



# COLUMBIA SHUSWAP REGIONAL DISTRICT

## Regular Board Meeting

### AGENDA

**Date:** Thursday, February 15, 2024  
**Time:** 9:30 AM  
**Location:** CSR Boardroom  
555 Harbourfront Drive NE, Salmon Arm

#### Zoom Link Registration

Pages

#### 1. Land Acknowledgement

We acknowledge that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secwepemc, Syilx Okanagan, Sinixt and Ktunaxa Nation. We are privileged and grateful to be able to live, work and play in this beautiful area.

Declaration on the Rights of Indigenous Peoples Act  
Article #36:

1. Indigenous peoples, in particular those divided by international borders, have the right to maintain and develop contacts, relations and cooperation, including activities for spiritual, cultural, political, economic and social purposes, with their own members as well as other peoples across borders.

2. States, in consultation and cooperation with indigenous peoples, shall take effective measures to facilitate the exercise and ensure the implementation of this right.

#### 2. Call to Order

#### 3. Adoption of Agenda

THAT: the Regular Board meeting agenda be adopted.

#### 4. Meeting Minutes

##### 4.1 Adoption of Minutes

THAT: the minutes attached to the Regular Board meeting agenda be adopted.

## 4.2 Business Arising from the Minutes

2024-0105

THAT: the Board direct staff to create a report to explore a feasibility study for infrastructure in the North Shuswap for the February Regular Board meeting.

See Item 8.5

## 5. Announcements

None.

## 6. Correspondence

### 6.1 For Information

THAT: the Board receive the correspondence attached to the Regular Board Meeting Agenda.

- |              |   |           |
|--------------|---|-----------|
| <b>6.1.1</b> | <b>City of Port Alberni (January 9, 2024)</b>   | <b>12</b> |
|              | Resolutions for Consideration at Association of Vancouver Island and Coastal Communities Convention                           |           |
| <b>6.1.2</b> | <b>Okanagan Basin Water Board (January 18, 2024)</b>  | <b>30</b> |
|              | Letter to the Prime Minister Trudeau and Federal Ministers requesting action to prevent invasive mussels in British Columbia. |           |
| <b>6.1.3</b> | <b>Local Government Housing Initiatives Funding Program (January 18, 2024)</b>  | <b>33</b> |
|              | Letter from Assistant Deputy Minister Bindi Sawchuk, Ministry of Housing  |           |
| <b>6.1.4</b> | <b>Union of British Columbia Municipalities (UBCM) (January 23, 2024)</b>   | <b>41</b> |
|              | Letter regarding final reporting for the 2021 Local Government Development Approvals Program.                                 |           |
| <b>6.1.5</b> | <b>Letter from Board Chair to Minister Ma (January 23, 2024)</b>  | <b>42</b> |
|              | Regarding BC's Emergency and Disaster Management Legislation Feedback.  |           |
| <b>6.1.6</b> | <b>District of Sicamous (January 26, 2024)</b>  | <b>46</b> |
|              | Letter to Premier Eby expressing support for Bill 34.   |           |

<b>6.1.7</b>	<b>Regional District of Bulkley Nechako (January 26, 2024)</b>	<b>48</b>
	Letter to Premier Eby and Minister Ma regarding the Emergency and Disaster Management Act.	
<b>6.1.8</b>	<b>Peace River Regional District (January 29, 2024)</b>	<b>64</b>
	Letter to Premier Eby and Minister Ma regarding the Emergency and Disaster Management Act.	
<b>6.1.9</b>	<b>Fraser Valley Regional District (January 30, 2024)</b>	<b>65</b>
	Letter to Premier Eby and Minister Ma regarding the Emergency and Disaster Management Act.	
<b>6.1.10</b>	<b>City of Abbotsford (January 31, 2024)</b>	<b>67</b>
	Letter to UBCM Member Municipalities for support for UBCM resolution.	
<b>6.1.11</b>	<b>Letter from CSRD to Ministry of Environment and Climate Change Strategy (February 6, 2024)</b>	<b>68</b>
	Letter to Jack Green, A/Section Head, Heavy Industry, Compliance and Environmental Enforcement. Opportunity to be heard regarding notice prior to determination of administrative penalty 2023-45 and 2023-50.	

## **6.2 Action Requested**

None.

## **7. Committee Reports and Updates**

### **7.1 For Information**

THAT: the Board receive the committee minutes attached to the Regular Board Meeting Agenda.

<b>7.1.1</b>	<b>Committee of the Whole (January 17, 2024)</b>	<b>70</b>
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### **7.2 Action Requested**

<b>7.2.1</b>	<b>Committee of the Whole (January 17, 2024) Recommendations</b>	
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Also see Item 8.5.

THAT: the Board defer the discussion of rebuilding the Scotch Creek/Lee Creek Fire Hall and Community Centre until after public consultation has taken place.

*Corporate Vote Unweighted Majority*

THAT: Ad Valorem taxation be used for the tax requisition dedicated to Solid Waste Closure Reserves.

*Corporate Vote Unweighted Majority*

THAT: the Board explore the concept of Feasibility Study to develop a community hall in Rancho, Electoral Area D.

*Corporate Vote Unweighted Majority*

THAT: the Board support \$30,000 funding for the Housing Needs Reports Update Project in the 2025 Special Projects (266) Budget.

*Corporate Vote Weighted*

THAT: the Board approve 1.0 FTE Communications position with the effective start date of July 1, 2024.

*Corporate Vote Weighted*

THAT: the Board direct staff to report back on reducing the Shuswap Tourism department budget to a maximum of a nine percent increase for the 2024 budget.

*Corporate Vote Unweighted Majority*

THAT: the Board approve a \$300,000 landfill reserve tax request for 2024 and increase funding of an additional \$300,000 increase for future years.

*Corporate Vote Weighted*

## **8. Business General**

### **8.1 CSRD Policy F-38 Asset Retirement Obligations**

77

Report from Sheena Haines, Manager, Financial Services, dated January 26, 2024. New Policy for Board consideration.

THAT: the Board endorse Policy F-38 "Asset Retirement Obligations" and approve its inclusion into the CSRD Policy Manual, this 15<sup>th</sup> day of February, 2024.

*Corporate Vote Unweighted Majority*

## 8.2 CSISS – Funding Contribution Agreement 85

Report from Ben Van Nostrand, General Manager Environmental and Utility Services, dated January 30, 2024. Direct funding contribution award for CSISS to continue to provide the CSRD with services related to invasive species monitoring, treatment and reporting.

THAT: the Board empower the authorized signatories to enter into a contribution agreement with the Columbia Shuswap Invasive Species Society commencing March 1, 2024 and expiring on February 28, 2029 for the provision of services related to invasive species monitoring, treatment and reporting in the CSRD for a total cost of \$340,000 plus applicable taxes over a five-year term, this 15<sup>th</sup> day of February, 2024.

*Corporate Vote Weighted*

## 8.3 Utility Water System Sole Source Agreements – Caro Analytical Services, Mountain View Electric Ltd. and Turn-Key Controls Ltd. 91

Report from Tim Perepolkin, Manager, Utility Services, dated January 30, 2024. Seeking Board approval for sole source services related to water quality testing, chlorine supply & delivery and SCADA and instrumentation support and troubleshooting services.

THAT: the Board empower the authorized signatories to enter into an agreement with Caro Analytical Services for water quality laboratory testing services in 2024, for a total of \$50,000 plus applicable taxes.

*Corporate Vote Weighted*

THAT: the Board empower the authorized signatories to enter into an agreement with Mountain View Electric Ltd., for chlorine supply & delivery in 2024, for a total of \$75,000 plus applicable taxes.

*Corporate Vote Weighted*

THAT: the Board empower the authorized signatories to enter into an agreement with Turn-Key Controls Ltd., for SCADA and instrumentation support and troubleshooting services in 2024, for a total of \$40,000 plus applicable taxes.

*Corporate Vote Weighted*

## 8.4 2024 Board on the Road in Electoral Area A/Golden 95

Report from Jennifer Sham, General Manager, Corporate Services, dated February 2, 2024.

THAT: the Board approve the Board on the Road meeting for Thursday, May 16, 2024.

*Corporate Vote Unweighted Majority*

#### **8.5 Feasibility and Service Establishment**

Board report attached to Late Agenda.

#### **8.6 UBCM Community Emergency Preparedness Fund ESS Equipment and Training Grant Application**

Board report attached to Late Agenda.

### **9. Business By Area**

#### **9.1 Electoral Area A: Economic Opportunity Fund (EOF) Application – Golden/Area A, Community Economic Development**

98

Report from Jodi Pierce, General Manager, Financial Services, dated January 31, 2024. Funding request for Board consideration.

THAT: the Town of Golden Director and the Electoral Area A Director support the use of funds from the Golden and Area A Economic Opportunity Fund to the Golden Community Economic Development (CED) Society, this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Weighted – Town of Golden Director & EA A Director*

THAT: the Board approve funding from the Golden and Area A Economic Opportunity Fund to the Golden Community Economic Development (CED) Society in the amount of \$64,445 for social and CED services, this 15<sup>th</sup> day of February, 2024.

*Corporate Vote Unweighted Majority*

#### **9.2 Electoral Area G: Electoral Area Community Works Fund – Cedar Heights UV Upgrade**

102

Report from Tim Perepolkin, Manager Utility Services, dated January 31, 2024. Community Works Funding approval for Cedar Heights UV Upgrade.

