products;

Includes: Uses such as barber shop, dry cleaning establishment, fitness studio, hair salon, nail salon, photographer's studio, shoe repair shop, tailor, tattoo parlour;

"Principal Use (or Principal Use)" means the primary purpose for which land, buildings or structures are ordinarily used, or designed to be used;

"Structure" means anything that is fixed to, or supported by, or sunk into land or water.

Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade; underground commercial or industrial tanks.

Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

"Suite, Detached (or Detached Suite)" means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies with Section 5.23 of this Bylaw;

- c. Throughout the Bylaw, all remaining occurrences of the phrase "multiple family residence" are changed to "multiple unit dwelling".
- d. Throughout the Bylaw, all occurrences of the phrase "single family dwelling" are changed to "single detached dwelling".
- e. Section 5.13.1 (b) and (c) are both deleted.
- f. Section 5.23 is amended by retitling it as "Detached Suites", and the remainder of that Section is deleted and replaced with the following:
 - (a) The maximum floor area of a detached suite shall not exceed 90 square metres;
 - (b) The detached suite shall be freestanding;
 - (c) Two additional on-site parking spaces shall be provided;
 - (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 authority having jurisdiction for potable water must be secured for the total density requested;
 - (f) The detached suite shall not be a recreational vehicle nor a park model unit;
 - (g) The detached suite may be in the form of a mobile, manufactured or modular home but may not exceed a length of 13 m;
 - (h) Only one attached suite or detached suite is permitted per parcel;
 - (i) The detached suite is subject to Section 5.27 of this Bylaw;
 - (j) A detached suite may be incorporated into or attached to an accessory building.
 - (k) The detached suite may be subdivided from the parcel upon which it is located only if:
 - i. it is in a zone which would allow for the proposed lot sizes following subdivision;
 - ii. the principal single detached dwelling and detached suite are so located as to allow for setback requirements to be met following subdivision;
 - iii. the approval of the Health Authority for sewage disposal has been obtained;
 - iv. all other requirements of subdivision are met.

If the parcel upon which the detached 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 detached 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.

For parcels that meet the requirements of (k) i., ii., iii., and iv., following the subdivision, the dwelling that was formerly considered to be the detached suite will no longer be subject to the regulations of Section 5.23 of this Bylaw.

- g. All remaining occurrences of the phrase “small suite” throughout the Bylaw are replaced with the phrase “detached suite”.
- h. Section 5.27 is amended by changing the cross-reference from Section 5.23(l) to 5.23(k).
- i. Section 5.28 is amended by replacing the references to Section 946 with Section 514 in both the title and the regulation.
- j. Section 6.1 – List of Zones – is amended by replacing all references to Multi-family or Multiple unit in both the RM-1 and RM-2 Zones.
- k. Section 8.4(a)(2) is deleted and replaced with “Duplex”.
- l. The term “Family” in the titles of Section 8.5 and 8.6 are replaced with “Unit”.
- m. Section 9.5(a)(17) is deleted and replaced with “Duplex”.
- n. Section 9.5(a)(18) is deleted and replaced with “Multiple Unit Dwelling”.

3. FORCE AND EFFECT

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



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4576

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, Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls”;

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 the Board has directed that, pursuant to Section 464(2) of the *Local Government Act*, a hearing not be held because the proposed amendments are consistent with Bylaw 4270 – Official Community Plan for the Electoral Areas;

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. 4576 – Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Bylaw Maintenance), 2024**".

2. AMENDMENTS

Bylaw No. 2600 is hereby amended as follows:

a. Section 1.3 – Definitions – is amended by deleting the following definitions:

- i. Accessory
- ii. Accessory Dwelling
- iii. Building
- iv. Duplex
- v. Dwelling or Dwelling Unit
- vi. Family
- vii. Kitchen
- viii. Multiple family residence
- ix. Personal Service Use
- x. Principal Use
- xi. Quadruplex
- xii. Secondary Dwelling Unit
- xiii. Semi-Detached Dwelling
- xiv. Structure

xv. Triplex

- b. Section 1.3 – Definitions – is further amended by adding the following definitions in alphabetical order:

“Accessory” means a use, building or structure which is incidental to, subordinate to, and exclusively devoted to a principal use, building or structure that is located on the same parcel or on common property within the same strata plan as the principal use, building or structure;

