

# NOTICE OF INTENT TO AMEND ZONING BYLAWS

**Wednesday, April 24, 2024 at 1:30 p.m.**

Electoral Areas A, B, C, D, E, F G, H, and I

Zoning Amendment Bylaw Nos. 4546 – 4554 and 4571 – 4579



Notice is hereby given by the Cowichan Valley Regional District that the Board of Directors will consider 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings of the following Zoning Amendment Bylaws:

- 4546 and 4571 (Electoral Areas A – Mill Bay/Malahat & C – Cobble Hill);
- 4547 and 4572 (Electoral Area B – Shawnigan Lake);
- 4548 and 4573 (Electoral Area D – Cowichan Bay Marine);
- 4549 and 4574 (Electoral Area D – Cowichan Bay Upland);
- 4550 and 4575 (Electoral Area E – Cowichan Station/Sahtlam/Glenora);
- 4551 and 4576 (Electoral Area F – Cowichan Lake South/Skutz Falls);
- 4552 and 4577 (Electoral Area G – Saltair/Gulf Islands);
- 4553 and 4578 (Electoral Area H – North Oyster/Diamond);
- 4554 and 4579 (Electoral Area I – Youbou/Meade Creek);

All at the regular Board meeting on Wednesday, April 24, 2024, starting at 1:30 p.m.

## PURPOSE OF THE PROPOSED BYLAWS

The bylaws are grouped into two categories:

1. Those related to complying with the *Housing Statutes (Residential Development) Amendment Act* – Bill 44 – **Bylaw Nos. 4546 through 4554**; and
2. Those intended to amend definitions and known issues with the zoning bylaws and, in some instances, to update the regulations around detached suites – **Bylaw Nos. 4571 through 4579**.

**Bylaw Nos. 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553 and 4554** are intended to bring all of the CVRD zoning bylaws into compliance with Bill 44. As applied to the context of the CVRD, this Provincial legislation requires that every zone within the CVRD that has one single detached dwelling as the principal permitted use to also permit an attached secondary residential suite with no restrictions regarding minimum parcel area required, access to the suite, or with respect to who occupies the principal dwelling.

Most zones that are subject to Bill 44 already permit suites, but the related regulations are not in compliance with the new legislation, and updates to the zoning bylaws are required. Some zones where suites were formerly not permitted will be amended to permit suites, in accordance with Bill 44. The zoning changes imposed by Bill 44 do not require owners to build suites; instead, it enables owners to build a suite if they wish to.

Bill 44 also prohibits holding public hearings on any matter related to the implementation of suite regulations; however, public notice is required prior to the first reading of the amending bylaws.

**Bylaw Nos. 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578 and 4579** are intended to update other aspects of nine of the CVRD's zoning bylaws in order to ensure the definitions and related terminology are consistent throughout all of the zoning bylaws. Notably, free-standing residential suites variously known as "small suite", "accessory dwelling unit", "secondary dwelling unit", and "separate suite" will all be renamed as "detached suite"; and in some cases, to update detached suite regulations, as noted below:

- **4571 (Electoral Areas A – Mill Bay/Malahat & C – Cobble Hill):** amends multiple definitions; removes minimum site area requirements for detached suites; and prohibits detached suites on lands within the Agricultural Land Reserve (ALR) within the Koksilah River watershed (Area C only).
- **4572 (Electoral Area B – Shawnigan Lake):** amends multiple definitions; amends a provincial *Act* reference, amends covenant requirement regulation to account for future subdivision; removes minimum site area requirements for detached suites; permits detached suites in the A-1 Zone, subject to ALR regulations, where applicable.

- **4573 (Electoral Area D – Cowichan Bay Marine):** amends multiple definitions and amends deficiencies in section numbering and provincial *Act* references.
- **4574 (Electoral Area D – Cowichan Bay Upland):** amends multiple definitions; amends a provincial *Act* reference; and permits detached suites in the A-1 Zone, subject to ALR regulations, where applicable.
- **4575 (Electoral Area E – Cowichan Station/Sahtlam/Glenora):** amends multiple definitions and amends a provincial *Act* reference.
- **4576 (Electoral Area F – Cowichan Lake South/Skutz Falls):** amends multiple definitions; removes minimum site area requirement for detached suites; permits detached suites in the A-1 Zone, subject to ALR regulations, where applicable.
- **4577 (Electoral Area G – Saltair/Gulf Islands):** amends multiple definitions; amends a provincial *Act* reference, reintroduces (for the first time since 2002) detached suites as a permitted use in most residential zones; permits detached suites in the A-1 Zone, subject to ALR regulations, where applicable.
- **4578 (Electoral Area H – North Oyster/Diamond):** amends multiple definitions; amends a provincial *Act* reference; and amends covenant requirement regulation to account for future subdivision.
- **4579 (Electoral Area I – Youbou/Meade Creek):** amends multiple definitions and amends a provincial *Act* reference.

The above-noted Bylaws (Nos. 4571 - 4579) will be considered for three readings at the Board meeting of April 24, 2024, along with Bylaw Nos. 4546 - 4554.

## INSTRUCTIONS ON HOW TO PARTICIPATE

The CVRD Board will not be holding a public hearing in relation to Bylaw Nos. 4571 - 4579 and Bylaw Nos. 4546 - 4554. Information about and how to provide input, before the Board considers adoption of the bylaws, is available on the CVRD website: <https://www.cvrld.ca/1282/Public-Hearings-Information-Meetings>

## FURTHER INFORMATION

Copies of the proposed bylaws and other documents that may be considered by the Board in determining whether to adopt the proposed bylaws are available for public inspection online at [www.cvrld.bc.ca/PublicHearings](http://www.cvrld.bc.ca/PublicHearings); and at the Cowichan Valley Regional District Land Use Services Department front counter: 175 Ingram Street, Duncan, BC, from April 11, 2024, to April 24, 2024, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding statutory holidays.

## FOR MORE INFORMATION, PLEASE CONTACT

Mike Tippet, Manager, Community Planning Division, or Lauren Wright, Planning Coordinator, Land Use Services Department, at 250.746.2620 or 1.800.665.3955 or by email [PublicHearings@cvrd.bc.ca](mailto:PublicHearings@cvrd.bc.ca).