THAT: in accordance with CSRD Policy No. F-3 Electoral Area Community Works Fund - Expenditure of Monies, access to the Community Works Fund be approved for a maximum amount of \$110,000 plus applicable taxes from the Electoral Area G Community Works Fund allocation for costs associated with the Cedar Heights UV Water Treatment Upgrade.

*Stakeholder Vote Weighted – Electoral Area Directors*

THAT: the Board empower the authorized signatories to enter into an agreement with RAM Tech Environmental Products for a total cost not to exceed \$65,000 including applicable taxes, for the supply and delivery of 1-Trojan UV Swift SC D03 UV Cell as quoted.

*Corporate Vote Weighted*

**9.3 Electoral Areas C, D, E, F, G, and District of Sicamous: Declaration of Official Results for the Shuswap Watershed Council Assent Voting - February 3, 2024**

106

THAT: the Board receive the Chief Election Officer Report for the 2024 Shuswap Watershed Council Assent Vote.

*Corporate Vote Unweighted Majority*

**9.4 Electoral Area A, E, F, G: Grant in Aids**

Board report attached to Late Agenda.

**10. Administration Bylaws**

**10.1 Electoral Area A: Kicking Horse Mountain Resort Fire Service Establishment Bylaw No. 5813, 2020**

Board report attached to Late Agenda.

**11. Delegations & Guest Speakers**

**11.1 Sustainable Forest Management Practices and Wildfire**

108

Archie MacDonald and Murray Wilson to present.

**12. Public Question & Answer Period**

Click to view the [Public Question Period Guidelines](#).

**13. CLOSED (In Camera)**

THAT: pursuant to Section 90(1) of the Community Charter, the subject matter being considered relates to the following:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

AND THAT: the Board close this portion of the meeting to the public and move to into the Closed Session of the meeting.

**14. Development Services Business General**

None.

**15. ALR Applications**

None.

**16. Development Services Business by Area****16.1 Electoral Area E: Development Variance Permit No. 841-07**

118

Report from Hayley Johnson, Planner I, dated January 16, 2024.  
652 Worden Road, Swansea Point.

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 841-07 for Lot 8 Section 11 Township 21 Range 8 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 17717, varying Electoral Area E Zoning Bylaw No. 841 as follows:

1. Section 4.8.4 (k) the rear parcel boundary setback be reduced from 5 meters to 2 meters only for the proposed 62 m<sup>2</sup> accessory building, be approved this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**16.2 Electoral Area F: Development Variance Permit No. 650-49**

143

Report from Hayley Johnson, Planner I, dated January 16, 2024.  
7890 Gardiner Road, Anglemont

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 650-49 for Lot 1 Section 14 Township 23 Range 9 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 19814, varying Anglemont Zoning Bylaw No. 650 as follows:

1. Section 5.6.2(j) the maximum floor area of an accessory building be increased from 55 m<sup>2</sup> to a total of 125 m<sup>2</sup>, which includes two (2) parking spaces, only for the proposed accessory building,

be approved this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**16.3 Electoral Area F: Development Permit No. 830-426** 169

Report from Laura Gibson, Planner II, dated January 26, 2024.  
3906 Squilax-Anglemont Road, Scotch Creek

THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-342 for Lot 1 Section 27 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP79122 be issued this 15<sup>th</sup> day of February, 2024, for a new accessory building.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**16.4 Electoral Area F: Development Variance Permit No. 825-42 and Development Permit No. 830-425** 186

Report from Laura Gibson, Planner II, dated January 25, 2024.  
3810 Kenwood Gate, Scotch Creek

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 825-42 for Lot C Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP72803, varying the Scotch Creek/Lee Creek Zoning Bylaw No. 825 as follows:

- a. Section 3.2(c) Minimum setback for signs be reduced from 1.0 m to 0.5 m for the west interior side parcel boundary, only for the existing sign, and,
- b. Section 5.13(3)(h) Minimum setback from the front parcel boundary be reduced from 4.5 m to 0.965 m, only for the accessory building (electrical service container),

be approved this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-425 for Lot C Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP72803 be approved this 15<sup>th</sup> day of February 2024, for a manufacturing building, office building, and electrical service container.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## 17. Planning Bylaws

### 17.1 **Electoral Area C: Electoral Area C Official Community Plan Amendment Bylaw No. 725-24 and South Shuswap Zoning Amendment Bylaw No. 701-106**

221

Report from Denise Ackerman, Planner I, dated January 26, 2024.  
4717 & 4719 Eagle Bay Road, Eagle Bay

THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-24" be read a third time this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-24" be adopted this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: "South Shuswap Zoning Amendment Bylaw No. 701-106" be read a third time this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: "South Shuswap Zoning Amendment Bylaw No. 701-106" be adopted this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**17.2 Electoral Area E: Electoral Area E Zoning Amendment Bylaw No. 841-02** 242

Report from Jan Thingsted, Planner III, dated January 25, 2024.

3250 Oxbow Frontage Road, Yard Creek.

THAT: "Electoral Area E Zoning Bylaw Amendment Bylaw No. 841-02" be given second reading, as amended, this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**17.3 Electoral Areas B, C, D, E, F, G Secondary Dwelling Units Project** 323

Report from Christine LeFloch, Planner III, dated February 1, 2024.

Secondary Dwelling Units Project – Zoning Bylaw Amendments.

THAT: “Anglemont Zoning Amendment Bylaw No. 650-19”, be read a second time, as amended this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “South Shuswap Zoning Amendment Bylaw No. 701-103” be read a first and second time, this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Ranchero-Deep Creek Zoning Amendment Bylaw No. 751-05” be read a first and second time, this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Magna Bay Zoning Amendment Bylaw No. 800-35, be read a second time, as amended this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Scotch Creek-Lee Creek Zoning Amendment Bylaw No. 825-49” be read a second time, as amended, this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Electoral Area E Zoning Amendment Bylaw No. 841-04” be read a first and second time, this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Electoral Area B Zoning Amendment Bylaw No. 851-28” be read a first and second time, this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Salmon Valley Land Use Amendment Bylaw No. 2566” be read a first and second time, this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Kault Hill Zoning Amendment Bylaw No. 3007” be read a first and second time, this 15<sup>th</sup> day of February, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**17.4 Electoral Areas B, C, D, E, F, G: Accessory Building Project Zoning Bylaw Amendments**

466

Report from Ken Gobeil, Senior Planner, dated January 26, 2024. Accessory Building Project; Zoning Bylaw Amendments to floor area definitions and accessory building regulations

THAT: Anglemont Zoning Amendment Bylaw No. 650-17 be read a second time as amended this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: South Shuswap Zoning Amendment Bylaw No. 701-111 be read a first and second time this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08 be read a first and second time this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: Magna Bay Zoning Amendment Bylaw No. 800-34 be read a second time as amended this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45 be read a second time as amended this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: Electoral Area E Zoning Amendment Bylaw No. 841-09 be read a first and second time this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: Electoral Area B Zoning Amendment Bylaw No. 851-31 be read a first and second time this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: Salmon Valley Land Use Amendment Bylaw No. 2565 be read a second time as amended this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: Kault Hill Land Use Amendment Bylaw No. 3009 be read a first and second time this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**18. Release of Closed Session Resolutions**

Attached to minutes, if any.

**19. Next Board Meeting**

Thursday, March 21, 2024 at 9:30 AM.

CSR Boardroom, 555 Harbourfront Drive NE, Salmon Arm.

20. Adjournment

THAT: the Regular Board meeting be adjourned.



## REGULAR BOARD MEETING MINUTES

**Note: The following minutes are subject to correction when endorsed by the Board at the next Regular meeting.**

Date: January 18, 2024  
 Time: 9:30 AM - 1:30 PM  
 Location: CSRD Boardroom  
 555 Harbourfront Drive NE, Salmon Arm

### Directors

#### Present

K. Cathcart <sup>^</sup>	Electoral Area A Director
D. Brooks-Hill <sup>^</sup>	Electoral Area B Director
M. Gibbons	Electoral Area C Director
D. Trumbley	Electoral Area D Director
R. Martin*	Electoral Area E Director
J. Simpson	Electoral Area F Director
J. Smith	Electoral Area G Alternate Director
R. Oszust	Town of Golden Director
G. Sulz <sup>^</sup>	City of Revelstoke Director
K. Flynn (Chair)	City of Salmon Arm Director
T. Lavery <sup>^</sup>	City of Salmon Arm Director 2
C. Anderson	District of Sicamous Director

#### Directors Absent

N. Melnychuk (Vice Chair)	Electoral Area G Director
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#### Staff In Attendance

J. MacLean	Chief Administrative Officer
J. Sham	General Manager, Corporate Services (Corporate Officer)
C. Robichaud	Deputy Corporate Officer
J. Pierce* <sup>^</sup>	General Manager, Financial Services (Chief Financial Officer)
G. Christie	General Manager, Development Services
B. Van Nostrand*	Acting General Manager, Environmental and Utility Services
D. Sutherland*	Acting General Manager, Community and Protective Services

\*attended a portion of the meeting only

<sup>^</sup>electronic participation

**1. Land Acknowledgement**

We acknowledge that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secwepemc, Syilx Okanagan, Sinixt and Ktunaxa Nation. We are privileged and grateful to be able to live, work and play in this beautiful area.

Declaration on the Rights of Indigenous Peoples Act  
Article 31:

1. Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.
2. In conjunction with indigenous peoples, States shall take effective measures to recognize and protect the exercise of these rights.

**2. Call to Order**

The Chair called the meeting to order at 9:39 AM.

**3. Adoption of Agenda**

2024-0101

**Moved By** Director Oszust

**Seconded By** Director Simpson

THAT: the Regular Board meeting agenda be adopted.