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“Congregate Housing” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“Dwelling” and **“Dwelling Unit”** means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- a) not more than one kitchen
- b) not more than one kitchenette
- c) one or more washrooms
- d) one or more sleeping areas

Excludes: Temporary accommodation or tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Duplex” and **“Duplex”** means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“Dwelling, Multiple-Unit” means a building or cluster of buildings consisting of three or more dwelling units, where each dwelling unit is occupied or intended to be occupied as the permanent home or residence of one household. Includes: Congregate Housing; Excludes: Tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Single Detached” means a building containing one dwelling unit or, where permitted by this bylaw, one dwelling unit and one attached suite;

“Kitchen” means any area in a building that is equipped with any of the following:

- a) Any equipment, device or appliance used to prepare, heat or cook food;
- b) Services for energy supply to any equipment, device or appliance used to heat or cook food;
- c) Appliances or plumbing associated with food preparation or cleaning of cooking equipment, dishes or utensils;
- d) Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- e) Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one each of the following: sink, refrigerator, microwave, and coffeemaker;

“Personal Service” means use of a building to provide services to an individual which are

related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products. Includes: Uses such as barber shop, dry cleaning establishment, fitness studio, hair salon, nail salon, photographer's studio, shoe repair shop, tailor, tattoo parlour;

"Principal Use" means the primary purpose for which land, buildings or structures are ordinarily used, or designed to be used;

"Structure" means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade, underground commercial or industrial tanks. Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

"Suite, Detached" means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies with Section 3.21 of this Bylaw;

- c. Throughout the Bylaw, all remaining occurrences of the phrase "single family dwelling" or "single family residential dwelling" are replaced by the phrase "single detached dwelling".
- d. Throughout the Bylaw, all remaining occurrences of the phrase "multiple family dwelling", "multiple family residence", "multi-family dwelling", and "multifamily dwelling" are replaced by the phrase "dwelling, multi-unit" or "multi-unit dwelling", whichever is contextually appropriate.
- e. Any remaining occurrences of the word "Family" are deleted from the Bylaw.
- f. Section 3.16 (8) (b) – Access to Parking Spaces is amended by replacing "single family" with "single detached dwelling" and replacing "two family residential building" with "duplex".
- g. Section 3.18 is amended by replacing the word "family" with "household".
- h. Section 3.21 is amended by retitling it as "Detached Suites", and the remainder of that Section is deleted and replaced with the following:
 1. The maximum floor area of a detached suite shall not exceed 95 square metres;
 2. The detached suite shall be freestanding;
 3. One additional on-site parking space shall be provided;
 4. 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;
 5. Prior approval of the authority having jurisdiction for potable water must be secured for the total density requested;
 6. The detached suite shall not be a recreational vehicle nor a park model unit;
 7. Only one attached suite or detached suite is permitted per parcel;
 8. A detached suite may be incorporated into or attached to an accessory building.
 9. The detached suite may be subdivided from the parcel upon which it is located only if:
 - i. it is in a zone which would allow for the proposed lot sizes following subdivision;
 - ii. the principal single detached dwelling and detached suite are so located as to allow for setback requirements to be met following subdivision;
 - iii. the approval of the Health Authority for sewage disposal has been obtained;

- iv. all other requirements of subdivision are met.

If the parcel upon which the detached 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 detached 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.

For parcels that meet the requirements of 9.i., ii., iii., and iv., following the subdivision, the dwelling that was formerly considered to be the detached suite will no longer be subject to the regulations of Section 3.21 of this Bylaw.

