

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 2172

A Bylaw to Amend Zoning Bylaw

(Bill 44 – Housing Amendments Outside of an Urban Containment Boundary)

WHEREAS the Council by Bylaw No. 2180, 2024 adopted the Zoning Bylaw and deems it appropriate to amend the Zoning Bylaw;

WHEREAS the Province of British Columbia has enacted Bill 44 Housing Statutes (Residential Development) Amendment Act, 2023, which amends the *Local Government Act* by adding section 481.3 (3) requiring local governments to exercise their zoning powers under section 479 to permit at least one additional housing units within a restricted zone outside of an urban containment boundary;

WHEREAS the Province of British Columbia prohibits the holding of public hearing for a bylaw that is consistent with an official community plan for the sole purpose to permit residential development;

NOW THEREFORE the Council of the Corporation of the District of Central Saanich, in open meeting assembled, enacts as follows:

1. TEXT AMENDMENT

Appendix A, to Zoning Bylaw No. 2180, 2024, as amended, is hereby amended as follows:

- a. By adding “Secondary Suite” to the list of Permitted Accessory Uses in the following zone Veterinary Agriculture A-6,
- b. By deleting “Residential Single Family” from the list of Permitted Uses in the following zones and renumbering sections accordingly:
 - i. Fairground Agriculture A-3,
 - ii. Historical Artifacts Agriculture A-5,
 - iii. Agriculture A-7, and
- c. By amending the Rural Estate RE-5 zone as follows:
 - i. Adding “Accessory Dwelling Unit, in accordance with Part 4, Section 12 & 13” to the Permitted Accessory Uses,
 - ii. Amending “Siting of Buildings and Structures” by adding to the table of setbacks a column for “Detached Accessory Dwelling” with a Front Lot Line setback of 7.5 m, a Rear Lot Line setback of 7.5 m, and Side Lot Line – Interior of 3.0 m, and a Side Lot line – Exterior of 6.0 m.
 - iii. Amending “Size of Buildings and Structures” by:
Replacing (2) “The lot coverage for the principal residence and accessory

buildings or structures shall not exceed 20%" with ""The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed 20%", and
Adding (3) "A detached accessory dwelling unit may not exceed a gross floor area of 90m²"

- iv. Amending "Height of Buildings and Structures" by adding (4) "The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m"
- d. By amending paragraphs 7.4 in the Rural Estate RE-1, Rural Estate RE-2, Rural Estate RE-3, Rural Estate (Variable Lot Size) RE-4, and Rural Estate RE-6 zones by replacing "carriage house" with "detached accessory dwelling" such that it reads:
"The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m"

2. CITATION

This Bylaw may be cited for all purposes as the **"Zoning Bylaw Amendment Bylaw No. 2172, 2024."**

READ A FIRST TIME this	day of	, 20__
READ A SECOND TIME this	day of	, 20__
READ A THIRD TIME this	day of	, 20__
ADOPTED this	day of	, 20__

Ryan Windsor
Mayor

Christine Culham
Chief Administrative Officer &
Deputy Corporate Officer