**CARRIED**

**4. Meeting Minutes**

**4.1 Adoption of Minutes**

2024-0102

**Moved By** Director Anderson

**Seconded By** Director Simpson

THAT: the minutes attached to the Regular Board Meeting Agenda be adopted.

**CARRIED**

**4.2 Business Arising from the Minutes**

Item 8.1 for discussion.

## 5. Announcements

### 5.1 Shuswap Tourism Marcom and Viddy Awards

2023 MarCom Platinum Awards - Shuswap Tourism received two Platinum MarCom Awards from the International Association of Marketing and Communications Professionals.

- Shuswap Tourism X One Peak Creative - Have a Local Plan Your Vacation, Social Media Ad Campaign
- Shuswap Tourism X Toliver Design - Experience The Shuswap, Brochure Design

2023 Viddy Platinum Award - Shuswap Tourism received a Platinum Viddy Award, an international competition recognizing outstanding achievement in video and digital production skills.

- Shuswap Tourism X One Peak Creative - Have a Local Plan Your Vacation, Social Media Video, Short Form

Director Martin entered the meeting at 9:42 AM.

## 6. Correspondence

### 6.1 For Information

2024-0103

**Moved By** Director Trumbley

**Seconded By** Director Cathcart

THAT: the Board receive the correspondence attached to the Regular Board Meeting Agenda.

**CARRIED**

#### Discussion:

CAO stated that staff would be preparing a letter regarding the Emergency and Disaster Management Act

Director Cathcart said she would attend the community plan meeting in Field on March 5.

#### **6.1.1 Thompson-Nicola Regional District (December 6, 2023)**

Letter to Premier Eby and Minister Ma regarding the proposed Emergency and Disaster Management Act.

#### **6.1.2 District of Sicamous (December 11, 2023)**

Letter to Minister Fleming and Minister Rodriguez regarding the Trans-Canada Highway R.W. Bruhn Bridge & Approaches Project.

#### **6.1.3 Regional District Central Kootenay (December 20, 2023)**

Letter to Premier Eby and Minister Ma regarding feedback on Emergency and Disaster Management Act.

**6.1.4 Thompson-Nicola Regional District (December 29, 2023)**

Letter to Premier Eby, Minister Ma and Minister Kang expressing concerns about the Emergency and Disaster Management Act.

**6.1.5 Ministry of Emergency Management and Climate Readiness (December 29, 2023)**

Letter from Teresa Dobmeier, Associate Deputy Minister in response to Board Chair's letter regarding Emergency Support Services (ESS) remuneration.

Click to view [Board Chair's letter dated November 9, 2023](#).

**6.1.6 Cariboo Regional District (December 2023)**

Letter to Minister Heyman regarding the Emergency and Disaster Management Act.

**6.1.7 BDO Audit Planning Report for Year Ending December 31, 2023**

**6.1.8 Southern Interior Local Government Association (SILGA)**

2024 Constitution amendments.

**6.1.9 Southern Interior Local Government Association (SILGA) (December 12, 2023)**

2024 call for nominations and resolutions.

**6.1.10 Parks Canada (January 3, 2024)**

Notification letter from Kathleen Wilker, Special Project Advisor - Community Plans, advising of a community plan project in Field, BC.

**6.2 Action Requested**

None.

**7. Committee Reports and Updates**

**7.1 For Information**

2024-0104

**Moved By** Director Sulz

**Seconded By** Director Lavery

THAT: the Board receive the committee minutes attached to the Regular Board Meeting Agenda.

**CARRIED**

**7.1.1 Shuswap North Okanagan Rail Trail Briefing Note (December 7, 2023)**

**7.1.2 Shuswap Watershed Council Meeting Minutes (December 13, 2023)**

**7.1.3 Thompson Regional Committee Meeting Summary (January 9, 2024)**

## **7.2 Action Requested**

**7.2.1 Electoral Area Directors' Committee Meeting (January 9, 2024)**

Electoral Area Directors' Committee Recommendations:

THAT: the Board direct staff create a staff report to initiate a feasibility study for infrastructure in the North Shuswap for the February Regular Board meeting.

2024-0105

**Moved By** Director Martin

**Seconded By** Director Simpson

THAT: the Board direct staff to create a report to explore a feasibility study for infrastructure in the North Shuswap for the February Regular Board meeting.

**CARRIED**

## **8. Business General**

**8.1 SILGA, UBCM and FCM Non-Enforcement of Docks and Buoys Resolution**

From the December 8, 2023 Board meeting:

THAT: the Board prepare a resolution for SILGA, UBCM, and FCM regarding non-enforcement of docks and buoys by the provincial government.

In 2017 the CSRD submitted a resolution to SILGA regarding dock and buoy regulation. Click to view the [resolution that was presented to and endorsed by the UBCM membership](#). See document page 149/pdf page 151 of the [2017 UBCM Annual Report & Resolutions](#) for additional information regarding resolutions submitted by other local governments pertaining to docks and buoys.

2024-0106

**Moved By** Director Martin

**Seconded By** Director Simpson

THAT: the Board request staff prepare an updated resolution for SILGA, UBCM and FCM regarding non-enforcement of docks and buoys by the provincial government.

Discussion on the motion:

The CEO said he would reach out to the Central Okanagan Regional District and City of Kelowna who had challenges with sinking vessels to see if there was interest in submitting a resolution together for added strength on the subject.

**CARRIED****8.2 Community Resiliency Investment Program Grant 2024**

Report from Tom Hansen, Emergency Program Coordinator, dated January 3, 2024.

2024-0107

**Moved By** Director Trumbley**Seconded By** Director Simpson

THAT: the Board empower the authorized signatories to submit an application to the 2024 Community Resiliency Investment Program for a FireSmart Community Funding and Supports Program grant for the continued development and implementation of localized FireSmart priorities, educational activities and tools up to a maximum amount of \$650,000 for the first year and \$550,000 for the next year for a total of \$1.2 million;

AND THAT: the Board support the provision of in-house contributions to support overall grant and project management, this 18<sup>th</sup> day of January, 2024.

**CARRIED****9. Business By Area****9.1 Electoral Area G: Loftus Lake Fen Trail – Construction Services**

Report from Kristina Flackman, Community Parks and Recreation Coordinator, dated Dec 21, 2023. Sole source trail construction services for the Loftus Lake Fen Trail to the Shuswap Trail Alliance.

2024-0108

**Moved By** Alternate Director Smith**Seconded By** Director Gibbons

THAT: the Board empower the authorized signatories to enter into an agreement with The Shuswap Trail Alliance to provide construction services for the Loftus Lake Fen Trail, for a total cost not to exceed \$78,557.10.

**CARRIED**

## 9.2 Electoral Area E: Sicamous/Area E Economic Opportunity Fund Application – Pump Track

Report from Jodi Pierce, General Manager, Financial Services, dated December 19, 2023. Funding request for consideration.

2024-0109

**Moved By** Director Anderson

**Seconded By** Director Martin

THAT: the District of Sicamous and the Electoral Area E Director support use of funds from the Sicamous and Area E Economic Opportunity Fund for the construction of a Pump Track at Finlayson Park.

**CARRIED**

2024-0110

**Moved By** Director Oszust

**Seconded By** Director Martin

THAT: the Board approve funding from the Sicamous and Area E Economic Opportunity Fund in the amount of \$250,000 for the construction of a Pump Track at Finlayson Park.

**CARRIED**

## 9.3 Electoral Areas B, C, E, F and G: Grant in Aids

Report from Jodi Pierce, General Manager, Financial Services, dated January 6, 2024. Funding requests for consideration.

2024-0111

**Moved By** Director Martin

**Seconded By** Director Simpson

THAT: the Board approve the following allocations from the 2024 electoral area Grant-in-Aids:

### Area B

\$2,000 Trout Lake Volunteer Fire Department (operating costs)

### Area C

\$250 Sorrento Lakeview 4H Club (signage and equipment)

\$5,000 White Lake Community Hall Society (insurance costs)

### Area E

\$1,600 Shuswap Amateur Radio Club (operating costs)

### Area F

\$400 Shuswap Amateur Radio Club (operating costs)

### Area G

\$500 Sorrento Lakeview 4H Club (signage and equipment)

\$5,000 Sorrento Food Bank (operating costs)

**CARRIED**

**9.4 Electoral Area A: Active Communities Grant - Field Recreation Advisory Association**

Report from Jodi Pierce, General Manager, Financial Administration dated January 10, 2024. Support for grant application.

2024-0112

**Moved By** Director Cathcart

**Seconded By** Director Oszust

THAT: the Board provide a resolution of support in principle for the submission of a grant application in the amount of \$47,845 to the BC Alliance for Healthy Living Active Communities Grant Program on behalf of the Field Recreation Advisory Association for equipment and instructors at the community gym in the unincorporated community of Field in Electoral Area A of the CSRD;

AND THAT: the CSRD is unable to commit to endorsement of any CSRD involvement/resources in this project other than the support of the application and the conduit of funds and reporting as required, if successful.

**CARRIED**

**9.5 Electoral Area D: Strategic Priorities, Community Works Funds - Falkland Stampede Ground Renovations**

Report from Jodi Pierce, General Manager, Financial Services, dated January 11, 2024. Funding request for consideration.

2024-0113

**Moved By** Director Trumbley

**Seconded By** Director Gibbons

THAT: in accordance with Policy F-3 "Electoral Area Community Works Fund – Expenditure of Monies", access to the Community Works Fund be approved up to \$466,543 including taxes from the Strategic Priorities Community Works Fund for Falkland Stampede Grounds Renovations.