- i. All remaining occurrences of the phrase “secondary dwelling unit” throughout the Bylaw are replaced with the phrase “detached suite”.
- j. The following accessory use is added after 5.1.1.g:
 - h. Attached Suite or detached Suite.
- k. Section 5.13 is amended by:
 - i. Deleting (c) Triplex and (d) Quadruplex from 1 – Permitted Uses and replacing it with “(c) Multi-unit dwelling”;
 - ii. In 2 – Conditions of Use (a) (i) and (b) (i), replacing the part of the sentence “duplex, triplex or quadruplex” with “duplex or multi-unit dwelling”;
 - iii. In 3 – Parcel Size and Dimensions amending the Table by replacing “Triplex” with “Multi-Unit Dwelling (3 units)” and replacing “quadruplex” with “Multi-Unit Dwelling (4+ units)”;
 - iv. Retitling (5) (b) from “Triplex and Quadruplex” to “Multi-Unit Dwelling”
 - v. In (5) (b) (i) and (iii), replacing “triplex” with “multi-unit dwelling (3 units)”;
 - vi. In (5) (b) (ii) and (iv), replacing “quadruplex” with “multi-unit dwelling (4+ units)”
 - vii. In 7 – Setbacks, retitling (b) to “Multi-Unit Dwelling” and in the corresponding table, replacing “Triplex; Quadruplex” with “Multi-Unit Dwelling”;
 - viii. In Section (7) (i) replacing “duplex, triplex or quadruplex” with “duplex or multi-unit dwelling”;
 - ix. In 8 – Height, replacing “Triplexes and quadruplexes” in (c) with “Multi-unit dwellings”;
 - x. In 9 – Impervious Surface and Parcel Coverage Limit, replacing “Triplex or Quadruplex” in (b) and replacing it with “Multi-Unit Dwelling”;
 - xi. In 10 – Location of Uses, retitling (b) to “Multi-Unit Dwelling”;
 - xii. In 11 – Building Size, replacing “triple or quadruplex” in (b) (iii) with “multi-unit dwelling”
 - xiii. Retitling (13) to “Refuse Receptacles for Multi-Unit Dwellings”
 - xiv. In 14 – Private Open Space, replacing “duplex, triplex, and quadruplex” with “duplex or multi-unit dwelling” and replacing “triplex or quadruplex” in (c) with “multi-unit dwelling”.
- l. The following is added after Section 5.7.1.f:
 - g. Attached suite or detached suite.
- m. Section 5.9.1.h is deleted and replaced with the following:
 - h. Attached suite or detached suite.
- n. Section 5.14.5 is deleted and replaced with the following:

5. The Paldi Comprehensive Development Designation will allow for a maximum of 500 principal dwelling units, plus Attached Suites for every Single Detached Dwelling unit. A minimum of 20% and a maximum of 60% of all dwelling units will be single detached dwelling on small lots (not more than 1,000 m²) or mixed-use residential units above commercial uses. A minimum of 40% will be single detached dwelling units on lots larger than 1,000 m².

- o. Section 5.14.5.b.is amended by:
 - a. Deleting (iii) and (iv) and replacing it with “iii. Multiple unit dwelling” and renumbering subsequent uses.
 - b. Deleting (viii) Secondary Suites, for up to 50% of single family dwellings and replacing it with “Attached suite for each single detached dwelling”

- p. Section 5.15.1.a) i., is deleted and replaced with the following:
 - i. Single detached dwelling plus one attached suite.

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



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4577

A Bylaw for the Purpose of Amending Zoning Bylaw No. 2524 Applicable to Electoral Area G – Saltair/Gulf Islands

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 G – Saltair/Gulf Islands, that being “CVRD Zoning Bylaw No. 2524, 2005, Applicable to CVRD Zoning Bylaw No. 2524, 2005, Electoral Area G – Saltair/Gulf Islands;

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 the Board has directed that, pursuant to Section 464(2) of the *Local Government Act*, a hearing not be held because the proposed amendments are consistent with Bylaw 4270 – Official Community Plan for the Electoral Areas;

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. 4577 – Electoral Area G – Saltair/Gulf Islands Zoning Amendment Bylaw (Bylaw Maintenance), 2024**".

