DISTRICT OF NORTH SAANICH

BYLAW NO. 1382

A BYLAW TO AMEND DISTRICT OF NORTH SAANICH
ZONING BYLAW NO. 1255 (2011), MUNICIPAL TICKET INFORMATION
BYLAW NO. 1013, 2002, SECONDARY SUITES PERMIT BYLAW NO. 1244,
2010

The Council of the District of North Saanich, in open meeting assembled, ENACTS AS
FOLLOWS:

MAP AMENDMENTS

1. The Official Secondary Suites Permitted Area Map of the District of North Saanich
attached as Schedule “B” to the “District of North Saanich Zoning Bylaw No. 1255,
2011” is hereby rescinded.

TEXT AMENDMENTS

1. District of North Saanich Zoning Bylaw No. 1255, 2011 is amended by:

   a) Replacing 107.1.1.(b) with the following: “more than one dwelling unit in a single
family residential dwelling, except as provided for in accordance with Section
206;”

   b) Deleting Section 406 in its entirety.

   c) Replacing Section 206 with the following:

206.1 Where a zone permits a secondary suite use, all of the following conditions
must be satisfied to override the prohibition in Subsection 107.1.1(b) of this
Bylaw:

206.1.1. The lot on which the secondary suite is proposed to be located
must:
   (a) be located within a zone in which Division 500 expressly
permits secondary suites;
   (b) not contain more than one single family residential dwelling;
   (c) not have any other secondary suite, laneway house, carriage
house, guest/caretaker’s cottage or dwelling unit other than the
principal dwelling unit of a single family residential dwelling;
   (d) not contain any bed and breakfast accommodation or use;
   (e) not have more than one room for boarding and lodging use; and

206.1.2. The gross floor area of the secondary suite must not exceed the
lesser of:
   (a) 60 m² (649 ft²) in the CD-3 or CD-4 zone and 90 m² (970 ft²) in
any other zone; and
   (b) 40% of the habitable area of the single family residential
dwelling in which it is located

206.1.3. The single family residential dwelling in which the secondary suite
is located must be connected to the District of North Saanich
sanitary sewer system or provided with an on-site sewage disposal
system that complies with the Public Health Act.
206.1.4. One additional off-street parking space for the exclusive use of the occupants of the secondary suite must be provided on the lot in accordance with Division 300.

206.1.5. A single family residential dwelling that contains a secondary suite must not be subdivided under the *Strata Property Act* or otherwise.

206.1.6. A building permit shall not be issued for a single family residential dwelling containing a secondary suite unless the owner grants to the District in priority to all financial charges a covenant under Section 219 of the *Land Title Act* prohibiting the subdivision of the building.

d) Adding to Subsection 501.1 the following after 501.1.1 (b)(vi):
   
   "(vii) Secondary Suite, subject to Section 206.1 ".

  e) Adding to Subsection 501.2 the following after 501.2.1 (b)(vii):

   "(viii) Secondary Suite, subject to Section 206.1 ".

  f) Adding to Subsection 501.3 the following after 501.3.1 (b)(vii):

   "(viii) Secondary Suite, subject to Section 206.1 ".

  g) Adding to Subsection 501.4 the following after 501.4.1 (b)(vii):

   "(viii) Secondary Suite, subject to Section 206.1 ".

  h) Adding to Subsection 501.5 the following after 501.5.1 (b)(vi):

   "(vii) Secondary Suite, subject to Section 206.1 ".

  i) Adding to Subsection 501.6 the following after 501.6.1 (b)(viii):

   "(ix) Secondary Suite, subject to Section 206.1 ".

  j) Adding to Subsection 502.3 the following after 502.3.1 (b)(v):

   "(v) Secondary Suite, subject to Section 206.1 ".

  k) Adding to Subsection 508.2 the following after 508.2.1 (b)(iii):

   "(iv) Secondary Suite, subject to Section 206.1 ".

2. District of North Saanich Secondary Suites Permit Bylaw No. 1244, 2010 is amended by:

  a) Deleting Section 3(2)(b) and substituting ", and" for the period at the end of Section 3(2)(a);

  b) Replacing Section 6(1) with the following, "Provided that it has not been revoked or suspended under Section 7, the Secondary Suite Permit will be automatically renewed annually on January 1.";

  c) Deleting Section 6(2);

  d) Deleting Section 6(3);

  e) Renumbering Section 6(4) as 6(2) and replacing it with the following, "If the holder of a Secondary Suite Permit disposes of its interest in the lands that are the subject of the Permit, the new owner must within 30 days of taking
ownership of the Lands submit a completed application form to the Licensing Inspector, failing which the Permit shall be deemed to have been revoked."

f) Replacing Section 8(1) with the following, “The Licensing Inspector may prescribe the form of permits and permit applications for the purposes of this Bylaw.”

g) Replacing the Permit Fee in Schedule A with “$100.00” and deleting the Renewal Fee.

3. District of North Saanich Municipal Ticket Information Bylaw No. 1013, 2002 is amended by replacing Schedule 9 with the following:

<table>
<thead>
<tr>
<th>Column 1 Offence</th>
<th>Column 2 Bylaw Section</th>
<th>Column 3 Fine</th>
</tr>
</thead>
<tbody>
<tr>
<td>Misuse of property</td>
<td>107</td>
<td>$200.00</td>
</tr>
<tr>
<td>Unlawful home occupation</td>
<td>203</td>
<td>$100.00</td>
</tr>
<tr>
<td>Secondary Suite not permitted use</td>
<td>206.1.1(a)</td>
<td>$500.00</td>
</tr>
<tr>
<td>Secondary Suite not permitted use</td>
<td>206.1.1(b)</td>
<td>$500.00</td>
</tr>
<tr>
<td>Secondary Suite not permitted use</td>
<td>206.1.1(c)</td>
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<tr>
<td>Secondary Suite not permitted use</td>
<td>206.1.1(d)</td>
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</tr>
<tr>
<td>Secondary Suite not permitted use</td>
<td>206.1.1(e)</td>
<td>$500.00</td>
</tr>
<tr>
<td>Secondary Suite not permitted use</td>
<td>206.1.1(f)</td>
<td>$500.00</td>
</tr>
<tr>
<td>Excessive secondary suite area</td>
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<td>Suite without proper sewer service</td>
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<td>No parking space for suite</td>
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<tr>
<td>Subdivision of suite</td>
<td>206.1.5</td>
<td>$500.00</td>
</tr>
<tr>
<td>Park vehicle exceeding 4200 kg.</td>
<td>107.1.1(j)(v)</td>
<td>$100.00</td>
</tr>
<tr>
<td>Exceed Fence Height</td>
<td>502.1.4</td>
<td>$100.00</td>
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<tr>
<td></td>
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<tr>
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<td>503.2.4 (Multi 2)</td>
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<tr>
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<td>503.3.4 (Multi 3)</td>
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</tr>
</tbody>
</table>

The fine for a second offence against any subsection of Section 206 is $1,000.

All secondary suite fines commence after January 1, 2017.
CITATION


READ A FIRST TIME the day of , 2015
READ A SECOND TIME the day of , 2015

NOTICE OF PUBLIC HEARING published in the and editions of the Peninsula News Review.

PUBLIC HEARING held at the North Saanich Municipal Hall the day of , 2015

READ A THIRD TIME the day of , 2015

APPROVED BY THE MINISTRY OF TRANSPORTATION the day of , 2015
FINALLY PASSED AND ADOPTED the day of , 2015

__________________________
MAYOR

__________________________
CORPORATE OFFICER