**CARRIED**

**10. Administration Bylaws**

None.

The Board took a break at 10:33 AM and returned at 10:42 AM.

## 11. Delegations & Guest Speakers

### 11.1 Wildfire Community Recovery Management Services Update

Presentation from Michael Higgins, Director Climate Readiness and Community Recovery, Colliers Project Leader.

Late Agenda - Presentation attached.

### 11.2 Shuswap Economic Development Society

John Reed, Executive Director, Shuswap Economic Development Society to present 2024 workplan.

Late Agenda - Presentation attached.

## 12. Public Question & Answer Period

Click to view the [Public Question Period Guidelines](#).

There were no questions asked by members of the public.

## 13. CLOSED (In Camera)

2024-0114

**Moved By** Director Oszust

**Seconded By** Director Trumbley

THAT: pursuant to Section 90(1) of the Community Charter, the subject matter being considered relates to the following:

(g) litigation or potential litigation affecting the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

AND THAT: the Board close this portion of the meeting to the public and move to into the Closed Session of the meeting.

Director Simpson left the meeting at 11:42 AM and was not present for the vote.

**CARRIED**

The Board convened into the Closed portion of the meeting at 11:43 AM and returned to the Regular (Open) meeting at 12:25 PM.

Municipal Directors Oszust, Sulz, Anderson, and Lavery left the meeting at 12:25 PM.

## 14. Development Services Business General

None.

**15. ALR Applications**

None.

**16. Development Services Business by Area**

None.

**17. Planning Bylaws**

**17.1 All Electoral Areas: Subdivision Servicing Amendment Bylaw No. 680-1**

Report from Christine LeFloch, Planner III, dated December 22, 2023.  
Minor amendments to Bylaw No. 680.

2024-0115

**Moved By** Director Cathcart

**Seconded By** Director Martin

THAT: "Subdivision Servicing Amendment Bylaw No. 680-1" be read a second time, as amended, this 18<sup>th</sup> day of January, 2024.

**CARRIED**

2024-0116

**Moved By** Director Cathcart

**Seconded By** Director Martin

THAT: "Subdivision Servicing Amendment Bylaw No. 680-1" be read a third time, this 18<sup>th</sup> day of January, 2024.

**CARRIED**

2024-0117

**Moved By** Director Cathcart

**Seconded By** Director Martin

THAT: "Subdivision Servicing Amendment Bylaw No. 680-1" be adopted, this 18<sup>th</sup> day of January, 2024.

**CARRIED**

**18. Release of Closed Session Resolutions**

Attached to minutes, if any.

**19. Next Board Meeting**

Thursday, February 15, 2024 at 9:30 AM.  
CSR Boardroom, 555 Harbourfront Drive NE, Salmon Arm.

**20. Adjournment**

2024-0118

**Moved By** Director Simpson

**Seconded By** Director Gibbons

THAT: the Regular Board meeting be adjourned.

**CARRIED**

12:28 PM

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CORPORATE OFFICER

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CHAIR



Date: January 9, 2024

File No: 0390-20-AVICC

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**RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention**

---

***Pre-Hospital Care | Demands on Local Governments***

*City of Port Alberni*

***WHEREAS*** the provision of pre-hospital care is a critical aspect of health care in British Columbia and Fire Departments, funded by local governments, have traditionally played a significant role in delivering pre-hospital care and that pre-hospital care falls under the jurisdiction of the provincial government;

***AND WHEREAS*** the increasing workload related to pre-hospital care, particularly in the area of medical first response, has put significant pressure on local governments arising from the need to allocate additional resources for training, fuel, vehicle maintenance, consumables, and staffing;

***THEREFORE, BE IT RESOLVED*** that AVICC & UBCM urgently appeal to the Province of British Columbia to take immediate steps to adequately staff and operate pre-hospital care services autonomously, assuming full responsibility for pre-hospital care, alleviating the burden on local governments and ensuring the provision of efficient and effective emergency medical services OR alternatively, that the Province Of British Columbia take immediate steps to provide adequate funding to local governments to cover the cost of Fire Department First Responder programs to help alleviate the financial strain on local governments and ensure the continued provision of essential pre-hospital care services.



Date: January 9, 2024

File No: 0390-20-AVICC

## **RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention Pre-Hospital Care | Demands on Local Governments**

In alignment with Council's *2023-2027 Corporate Strategic Plan* and the goals of "fostering a complete community that is safe, healthy and inclusive" and ensuring the "provision and maintenance of quality services" Council for the City of Port Alberni is submitting the attached resolution for consideration.

The provision of pre-hospital care is a critical aspect of health care in British Columbia. Fire Departments, funded by local governments, have traditionally played a significant role in delivering pre-hospital care. However, the increasing workload related to pre-hospital care, particularly in the area of medical first response, has put significant pressure on local governments. This pressure arises from the need to allocate additional resources for training, fuel, vehicle maintenance, consumables, and staffing. As pre-hospital care falls under the jurisdiction of the provincial government, it is crucial to address the challenges faced by Fire Departments and ensure the provision of adequate resources and support.

1. **Increasing Workload:** Fire Departments are experiencing a sharp increase in their workload related to pre-hospital care. The demand for medical first responder services has risen significantly, leading to an increased number of emergency calls. This surge in call volume has stretched the resources of Fire Departments, making it difficult for them to meet the growing demands effectively.
2. **Financial Burden on Local Governments:** The increased workload in pre-hospital care has resulted in additional operating costs for local governments. These costs include training programs for firefighters, fuel expenses for emergency vehicles, maintenance of vehicles and equipment, consumables such as medical supplies, and the need for additional staffing. The financial burden on local governments is becoming unsustainable, as they struggle to allocate sufficient funds to support the growing demands of pre-hospital care.
3. **Provincial Responsibility:** Pre-hospital care is a crucial aspect of healthcare and falls under the jurisdiction of the provincial government. As such, it is the responsibility of the provincial government to ensure the provision of adequate resources and support for pre-hospital care services. By doing so, the provincial government can ensure the effective and efficient delivery of emergency medical services to the public.

In light of the challenges faced by Fire Departments and the financial burden on local governments, it is imperative to urgently appeal to the provincial government for action as follows:

1. **Autonomy of Pre-Hospital Care:** The provincial government should take immediate steps to adequately staff and operate pre-hospital care services autonomously. By assuming full responsibility for pre-hospital care, the provincial government can alleviate the burden on local governments and ensure the provision of efficient and effective emergency medical services.

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2. Funding for Fire Department First Responder Programs: Alternatively, if the provincial government is unable to operate pre-hospital care autonomously, it should provide adequate funding to local governments to cover the cost of Fire Department First Responder programs. This funding would help alleviate the financial strain on local governments and ensure the continued provision of essential pre-hospital care services.

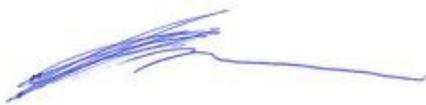
The increasing workload in pre-hospital care and the financial burden on local governments necessitate urgent action from the provincial government. The proposed resolution requests that AVICC and UBCM appeal to the provincial government to either assume full responsibility for pre-hospital care or provide immediate and adequate funding to support Fire Department First Responder programs. By addressing these concerns, the provincial government can ensure the provision of high-quality emergency medical services and relieve the strain on local governments.

**Attachments:**

*Appendix 'A' | Port Alberni Fire Call Volume Categories Graph*

*Appendix 'B' | Fire Responder Call Volume Table*

Yours truly,  
CITY OF PORT ALBERNI

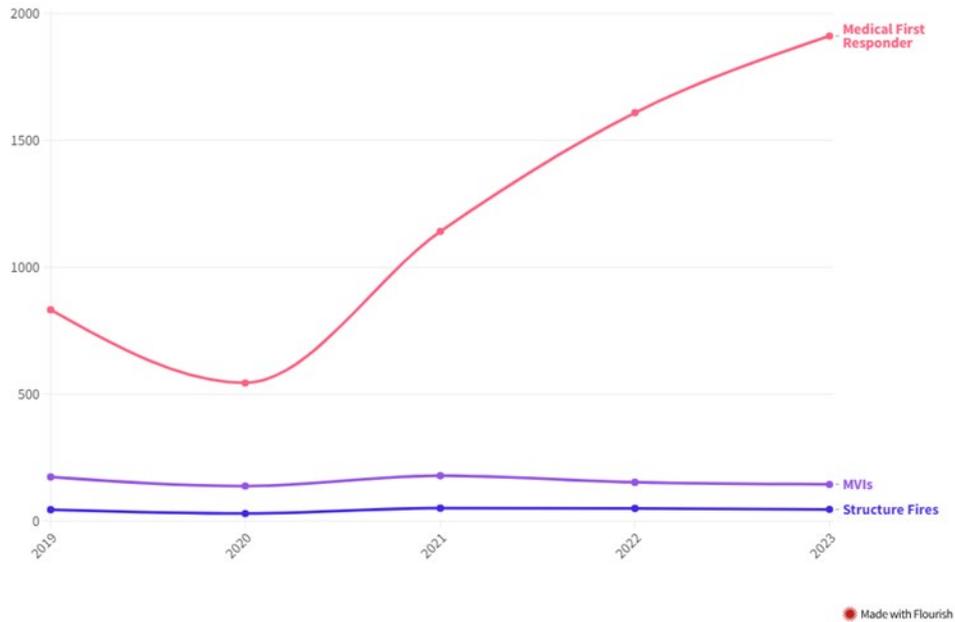


**Sharie Minions**  
**Mayor**

c: City Council  
M. Fox, CAO  
D. Monteith, Director of Corporate Services  
UBCM Member Municipalities