2. AMENDMENTS

Bylaw No. 2524 is hereby amended as follows:

a. Section 1.3 Definitions is amended by deleting the following definitions:

- i. Accessory
- ii. Accessory Dwelling Unit
- iii. Building
- iv. Dwelling or dwelling unit
- v. Family
- vi. Kitchen
- vii. Personal service use
- viii. Principal use
- ix. Structure

b. Section 1.3 – Definitions – is further amended by adding the following definitions in alphabetical order:

“**Accessory**” means a use, building or structure which is incidental to, subordinate to, and

exclusively devoted to a principal use, building or structure that is located on the same parcel or on common property within the same strata plan as the principal use, building or structure;

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“Congregate Housing” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“Dwelling” and **“Dwelling Unit”** means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- a) not more than one kitchen
- b) not more than one kitchenette
- c) one or more washrooms
- d) one or more sleeping areas

Excludes: Temporary accommodation or tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Duplex” and **“Duplex”** means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“Dwelling, Multiple-Unit” means a building or cluster of buildings consisting of three or more dwelling units, where each dwelling unit is occupied or intended to be occupied as the permanent home or residence of one household. Includes: Congregate Housing; Excludes: Tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Single Detached” means a building containing one dwelling unit or, where permitted by this bylaw, one dwelling unit and one attached suite;

“Kitchen” means any area in a building that is equipped with any of the following:

- a) Any equipment, device or appliance used to prepare, heat or cook food;
- b) Services for energy supply to any equipment, device or appliance used to heat or cook food;
- c) Appliances or plumbing associated with food preparation or cleaning of cooking equipment, dishes or utensils;
- d) Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- e) Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one each of the following: sink, refrigerator, microwave, and coffeemaker;

“Personal Service” means use of a building to provide services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products. Includes: Uses such as barber shop, dry cleaning establishment, fitness studio, hair salon, nail salon, photographer's studio, shoe repair shop, tailor, tattoo parlour;

“Principal Use” means the primary purpose for which land, buildings or structures are

ordinarily used, or designed to be used;

“Structure” means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade, underground commercial or industrial tanks. Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

"Suite, Detached" means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies with Section 3.21A of this Bylaw;

- c. Section 1.3 Definitions is further amended by modifying (c) of the definition of “manufactured home” by replacing “family” with “household”.
- d. All other occurrences of the word “Family” are deleted from the Bylaw.
- e. All occurrences of the terms “single family dwelling”, “single-family dwelling”, “sing family dwelling”, and “single-family residential” are replaced with “single detached dwelling”.
- f. Section 3.4 Dwelling Units – Numbers, Occupation and Rooms (2) is amended by replacing the word “family” with “household”.
- g. Section 3.21A is deleted and replaced by the following:

3.21A Detached Suites

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

- 1. The detached suite shall be freestanding or attached to an approved accessory building;
- 2. The detached 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.
- 3. The maximum floor area of a detached suite shall not exceed 85 m²;
- 4. One additional on-site parking space shall be provided;
- 5. Approval as recommended in 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;
- 6. The detached suite and principal single detached dwelling shall both be connected to the Saltair Community Water System;
- 7. The detached suite shall not be a recreational vehicle nor a park model unit;
- 8. Only one detached suite or attached suite is permitted per parcel;
- 9. The detached suite may be subdivided from the parcel upon which it is located only if:
 - i. it is in a zone which would allow for the proposed lot sizes following subdivision;
 - ii. the principal single detached dwelling and detached suite are so located as to allow for setback requirements to be met following subdivision;
 - iii. the approval of the Health Authority for sewage disposal has been obtained;
 - iv. all other requirements of subdivision are met.

If the parcel upon which the detached 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 detached 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.

For parcels that meet the requirements of 9.i., ii., iii., and iv., following the subdivision, the dwelling that was formerly considered to be the detached suite will no longer be subject to the regulations of Section 3.21A of this Bylaw.

- h. All remaining occurrences of the phrase “secondary dwelling unit” throughout the Bylaw are replaced with the phrase “detached suite”.
- i. Section 3.22 is amended by changing all references to “Section 946” to “Section 514”.
- j. Section 5.1.1(d) is deleted and replaced with the following:
 - (d) Attached suite or detached suite.
- k. Section 5.1.3 is deleted and replaced with the following:

Not more than one single detached dwelling plus either one attached suite or one detached suite is permitted on a parcel zoned A-1.
- l. Section 5.2.1(e) is deleted and replaced with the following:
 - (e) Attached suite or detached suite.
- m. Section 5.2.3 is deleted and replaced with the following:

Not more than one single detached dwelling plus either one attached suite or one detached suite is permitted on a parcel zoned F-1.
- n. Section 5.3.1(e) is deleted and replaced with the following:
 - (e) Attached suite or detached suite.
- o. Section 5.3.3 is deleted and replaced with the following:

Not more than one single detached dwelling plus either one attached suite or one detached suite is permitted on a parcel zoned R-2.
- p. Section 5.3A(e) and (f) are deleted and replaced with the following:
 - (e) Attached suite or detached suite;
 - And (g) and (h) are relabeled as (f) and (g) respectively.
- q. Section 5.3A.3 is deleted and replaced with the following:

Not more than one single detached dwelling plus either one attached suite or one detached suite is permitted on a parcel zoned R-2A.
- r. Section 5.4.1(g) is deleted and replaced with:
 - (g) Attached suite or detached suite.

s. Section 5.4.3 is deleted and replaced with the following:

Not more than one single detached dwelling plus either one attached suite or one detached suite is permitted on a parcel zoned R-3.

t. Section 5.5.1(a) is deleted and replaced by “Single detached dwelling”.

u. Section 5.5.1 is further amended by adding the following permitted use after (f):

(g) Attached suite.

v. Section 5.5.2(d) is deleted and replaced with the following:

(d) Not more than one single detached dwelling plus one attached suite or detached suite is permitted.

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.
RECEIVED MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL this	_____	day of _____,	_____	2024.
ADOPTED this	_____	day of _____,	_____	2024.

Chair

Corporate Officer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4578

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1020 Applicable to Electoral Area H – North Oyster/Diamond

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 H – North Oyster/Diamond, that being the Cowichan Valley Regional District Electoral Area "H" Zoning Bylaw No. 1020, 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 the Board has directed that, pursuant to Section 464(2) of the *Local Government Act*, a hearing not be held because the proposed amendments are consistent with Bylaw 4270 – Official Community Plan for the Electoral Areas;

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. 4578 – Electoral Area H – North Oyster/Diamond Zoning Amendment Bylaw (Bylaw Maintenance), 2024**".

2. AMENDMENTS

Bylaw No. 1020 is hereby amended as follows:

a. Section 3.1 – Definitions – is amended by deleting the following definitions:

- i. Accessory
- ii. Building
- iii. Duplex
- iv. Dwelling
- v. Family
- vi. Kitchen
- vii. Principal
- viii. Separate Suite
- ix. Sleeping Unit
- x. Structure

b. Section 3.1 – Definitions – is further amended by adding the following definitions in alphabetical order:

“Accessory” means a use, building or structure which is incidental to, subordinate to, and exclusively devoted to a principal use, building or structure that is located on the same parcel or on common property within the same strata plan as the principal use, building or structure;

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“Congregate Housing” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“Dwelling” and **“Dwelling Unit”** means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- (a) not more than one kitchen
- (b) not more than one kitchenette
- (c) one or more washrooms
- (d) one or more sleeping areas

Excludes: Temporary accommodation or tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Duplex” and **“Duplex”** means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“Dwelling, Multiple-Unit” means a building or cluster of buildings consisting of three or more dwelling units, where each dwelling unit is occupied or intended to be occupied as the permanent home or residence of one household. Includes: Congregate Housing; Excludes: Tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Single Detached” means a building containing one dwelling unit or, where permitted by this bylaw, one dwelling unit and one attached suite;

“Kitchen” means any area in a building that is equipped with any of the following:

- (a) Any equipment, device or appliance used to prepare, heat or cook food;
- (b) Services for energy supply to any equipment, device or appliance used to heat or cook food;
- (c) Appliances or plumbing associated with food preparation or cleaning of cooking equipment, dishes or utensils;
- (d) Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- (e) Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one each of the following: sink, refrigerator, microwave, and coffeemaker;

“Personal Service” means use of a building to provide services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products. Includes: Uses such as barber shop, dry cleaning establishment, fitness studio, hair salon, nail salon, photographer's studio, shoe repair shop, tailor, tattoo parlour;

"Principal Use" means the primary purpose for which land, buildings or structures are ordinarily used, or designed to be used;

"Structure" means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade, underground commercial or industrial tanks. Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

"Suite, Detached" means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies Section 5.20 of this Bylaw;

