



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4616

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

WHEREAS the *Local Government Act*, hereafter referred to as the "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 G – Saltair/Gulf Islands that being Zoning Bylaw No. 2524;

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 Zoning Bylaw No. 2524;

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. 4616 – Electoral Area G – Saltair/Gulf Islands – Zoning Amendment Bylaw (11170 Branksome Road, PID: 000-433-306), 2024**".

2. AMENDMENTS

Cowichan Valley Regional District Zoning Bylaw No. 2524, as amended from time to time, is hereby amended in the following manner:

- a) That Section **5.3 – R-2 Suburban Residential 2 Zone** be amended by adding the following subsection

8. Special Regulations

- a. Notwithstanding subsection 3.21A.3 – Detached Suites, the maximum floor area of a detached suite that was lawfully constructed and occupied on or before DATE, shall not exceed 107 m² on the property legally described as THAT PART OF LOT 2, DISTRICT LOT 34, OYSTER DISTRICT, PLAN 8053, LYING TO THE EAST OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 75 FEET FROM THE WESTERLY BOUNDARY OF SAID LOT 2, AND EXCEPT THOSE PARTS IN PLANS 13689 AND 24443 (PID: 000-433-306).
- b. Notwithstanding subsection 5.3.2, the minimum parcel size for subdivision is 0.3 ha for the property legally described as THAT PART OF LOT 2, DISTRICT LOT 34, OYSTER DISTRICT, PLAN 8053, LYING TO THE EAST OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 75 FEET FROM THE

WESTERLY BOUNDARY OF SAID LOT 2, AND EXCEPT THOSE PARTS IN PLANS 13689 AND 24443 (PID: 000-433-306), provided both parcels are serviced by a community water system and that 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 subdivision.

3. FORCE AND EFFECT

This bylaw shall take effect upon its adoption by the Regional Board.

READ A FIRST TIME this _____ day of _____, 2025.

READ A SECOND TIME this _____ day of _____, 2025.

PUBLIC NOTICE GIVEN in _____ day of _____, 2025 and

ACCORDANCE WITH THE LOCAL GOVERNMENT ACT _____ day of _____, 2025.

this

READ A THIRD TIME this _____ day of _____, 2025.

RECEIVED MINISTRY OF _____ day of _____, 2025.

TRANSPORTATION &
INFRASTRUCTURE
APPROVAL

ADOPTED this _____ day of _____, 2025.

Chair

Corporate Officer

SCHEDULE "A"

To CVRD Bylaw No. 4616