**Appendix ‘A’**

**Port Alberni Fire call volume categories**



**Appendix ‘B’**

	First Responder	Total PAFD Calls	% Calls
2005	456	1140	40
2006	576	1307	44
2007	534	1140	47
2008	548	1193	46
2009	535	1162	46
2010	574	1197	48
2011	596	1186	50
2012	560	1162	48
2013	544	1137	48
2014	631	1272	50
2015	563	1186	47
2016	671	1325	51
2017	786	1492	53
2018	872	1605	54
2019	832	1572	53
2020	544*	1281*	42
2021	1141	1989	57
2022	1609	2459	65
2023	1912	2823	68



Date: January 9, 2024

File No: 0390-20-AVICC

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**RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention**

---

***Enhancing Communications for Municipal Fire Departments Responding to Motor Vehicle Incidents***

*City of Port Alberni*

***WHEREAS*** fire departments play a crucial role in responding to motor vehicle incidents outside of fire protection boundaries on behalf of Emergency Management and Climate Readiness (EMCR) and that both EMCR and the municipality have a shared responsibility for the health and safety of responders;

***AND WHEREAS*** one of the significant challenges faced by municipal fire departments is the lack of adequate [or any] communications infrastructure in the areas they respond to, making it difficult for responders to coordinate their efforts, request additional resources, or seek assistance from other agencies and hampering the effectiveness and efficiency of response operations, potentially compromising the safety of both responders and the public;

***THEREFORE, BE IT RESOLVED*** that AVICC & UBCM urgently request the Province of British Columbia to provide modern and reliable communications, such as Starlink, to responding agencies that are handling motor vehicle incidents on the province's behalf to ensure seamless communication and enhance the safety and effectiveness of responders;

***AND BE IT FURTHER RESOLVED***, that the Province of British Columbia collaborate with telecommunication providers to improve overall communications infrastructure in areas where motor vehicle incidents occur frequently including expanding coverage, improving network reliability, and exploring innovative solutions to address communication challenges in remote and underserved areas.



Date: January 9, 2024  
 File No: 0390-20-AVICC

## **RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention Enhancing Communications for Municipal Fire Departments Responding to Motor Vehicle Incidents**

In alignment with Council's *2023-2027 Corporate Strategic Plan* and the goals of "fostering a complete community that is safe, healthy and inclusive" and ensuring the "provision and maintenance of quality services" Council for the City of Port Alberni is submitting the attached resolution for consideration.

Municipal fire departments play a crucial role in responding to motor vehicle incidents outside of fire protection boundaries on behalf of Emergency Management and Climate Readiness. However, many of the areas where these incidents occur lack adequate communications infrastructure, posing significant challenges to the safety and effectiveness of responders. This backgrounder aims to support the resolution proposed urging the Province of British Columbia to provide modern and reliable communications, such as Starlink, to responding agencies.

1. **Municipal Fire Department Response:** Municipal fire departments are often called upon to respond to motor vehicle incidents outside of their fire protection boundaries. These incidents may occur in remote or rural areas where specialized resources and expertise are required. Municipal firefighters are trained and equipped to handle these situations, ensuring the safety of individuals involved and minimizing the potential risks.
2. **Inadequate Communications Infrastructure:** One of the significant challenges faced by municipal fire departments is the lack of adequate communications infrastructure in the areas they respond to. In some cases, there may be no communications at all, making it difficult for responders to coordinate their efforts, request additional resources, or seek assistance from other agencies. This lack of communication hampers the effectiveness and efficiency of response operations, potentially compromising the safety of both responders and the public.
3. **Responsibility for Health and Safety:** Both Emergency Management and Climate Readiness and the municipality have a shared responsibility for the health and safety of responders. It is essential to provide responders with the necessary tools and resources to carry out their duties effectively and safely. Reliable communications play a vital role in ensuring the well-being of responders, enabling them to communicate critical information, coordinate their actions, and request assistance when needed.

To address the challenges posed by inadequate communications infrastructure, the City of Port Alberni proposes the following:

1. **Provision of Modern, Reliable Communications:** That AVICC and UBCM urgently request the Province of British Columbia to provide modern and reliable communications, such as Starlink, to responding agencies that are handling motor vehicle incidents on the province's behalf. Starlink, a satellite internet service, offers high-speed and reliable connectivity, even in remote and underserved areas. By

Enhancing Communications for Municipal Fire Departments Responding to Motor Vehicle Incidents

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providing this technology to responding agencies, the provincial government can ensure seamless communication and enhance the safety and effectiveness of responders.

2. Collaboration with Telecommunication Providers: In addition to the provision of Starlink, the Province of British Columbia should collaborate with telecommunication providers to improve overall communications infrastructure in areas where motor vehicle incidents occur frequently. This collaboration can involve expanding coverage, improving network reliability, and exploring innovative solutions to address communication challenges in remote and underserved areas.

The lack of adequate communications infrastructure in areas where municipal fire departments respond to motor vehicle incidents poses significant challenges to the safety and effectiveness of responders. The proposed resolution requests that AVICC and UBCM urge the Province of British Columbia to provide modern and reliable communications, such as Starlink, to responding agencies. By doing so, the provincial government can enhance the safety and efficiency of response operations, ensuring the well-being of responders and the effective management of motor vehicle incidents.

**Attachments:**

*Appendix 'A' | Telus Coverage Map in BC*

*Appendix 'B' | Rogers Coverage Map on Vancouver Island*

Yours truly,  
CITY OF PORT ALBERNI

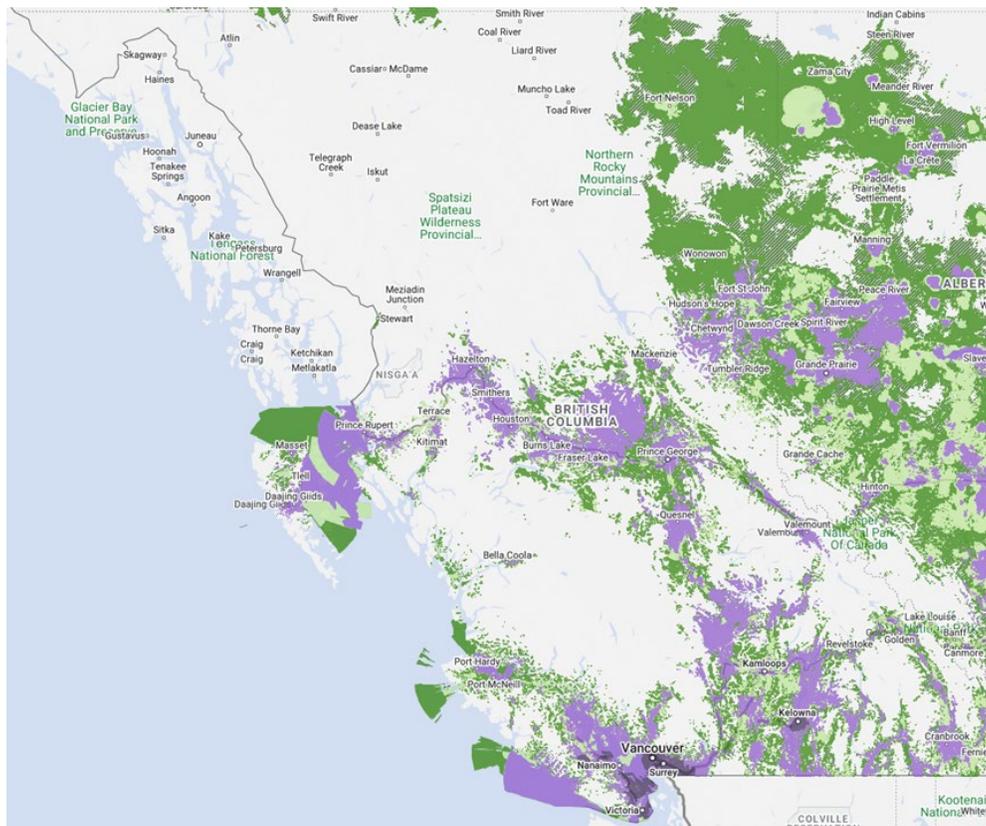


**Sharie Minions**  
**Mayor**

c: City Council  
M. Fox, CAO  
D. Monteith, Director of Corporate Services  
UBCM Member Municipalities

**Appendix 'A'**

Telus Coverage Map in BC



**Appendix 'B'**

Rogers Coverage Map on Vancouver Island





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Date: January 16, 2024

File No: 0390-20-AVICC

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**RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention**

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***Equitable Funding of Police Services***

*City of Port Alberni*

***WHEREAS*** the City of Port Alberni funds the greatest number of RCMP members and pays significantly higher police costs per capita and per household compared to other municipalities in the Alberni Valley, placing a significant burden on its taxpayers under the current Police Services funding model for British Columbia that does not take into account the financial commitment or funding contribution of each jurisdiction;

***AND WHEREAS*** systemic social issues outside of a municipality's mandate, such as poverty, addiction, and mental health challenges, contribute to increased call volumes and demands on police services, creating high police services costs that are further exacerbated by the need to respond to and manage the impacts of these systemic social issues;

***THEREFORE, BE IT RESOLVED*** that AVICC & UBCM urgently appeal to the Province of British Columbia to develop an equitable Police Services funding program for all BC municipalities and regional districts that takes into account the financial capacity and population size of each jurisdiction, as well as the additional demands placed on police services due to systemic social issues outside of a municipality's mandate.