- c. Throughout the Bylaw, all occurrences of the phrase "separate suite" are deleted and replaced with "detached suite".
- d. All occurrences of the terms "single family residential dwelling", "single family residential dwelling unit", "single family dwelling", "single-family dwelling" shall be replaced with "single detached dwelling".
- e. Throughout the Bylaw all other occurrences of the word "family" are deleted.
- f. Section 5.20 is deleted and replaced by the following:

5.20 Detached Suite

For zones in which detached suite units are permitted, the following regulations apply:

1. The detached suite shall be freestanding or attached to an approved accessory building;
2. A detached suite shall not be permitted on a parcel of land that is less than 0.2 hectares in area;
3. The detached 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 maximum floor area of a detached suite shall not exceed 60 m² for a parcel of land smaller than 0.8 hectare, and shall not exceed 74 m² for a parcel of land that is 0.8 hectare or greater in area;
5. One additional on-site parking space shall be provided;
6. Approval as recommended in 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;
7. The detached suite and principal dwelling shall both have access to a licensed source of potable drinking water;
8. The detached suite shall not be in the form of a recreational vehicle nor park model unit;
9. Only one attached suite or detached suite is permitted per parcel;
10. An owner of the parcel of land shall occupy either the principal single detached dwelling or the detached suite;
11. Notwithstanding Section 5.22, the detached suite may be subdivided from the parcel upon which it is located only if:
 - i. it is in a zone which would allow for the proposed lot sizes following subdivision;
 - ii. the principal single detached dwelling and detached suites are so located

- as to allow for setback requirements to be met following subdivision;
- iii. the approval of the Health Authority for sewage disposal has been obtained;
- iv. all other requirements of subdivision are met.

If the parcel upon which the detached 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 detached 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.

For parcels that meet the requirements of 9.i., ii., iii., and iv., following the subdivision, the dwelling that was formerly considered to be the detached suite will no longer be subject to the regulations of Section 5.20 of this Bylaw.

- g. Section 5.25 is amended by changing all references to “Section 946” to “Section 514”.
- h. The following is added after Section 5.25:

5.26 Agricultural Land Reserve

Where any parcel of land lies within the Provincial Agricultural Land Reserve (ALR), all parcels must be used in accordance not only with the various provisions of this Bylaw, but also – to the extent that this Bylaw may be more permissive or restrictive – in accordance with the *Agricultural Land Commission Act*, the Regulations, Orders, Decisions of the Agricultural Land Commission.

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



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4579

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 the Board has directed that, pursuant to Section 464(2) of the *Local Government Act*, a hearing not be held because the proposed amendments are consistent with Bylaw 4270 – Official Community Plan for the Electoral Areas;

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. 4579 – Electoral Area I – Youbou/Meade Creek Zoning Amendment Bylaw (Bylaw Maintenance), 2024**".

2. AMENDMENTS

Bylaw No. 2465 is hereby amended as follows:

a. Section 1.3 Definitions is amended by deleting the following definitions:

- i. ALR
- ii. Accessory
- iii. Building
- iv. Disabled person
- v. Dwelling or Dwelling Unit
- vi. Family
- vii. Kitchen
- viii. Multiple family residence
- ix. Personal service use
- x. Principal use
- xi. Secondary Dwelling Unit
- xii. Structure
- xiii. Two family residence

b. Section 1.3 Definitions is further amended by adding the following definition following:

“Accessory” means a use, building or structure which is incidental to, subordinate to, and exclusively devoted to a principal use, building or structure that is located on the same parcel or on common property within the same strata plan as the principal use, building or structure;

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for supporting or sheltering any use or occupancy;

“Congregate Housing” means a residential or institutional facility which provides sleeping units or dwelling units, one or more meals per day, housekeeping services, and contains a common dining area sufficient to accommodate all residents of the residential facility. Includes: accessory personal service; accessory convenience store;

“Dwelling” and **“Dwelling Unit”** means one or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of one household, that together contain or provide for the installation of:

- a. not more than one kitchen
- b. not more than one kitchenette
- c. one or more washrooms
- d. one or more sleeping areas

Excludes: Temporary accommodation or tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Duplex” and **“Duplex”** means a building containing two dwelling units that share a common wall or floor system, neither of which is an attached suite;

“Dwelling, Multiple-Unit” means a building or cluster of buildings consisting of three or more dwelling units, where each dwelling unit is occupied or intended to be occupied as the permanent home or residence of one household. Includes: Congregate Housing; Excludes: Tourist accommodation unless explicitly permitted in this Bylaw;

