

VILLAGE OF GOLD RIVER

Zoning Bylaw No. 706.12, 2024

A bylaw to amend the Zoning Bylaw.

WHEREAS Section 479 of the *Local Government Act* provides that a local government may, by bylaw, divide the whole or part of the municipality into zones; and

WHEREAS the Council of the Village of Gold River has deemed it necessary to amend the Zoning Bylaw;

NOW THEREFORE the Council of the Village of Gold River in open meeting assembled, enacts as follows:

1. the Village of Gold River Zoning Bylaw No. 706, 2018 be amended by adding the following:

31.0 Residential Zone – Comprehensive Development Zone CD.2.

31.1 Permitted Uses

- 31.1.1 Dwelling – Single Family
- 31.1.2 Dwelling – Duplex
- 31.1.3 Dwelling – Semi- Detached
- 31.1.4 Dwelling – Multiple Family
- 31.1.5 Manufactured home
- 31.1.6 Secondary Suites
- 31.1.7 Bed and Breakfast Accommodation
- 31.1.8 Home Occupations
- 31.1.9 Service Buildings

31.2 Conditions of Use

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|--------|--|---|
| 31.2.1 | Lot Area Minimum | 0.06 ha |
| 31.2.2 | Lot Coverage Maximum – Principal buildings Maximum – Accessory buildings | 60% of lot area 10% of lot area |
| 31.2.3 | All Yard Setbacks Minimum – Principal buildings Minimum – Accessory buildings | Front and rear lot line setbacks: 4.6 m Side lot line setbacks: 1.2 m 4.6 m |

| | | |
|--------|---|--|
| 31.2.4 | Height of Buildings Maximum height: Principal buildings Accessory buildings | 14 m or 4 storeys for principal buildings 8.0 m for accessory buildings |
| 31.2.5 | Maximum Unit Density Maximum | 37 units per ha (15 units per acre) |
| 31.3 | Accessory Buildings | In accordance with subsection 31.2 above and section 4.2 |
| 31.4 | Parking | In accordance with Section 4.13. |
| 31.5 | Fences and Hedges | In accordance with Section 4.10. |
| 31.6 | Landscaping | In accordance with Section 4.15. |

2. Village of Gold River Zoning Bylaw No. 706, 2018 be amended as follows:
- a. that the property being Lot 83, Plan VIP30672, District Lot 637, Nootka Land District, Except Plan 47881, & EXC PL VIP52845 VIP62535 & VIP62535 and outlined in red on the attached map marked Schedule “A” and made part of this bylaw, be rezoned from Fee Simple Half Duplex Residential (RM.1A) to Residential Zone – Comprehensive Development Zone (CD.2).
3. this bylaw may be cited for all purposes as the “Gold River Zoning Amendment Bylaw No. 706.12, 2024”.

READ the first and second time this _____ day of _____

PUBLIC HEARING held and adjourned this _____ day of _____

READ the third time this _____ day of _____

ADOPTED this _____ day of _____

M. Lott MAYOR

M. Roy Administrator

Schedule "A"