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Date: January 16, 2024  
File No: 0390-20-AVICC

## **RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention** **Equitable Funding of Police Services**

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In alignment with Council's *2023-2027 Corporate Strategic Plan* and the goals of "fostering a complete community that is safe, healthy and inclusive" and ensuring the "provision and maintenance of quality services" Council for the City of Port Alberni is submitting the attached resolution for consideration.

The City of Port Alberni, located in the Alberni Valley, faces significant challenges in funding its police services. The current Police Services funding model in British Columbia does not consider the financial commitment or funding contribution of each jurisdiction, leading to inequitable distribution of costs. Furthermore, systemic social issues such as poverty, addiction, and mental health challenges contribute to increased demands on police services, placing an additional burden on the City of Port Alberni. The resolution urges the Province of British Columbia to develop an equitable Police Services funding program that considers the financial capacity, population size, and the impact of systemic social issues on police services for all municipalities and regional districts in the province.

- 1. Financial Disparity:**  
The City of Port Alberni funds the highest number of RCMP members in the Alberni Valley and pays significantly higher police costs per capita and per household compared to other municipalities in the region. This financial burden places a significant strain on the city's taxpayers, who bear the brunt of the costs. The current funding model does not take into account the financial capacity of each jurisdiction, leading to an unfair distribution of costs and an unsustainable financial situation for the City of Port Alberni.
- 2. Impact of Systemic Social Issues:**  
Systemic social issues such as poverty, addiction, and mental health challenges have a direct impact on the demands placed on police services. While these issues are outside the mandate of municipalities, they contribute to increased call volumes and the need for police intervention. The City of Port Alberni, like many other communities, faces the challenge of responding to and managing the impacts of these issues, further increasing the demands on its police services. Without adequate funding to address these systemic social issues, the burden falls on the City of Port Alberni and its taxpayers.
- 3. Equitable Funding:**  
To ensure fairness and sustainability in funding police services, it is crucial to develop an equitable funding program that considers the financial capacity and population size of each jurisdiction. The current funding model fails to account for these factors, resulting in disparities in funding and placing an unfair burden on certain municipalities. By developing an equitable funding program, the Province of British Columbia can ensure that all municipalities and regional districts have access to the necessary resources to provide effective and efficient police services.

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The City of Port Alberni's high police services costs, exacerbated by the impact of systemic social issues, have placed a significant burden on its taxpayers. It is imperative that the Province of British Columbia takes immediate action to develop an equitable Police Services funding program that considers the financial capacity, population size, and the impact of systemic social issues on police services for all municipalities and regional districts in the province. By doing so, the province can ensure fairness, sustainability, and effective community safety measures for all communities in British Columbia.

**Attachments:**

*Appendix 'A' | Policing costs for Representative Residential Properties in the Alberni Valley for 2023*

Yours truly,  
CITY OF PORT ALBERNI



**Sharie Minions**  
**Mayor**

c: City Council  
M. Fox, CAO  
D. Monteith, Director of Corporate Services  
UBCM Member Municipalities

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## Appendix 'A'

### Policing costs for Representative Residential Properties in the Alberni Valley for 2023

Area	Property Value	Police Tax rate	Police tax on ARPV
Area B – Beaufort	736,937	0.1096	\$ 80.77
Area D – Sproat Lake	807,187	0.0550	\$ 44.40
Area E – Beaver Creek	687,640	0.1244	\$ 85.54
Area F – Cherry Creek	568,942	0.1216	\$ 69.18
City of Port Alberni	530,609	1.3364	\$ 709.09

- The ACRD uses the Average Residential Property Value, whereas the City use the Average Single-Family Residential property when comparing.
- City Police costs are net of all revenue received from RCMP



Date: January 16, 2024

File No: 0390-20-AVICC

---

**RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention**

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***Sustainable and Equitable Funding of Library Services***

*City of Port Alberni*

***WHEREAS*** public libraries play a vital role in communities by providing access to resources, promoting literacy, supporting job seekers and small businesses, advancing reconciliation with Indigenous peoples, and promoting equity and inclusion;

***AND WHEREAS*** public libraries in British Columbia are primarily funded by levies paid by local governments, and provincial funding for libraries has remained stagnant; while the costs to deliver library services and the demand for library services have increased exponentially over time;

***THEREFORE, BE IT RESOLVED*** that AVICC & UBCM appeal to the Province of British Columbia to provide long-term sustainable funding for public libraries in BC;

***AND BE IT FURTHER RESOLVED*** that the Province ensures that BC libraries receive regular increases to Provincial Government funding in subsequent years.



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Date: January 16, 2024  
File No: 0390-20-AVICC

## **RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention Sustainable and Equitable Funding of Library Services**

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In alignment with Council's *2023-2027 Corporate Strategic Plan* and the goals of "fostering a complete community that is safe, healthy and inclusive" and ensuring the "provision and maintenance of quality services" Council for the City of Port Alberni is submitting the attached resolution for consideration.

Public libraries are essential institutions that play a vital role in communities across British Columbia. They provide access to resources, promote literacy, support job seekers and small businesses, advance reconciliation with Indigenous peoples, and promote equity and inclusion. However, public libraries in British Columbia face significant funding challenges. The current funding model which relies primarily on levies paid by local governments, while provincial funding for libraries remains drastically low in comparison, places a significant burden on its taxpayers.

1. **Importance of Public Libraries:**  
Public libraries serve as community hubs, offering a wide range of services and resources that benefit individuals of all ages and backgrounds. They provide access to books, digital materials, educational programs, and technology, fostering a love for reading and learning. Public libraries also support job seekers by offering resources for career development, resume building, and job search assistance. Additionally, libraries play a crucial role in advancing reconciliation with Indigenous peoples by providing access to Indigenous literature, supporting Indigenous language revitalization efforts, and promoting cultural understanding.
2. **Funding Challenges:**  
The current funding model for public libraries in British Columbia relies heavily on levies paid by local governments. This model has resulted in stagnant provincial funding, which fails to keep pace with the increasing costs of delivering library services and the growing demand from communities. Libraries face rising costs for materials, technology, staff salaries, and maintaining and upgrading facilities. Without sustainable funding, libraries struggle to meet the evolving needs of their communities and provide the necessary resources and services.
3. **Increasing Demand for Library Services:**  
Over time, the demand for library services has increased exponentially. Libraries are no longer just repositories of books but have become dynamic community spaces that offer a wide range of programs and services. They provide access to digital resources, e-books, and online databases, catering to the changing needs of library users. Libraries also play a crucial role in promoting digital literacy and bridging the digital divide by offering technology training and internet access to those who may not have it at home. The increasing demand for these services requires adequate funding to ensure that libraries can continue to meet the needs of their communities.

4. Long-Term Sustainable Funding:

To ensure the continued success and impact of public libraries in British Columbia, it is essential to provide long-term sustainable funding. This funding should consider the increasing costs of delivering library services, the evolving needs of communities, and the role of libraries in promoting literacy, supporting job seekers, advancing reconciliation, and promoting equity and inclusion. By providing sustainable funding, the Province of British Columbia can support the growth and development of public libraries, ensuring that they remain vibrant and accessible community resources for generations to come.

Public libraries in British Columbia play a vital role in promoting literacy, supporting job seekers and small businesses, advancing reconciliation, and promoting equity and inclusion. However, the current funding model has resulted in stagnant provincial funding, hindering the ability of libraries to meet the growing demands of their communities and placing a significant burden on its taxpayers as library costs continue to increase exponentially.

It is crucial for the Province of British Columbia to provide long-term sustainable funding for public libraries and ensure regular increases in provincial government funding in subsequent years. By doing so, the province can invest in knowledge, support community development, and ensure that public libraries continue to be valuable resources for all British Columbians.

Yours truly,  
CITY OF PORT ALBERNI



**Sharie Minions**  
**Mayor**

c: City Council  
M. Fox, CAO  
D. Monteith, Director of Corporate Services  
UBCM Member Municipalities



Date: January 16, 2024

File No: 0390-20-AVICC

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**RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention**

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***Increased Funding for [Rural] Colleges***

City of Port Alberni

***WHEREAS*** colleges in rural British Columbia play a crucial role in providing accessible and high-quality education and training opportunities for students across the province, including a closer to home education for those who otherwise cannot access training or education to provide necessary skills for employability; and that they face increasing demands and challenges, including rising operating costs, growing student populations, and the need to adapt to changing industry needs;

***AND WHEREAS*** adequate funding is essential to ensure that rural colleges can continue to provide quality education, support student success, and meet the evolving needs of students and industries; colleges in rural British Columbia are challenged by distance and numbers when trying to meet the same requirements as colleges in more heavily populated areas;

***THEREFORE, BE IT RESOLVED*** that AVICC & UBCM appeal to the Province of British Columbia to increase funding for rural colleges in British Columbia to support their operations, programs, and services and develop a standard of college funding more closely reflecting the real costs of providing required training and education to the population of rural British Columbia.



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Date: January 16, 2024  
File No: 0390-20-AVICC

## **RESOLUTION for Consideration by Delegates at the AVICC 2024 AGM & Convention Increased Funding for Rural Colleges**

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In alignment with Council's *2023-2027 Corporate Strategic Plan* and the goals of "fostering a complete community that is safe, healthy and inclusive" and ensuring the "provision and maintenance of quality services" Council for the City of Port Alberni is submitting the attached resolution for consideration.