“Dwelling, Single Detached” means a building containing one dwelling unit or, where permitted by this bylaw, one dwelling unit and one attached suite;

“Kitchen” means any area in a building that is equipped with any of the following:

- a. Any equipment, device or appliance used to prepare, heat or cook food;
- b. Services for energy supply to any equipment, device or appliance used to heat or cook food;
- c. Appliances or plumbing associated with food preparation or cleaning of cooking equipment, dishes or utensils;
- d. Services for ventilation associated with any equipment, device or appliance used to heat or cook food; or
- e. Food storage and preparation areas such as pantries, cupboards, cabinets and counter tops;

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and one each of the following: sink, refrigerator, microwave, and coffeemaker;

“Personal Service” means use of a building to provide services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, and includes accessory retail sale of personal care products. Includes: Uses such as barber shop, dry cleaning establishment, fitness studio, hair salon, nail salon, photographer's studio, shoe repair shop, tailor, tattoo parlour;

"Principal Use" means the primary purpose for which land, buildings or structures are ordinarily used, or designed to be used;

"Structure" means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade, underground commercial or industrial tanks. Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

"Suite, Detached" means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies with Section 3.18 of this Bylaw;

- c. All occurrences of the phrasing "single and two family residential buildings" is replaced with "single detached dwellings and duplex".
- d. All occurrences of the terms "multiple family" and "multi-family" are replaced with "multiple unit".
- e. All occurrences of the terms "multiple family residence", and "multiple family dwelling" are replaced with "multi-unit dwelling".
- f. All occurrences of the terms "single family", "single family dwelling", "single family residence", and "single family residential dwelling" are replaced with "single detached dwelling".
- g. All occurrences of the terms "two family dwelling", "two family residence", "two family residences" and finally "two family residences" are replaced with "duplex".
- h. All remaining occurrences of the word "family" are deleted from the Bylaw.
- i. All occurrences of the term "sec. dwelling", "secondary dwelling unit" and "secondary dwelling" are deleted and replaced by "detached suite".
- j. Section 3.18 is deleted and replaced with the following:

3.18 Detached Suites

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

1. No parcel less than 0.4 ha in area shall contain a detached suite;
2. The detached suite shall be freestanding or attached to an approved accessory building;
3. The detached 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 maximum floor area of a detached suite shall not exceed 74 m²;
5. One additional on-site parking space shall be provided;
6. Approval as recommended in 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;
7. The detached suite and principal dwelling shall both have access to a licensed source of potable drinking water;
8. The detached suite shall not be in the form of a recreational vehicle nor park

model unit;

- 9. Only one attached suite or detached suite is permitted per parcel;
- 10. The detached suite may be subdivided from the parcel upon which it is located only if:
 - i. it is in a zone which would allow for the proposed lot sizes following subdivision;
 - ii. the single detached dwelling and detached suites are so located as to allow for setback requirements to be met following subdivision;
 - iii. the approval of the Health Authority for sewage disposal has been obtained;
 - iv. all other requirements of subdivision are met.

If the parcel upon which the detached 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 detached 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.

For parcels that meet the requirements of 9.i., ii., iii., and iv., following the subdivision, the dwelling that was formerly considered to be the detached suite will no longer be subject to the regulations of Section 3.18 of this Bylaw.

- k. Section 3.25 is deleted and replaced with the following:

3.25 Minimum Parcel Size for Section 514 Subdivision

The minimum size for a parcel that may be subdivided under Section 514 of the *Local Government Act* to provide a residence to a relative throughout Electoral Area I – Youbou/Meade Creek is 25 hectares.

- l. Section 5.2.1.1 is amended by deleting the unused e. and then relabelling the three accessory uses as e. through g. respectively.

- m. The following Subsections in Section 5.5 are amended:

“Minimum Parcel Area” is relabelled from a. to 2.
 “Parcel Area Averaging” is relabelled from b. to 3.

- n. Section 5.8.1 is amended by relabelling f. to a.

- o. Section 5.20.1 is amended by relabelling the second a. under “accessory uses” as b. and relabelling b. as c.

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