



TOWN OF VIEW ROYAL NOTICE OF NO PUBLIC HEARING

Notice is hereby given under Section 467 of the *Local Government Act*, that Council of the Town of View Royal is prohibited from holding a Public Hearing for the bylaw cited as “**Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1135, 2024.**” The *Local Government Act* prohibits a local government from holding a Public Hearing for Zoning Bylaw Amendments to implement Small-Scale, Multi-Unit Housing under Bill 44 – 2023 Housing Statutes (Residential Development) Amendment Act, 2023.

The Town of View Royal Council will consider first, second, and third reading of **Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1135, 2024 (the “Proposed Bylaw”)**, at the Special Meeting of Council held on **Tuesday, June 11, 2024, at 7:00 p.m.**, at View Royal Town Hall Council Chambers (45 View Royal Avenue).

In general terms, the purpose of the Proposed Bylaw is as follows:

- To authorize additional dwelling units, in the form of garden suites, duplexes and multi-unit dwellings on parcels currently zoned for lower-density residential uses, for a total of up to 4 units on most parcels, or up to 6 units on parcels closer to a frequent transit stop.
- In all standard zones, remove lot coverage and impermeable surface coverage as provisions of density and place them under a separate heading.
- To permit a garden suite and secondary suite on a lot that is zoned for and accessory to a single-family dwelling.
- The proposed bylaw also includes:
 - o Amendments to residential and accessible parking requirements, and addition of a visitor parking requirement.
 - o New definitions for breezeway, garden suite, residential, houseplex, and small-scale, multi-unit housing.
 - o Amendments to definitions for residential, attached; residential, detached; residential, duplex; and secondary suite.
 - o Revisions to secondary suite regulations, including the removal of the maximum floor area requirement.
 - o Reduction of the minimum separation distance between a principal dwelling and an accessory building.

TAKE NOTICE: Information, including a copy of the proposed bylaw and related materials, will be available for review prior to the meeting on the Town’s website at https://www.viewroyal.ca/EN/main/business/Land_Development/small-scale-multi-unit-housing.html or in person at Town Hall, between the hours of 8:30 am and 4:30 pm, Monday to Friday starting June 3, 2024.

PUBLIC COMMENT

There will be an opportunity for public comment on the bylaw at this meeting. View Royal Town Hall Council Chambers is open to the public to attend meetings in-person.

Alternatively, should you wish to participate electronically, this meeting will be live webcast. During the live webcast there will be an opportunity for public comment on the zoning bylaw amendment. For further information on how to participate in the Town’s live webcast, please visit the Town’s website at <https://www.viewroyal.ca/EN/main/town/agendas-minutes-videos/live-webcast-meeting.html>

You may provide your written comments to the Town via email to info@viewroyal.ca, drop them off at Town Hall during office hours or put them in the Town’s mail drop box (located to the left of the main doors at Town Hall, 45 View Royal Avenue), up until 1:00 p.m. on Tuesday, June 11, 2024 for inclusion in the Special Council agenda.

For more information, please contact Development Services at 250-708-2254 or planning@viewroyal.ca.