Colleges in rural British Columbia play a crucial role in providing accessible and high-quality education and training opportunities for students across the province. These institutions serve as vital resources for individuals who may not have access to training or education in more urban areas. However, rural colleges face unique challenges, including rising operating costs, growing student populations, and the need to adapt to changing industry needs. Adequate funding is essential to ensure that rural colleges can continue to provide quality education, support student success, and meet the evolving needs of students and industries.

- 1. Accessibility and Proximity:**  
Rural colleges in British Columbia provide education and training opportunities closer to home for individuals who may not have the means or ability to access training in more heavily populated areas. These colleges serve as a lifeline for students in rural communities, allowing them to pursue post-secondary education without the need to relocate. By increasing funding for rural colleges, the Province of British Columbia can ensure that individuals in these areas have equal access to quality education and training, regardless of their geographical location.
- 2. Meeting Unique Challenges:**  
Rural colleges face specific challenges that differ from their counterparts in more urban areas. Distance and smaller student populations make it more difficult for rural colleges to meet the same requirements and standards as colleges in heavily populated areas. Adequate funding is necessary to address these challenges and ensure that rural colleges have the resources and support they need to provide high-quality education and training. By increasing funding, the Province of British Columbia can help bridge the gap between rural and urban colleges, ensuring that all students have access to the same opportunities.
- 3. Adapting to Changing Industry Needs:**  
Industries are constantly evolving, and colleges must adapt their programs and curriculum to meet the changing demands of the job market. Rural colleges play a crucial role in providing training and education that aligns with the specific needs of industries in their regions. However, adapting to these changing needs requires adequate funding to update programs, invest in modern equipment and technology, and provide professional development opportunities for faculty. By increasing funding for rural colleges, the Province of British Columbia can ensure that students in these areas receive the training and education necessary to succeed in their local job markets.

- 
4. **Supporting Economic Development:**  
Investing in rural colleges has a significant impact on the economic development of rural communities. By providing accessible education and training, rural colleges contribute to the development of a skilled workforce, attracting investment and driving economic growth. Additionally, these colleges often collaborate with local businesses and industries, fostering innovation, entrepreneurship, and job creation. By increasing funding for rural colleges, the Province of British Columbia can support the economic development of rural communities and ensure their long-term sustainability.

Rural colleges in British Columbia play a vital role in providing accessible and high-quality education and training opportunities for students in rural communities. However, these colleges face unique challenges and require increased funding to meet the evolving needs of students and industries. By increasing funding for rural colleges and developing a standard of college funding that reflects the real costs of providing training and education in rural British Columbia, the Province of British Columbia can ensure that all students have equal access to quality education, support student success, and contribute to the economic development of rural communities.

Yours truly,  
CITY OF PORT ALBERNI



**Sharie Minions**  
**Mayor**

c: City Council  
M. Fox, CAO  
D. Monteith, Director of Corporate Services  
UBCM Member Municipalities



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[www.obwb.ca](http://www.obwb.ca)

Right Honourable Justin Trudeau  
Prime Minister of Canada  
80 Wellington Street  
Ottawa, Ontario K1A 0A2  
[pm@pm.gc.ca](mailto:pm@pm.gc.ca)

January 18, 2024

Honourable Diane Lebouthillier  
Minister of Fisheries, Oceans and the Canadian Coast Guard  
200 Kent St Station 15N100  
Ottawa, Ontario K1A 0E6  
[DFO.Minister-Ministre.MPO@dfo-mpo.gc.ca](mailto:DFO.Minister-Ministre.MPO@dfo-mpo.gc.ca)

Honourable Steven Guilbeault  
Minister of Environment and Climate Change  
Fontaine Building 12<sup>th</sup> Floor  
200 Sacré-Coeur Blvd  
Gatineau QC K1A 0H3  
[ministre-minister@ec.gc.ca](mailto:ministre-minister@ec.gc.ca)

Honourable Dominic LeBlanc  
Minister of Public Safety, Democratic Institutions and Intergovernmental Affairs  
269 Laurier Avenue West  
Ottawa, Ontario K1A 0P8  
[ps.ministerofpublicsafety-ministredelasecuritepublique.sp@ps-sp.gc.ca](mailto:ps.ministerofpublicsafety-ministredelasecuritepublique.sp@ps-sp.gc.ca)

**Re: CALL FOR IMMEDIATE ACTION TO PREVENT INVASIVE MUSSEL INTRODUCTION TO B.C.**

Dear Prime Minister Trudeau and Ministers,

It has come to our attention that federal funding to support B.C.'s Invasive Mussel Defence Program may be reduced or cancelled this year, and further, that other funding partners are citing a lack of federal leadership as justification to cancel or reduce their funding. This is just as the threat of invasive mussels has dramatically increased, with a confirmed infestation in the transboundary Columbia Basin. In addition to the actions we called for in [our letter](#), dated Oct. 18, 2023 and which included a temporary moratorium on boats coming into B.C., we are calling for immediate, long-term federal funding assistance for the Province of B.C. to support invasive zebra and quagga mussels prevention efforts. The Government of Canada should provide funds to at least match provincial government efforts across the West, or plan for significant higher management costs in the near future.

In September, Idaho announced that quagga mussels had been found in the state's Snake River, a tributary of the Columbia River, less than a day's drive to the border of B.C. and Alberta. Idaho's pre-planned rapid response was to spread more than 116,000 litres of toxic copper chelate into Snake River, killing almost

seven tonnes of fish, and poisoning a 26 km stretch of the river. Wholesale killing of fish, invertebrates, amphibians, and plants in the river was considered better than letting these mussels take hold. We won't know until this coming spring if the treatment has worked. Also in September, Fisheries and Oceans Canada (DFO) declared zebra mussels were discovered in New Brunswick. And then in November, Parks Canada declared zebra mussels had spread another 100km west to Clear Lake in Manitoba's Riding Mountain National Park.

DFO has a mandate to sustainably manage fisheries, work with Indigenous communities to enable their continued prosperity from fish, ensure aquatic ecosystems are protected from negative impacts, and protect the environment when emergencies arise. If invasive mussels arrive in B.C., they will severely impact Pacific salmon by depleting the food web in their spawning and rearing habitats in the Fraser and Columbia River systems. First Nations in B.C. have spent decades restoring these systems and their salmon populations, and an infestation will undermine the recovery of these fisheries. Knock-on effects will be seen in marine environments, where reductions in Pacific salmon populations will reduce a key food source for Orcas and other marine species. Protecting B.C.'s freshwaters from invasive mussels is squarely within the mandate of DFO.

The Canada Border Services Agency also has a responsibility to enforce the prohibition against importation of invasive mussels under the federal Aquatic Invasive Species Regulations. While we applaud the work of border service officers to intercept infested watercraft at many land crossings, CBSA is not fulfilling its responsibility for enforcement. Instead, it relies on provincial inspectors to follow up and decontaminate high-risk watercraft once they are identified.

The new Canada Water Agency has a mandate to improve freshwater management in Canada by providing leadership, effective federal collaboration, and improved coordination and collaboration with provinces, territories, and Indigenous Peoples to proactively address national and regional transboundary freshwater challenges and opportunities. Invasive mussels represent one of the biggest national and regional transboundary threats, yet none of the [\\$750 million](#) allocated to the Canada Water Agency addresses this threat. The Great Lakes region alone will receive more than \$420 million in funding over 10 years to deal with issues such as algae blooms which have been exacerbated by invasive mussels. It would take only \$4 million/year allocated to B.C. invasive mussel inspections to protect the Canadian Columbia Basin, the Fraser Basin, Peace Region, and other major western river systems. The Province of B.C. already allocates over \$1 million/year to this program, but without federal and other partner funding, these efforts will likely fail.

In addition to the threat to Pacific salmon, these mussels are known to stimulate toxic algae blooms, killing migratory birds and contaminating drinking water. They hurt local economies, requiring ongoing maintenance to remove them from in-water infrastructure such as bridges and docks, as well as water systems used to deliver water for agriculture, domestic, industrial, and commercial use. And of course, they degrade the quality of the shoreline environment for human enjoyment.

We view it as unacceptable and unjustifiable, given all the resources and responsibilities of the federal government and your departments, that no federal funding has been allocated to protect freshwater ecosystems from the extreme threat of invasive mussels in Western Canada. Protecting the west from these



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mussels is of national importance, and it will take federal leadership to meet this inter-provincial and transboundary threat.

Understanding that protection of freshwater ecosystems and prevention of invasive species falls within federal mandates, regulations, and laws, we hope your departments will work together to find the resources to properly support western provinces in this important work. This is truly a case where a small investment now will prevent massive costs for years to come.

Yours truly,

A handwritten signature in black ink that reads "Smckortoff".

Sue McKortoff, Chair  
Okanagan Basin Water Board

CC:

- British Columbia MPs
- British Columbia MLAs
- British Columbia Assembly of First Nations
- Okanagan Nation Alliance, Chiefs Executive Council
- Okanagan First Nations Chiefs and Councils
- B.C. Local Government Chairs and Mayors
- Pacific NorthWest Economic Region: Matt Morrison, Chief Executive Officer
- Invasive Species Council of B.C.: Gail Wallin, Executive Director
- B.C. Chambers of Commerce
- Thompson Okanagan Tourism Association
- Union of BC Municipalities
- Shuswap Watershed Council
- Okanagan and Similkameen Invasive Species Society



VIA EMAIL

Ref: 64234

January 18, 2024

John MacLean  
Chief Administrative Officer  
Columbia Shuswap Regional District  
Email: jmaclean@csrd.bc.ca

Dear John MacLean:

On December 21, 2023, we notified you about the amount of funding your local government will be receiving from the \$51 million Local Government Housing Initiatives funding program. I am pleased to confirm that your allocation will be directly transferred to your local government in the next couple of weeks.

This funding is intended to support and supplement local government activities and projects to meet the new legislative requirements arising from Bills 44, 46, and 47. Attached is the Local Government Housing Initiatives Funding Program Scope and Guidelines. This program guide sets out eligible projects, eligible use of the funds, grant management and annual reporting requirements. The funding must be spent on eligible costs and activities.

The Province expects local governments to use this funding prior to December 31, 2025, by which time all local governments in British Columbia will be required to meet the new legislative requirements.

If you have any questions regarding the legislative changes or funding program, please contact Ministry of Housing staff at PLUM@gov.bc.ca or 250-387-3394.

Yours truly,

A handwritten signature in black ink that reads "Bindi Sawchuk".

Bindi Sawchuk  
Assistant Deputy Minister  
Housing and Land Use Policy Division  
Ministry of Housing

Attachment

.../2

John MacLean

Page 2

pc: Teri Collins, Deputy Minister, Ministry of Housing  
Tracy Campbell, Executive Financial Officer, Ministry of Housing  
Kaye Krishna, Deputy Minister, Ministry of Transportation and Infrastructure  
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs  
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs  
Kevin Volk, Assistant Deputy Minister, Ministry of Transportation and Infrastructure  
Jessica Brooks, Executive Director, Ministry of Housing  
Rebecca Penz, Director, Ministry of Housing  
Jodi Pierce, Manager, Financial Services, Columbia Shuswap Regional District



# Capacity Funding for Local Government Housing Initiatives

## Program Scope and Guidelines

### January 2024

#### 1. Introduction

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The Government of British Columbia is providing \$51 million in grant-based funding to help facilitate implementation and support local governments to meet new legislative requirements of Bill 44 Housing Statutes (Residential Development) Amendment Act, Bill 46 Housing Statutes (Development Financing) Amendment Act, and Bill 47 Housing Statutes (Transit-Oriented Areas) Amendment Act.

Grants will be distributed to all of B.C.'s 160 municipalities, 27 regional districts and the Islands Trust. The grant amounts are based on a formula with two components: a flat funding amount and a per-capita amount. For municipalities, the flat amount is \$150,000 and the per-capita amount is \$4.39. For regional districts, the flat amount is \$80,000 and the per-capita amount is \$5.80.

#### 2. Eligible Projects

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The grant funding will support local government planning capacity to adopt Local Government Housing Initiative requirements for small-scale multi-unit housing, pro-active planning and transit-oriented development areas, as well as adopt development finance tools.

Funding can be spent on any planning and implementation activities local governments will need to undertake to successfully meet the legislative requirements of Bill 44 Housing Statutes (Residential Development) Amendment Act, Bill 47 Housing Statutes (Transit-Oriented Areas) Amendment Act, and to update or adopt tools from Bill 46 Housing Statutes (Development Financing) Amendment Act.

Any funds provided by the Province to the Recipient that cannot be committed to an eligible project must be returned to the Province upon written request.



Examples of eligible projects include a new project or update to an existing plan or bylaw:

- housing needs report (HNR)
- official community plan (OCP)
- zoning bylaw
- development cost charge (DCC) bylaw
- amenity cost charge (ACC) bylaw
- transit oriented density bylaw
- transportation, parks or neighbourhood plan
- procedures bylaw
- works and services bylaw
- parking bylaw
- infrastructure master plans
- asset management plans or strategies
- long-term financial plan
- capacity modelling/analysis
- condition and risk assessments
- demand management strategies
- stormwater surcharge or rainwater recharge studies

Eligible projects must:

- Meet the requirements of the updated *Local Government Act* or *Vancouver Charter*.
- Be scheduled for completion by the date specified in the new legislation or have an approved extension.
- Once completed, be received by the local government Council, Board or Local Trust Committee in a meeting open to the public. In the case of regional projects, the report must be received by the Council, Board or Local Trust Committee responsible for each planning area that is included in the project.
- Once completed, be published online for free public access.

### 3. Eligible Use of Funds

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#### ***Eligible Costs and Activities:***

Eligible costs are direct costs that are approved for funding, properly and reasonably incurred, and paid by the local government to carry out eligible activities.

Funding can be used for regional projects that cover two or more planning areas (i.e., municipalities, electoral areas, local trust areas). A municipality may contribute from its



funding to a regional project if that municipality is a participant and the funding is dedicated for planning purposes.

Examples of eligible activities include:

- Project management and co-ordination.
- Data collection (from public agencies and/or other data sources), compilation and analysis, not including the collection and compilation of data made available at no cost via the Province for the purpose of eligible projects.
- Research specific to eligible projects.
- Community engagement activities (i.e., online and physical promotion and advertising materials, community surveys, events and engagement activities, collaboration with neighbouring local governments, Indigenous governments and communities, and partner organizations).
- Publication of eligible projects (i.e., editing, proofing, graphic design, online material distribution).
- Presentation of eligible projects to Council, Board, or Local Trust Committee.

The following costs are also eligible, provided they relate directly to the eligible activities identified above:

- Incremental staff and administration costs (i.e., creating a new position or adding new responsibilities to an existing position).
- Software and digital costs to support eligible activities (i.e., survey platform fees, subscription fees for digital engagement, web and IT services related to online materials and engagement).
- Consultant or other third-party contract costs relating to eligible projects.
- Public information, consultation and engagement costs.
- Training and capacity building for local government staff specific to eligible projects.

***Ineligible Costs and Activities:***

Ineligible costs and activities include:



- Collection of data similar to that made available at no cost via the Province for housing needs reports (HNRs), official community plans (OCPs), zoning bylaws, or other purposes.
- Routine or ongoing operating and/or planning costs or activities that are not instrumental or necessary to successfully complete the project (e.g., tracking and reporting of development and building permits).
- Capital costs (including computer hardware).
- Other costs unrelated to eligible projects (i.e., costs associated with onboarding/training new staff, purchase of software, licenses, service subscription and membership fees for unrelated projects).

***Freedom of Information and Protection of Privacy Act:***

Activities must comply with all applicable privacy legislation under the *Freedom of Information and Protection of Privacy Act* in relation to the collection, use or disclosure of personal information while conducting funded activities. Personal information is any recorded information about an identifiable individual other than their business contact information. This includes information that can be used to identify an individual through association or inference.

#### **4. Grant Management**

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Grant recipients are responsible for completion of the project(s) and for meeting reporting and legislative requirements.

Recipients are also responsible for proper fiscal management, including maintaining acceptable accounting records for the project. Ministry of Housing reserves the right to review project documents and costs. Recipients must retain records until December 31, 2026.

The Province expects local governments to use this funding prior to December 31, 2025, by which time they will be required to meet the new legislative requirements.



## 5. Reporting Requirements

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Each recipient must report annually for each calendar year (i.e., January 1 to December 31).

The report form will be provided and will require the recipient to summarize the following information:

- The total amount of funding expended during the reporting period and the balance of the funding remaining at the end of the reporting period.
- Total project(s) budget and expenditures on each project during the reporting period.
- A brief description of the project(s) the funding was used to support.
- How the project(s) aids in meeting the new legislated requirements (e.g., update of zoning bylaw to accommodate small-scale, multi-unit housing, adoption of transit-oriented development area bylaw, development of an amenity cost charge (ACC) bylaw, development of a transportation plan to support proactive-zoning and area planning).
- Progress achieved on the project in the reporting period (e.g., updated parking bylaw passed second reading, updated zoning currently being prepared for public hearings, designation of transit-oriented development areas completed).
- The date by when the recipient has met a legislative requirement (e.g., approval of updated parking bylaw so it is now consistent with transit-oriented development legislation). The Ministry will be documenting this information to monitor progress across the province in meeting the new requirements.

The annual reporting must be completed until such time as the grant funding is entirely expended or the legislated requirements applicable to the reporting recipient are met (whichever occurs last).

Recipients must provide a separate report (schedule) to their annual audited financial statements. (as required under s.167 of the *Community Charter* and s. 377(1)(a) of the *Local Government Act*) until the Local Government Housing Initiatives funding is fully expended (drawn down to zero). The form of the schedule to the annual audited financial statements will be left to the discretion of the municipality. The Ministry retains the right to request



additional information from municipalities as required. This report does not need to be audited.

### **Submission of Reports**

Electronic copies of the completed reporting forms are required to be submitted within 45 days of the end of the reporting period.

Report forms should be submitted as PDF files. Total file size for email attachments cannot exceed 20 MB.

All final documents should be submitted to:

Planning and Land Use Management Branch, Ministry of Housing

E-mail: [PLUM@gov.bc.ca](mailto:PLUM@gov.bc.ca)

### **6. Additional Information**

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For enquiries about the program, please contact:

Ministry of Housing

*800 Johnson Street*

*Victoria, B.C., V8W 1N3*

Email: [PLUM@gov.bc.ca](mailto:PLUM@gov.bc.ca)

Phone: (250) 387-3394

For more on the new legislative requirements, supporting data and guidance, please visit the webpage where Ministry of Housing will provide updates on local government housing initiatives: [Local government housing initiatives - Province of British Columbia](#).



January 23, 2024

Chair Kevin Flynn and Board  
Columbia Shuswap Regional District  
555 Harbourfront Drive NE, Box 978  
Salmon Arm, BC V1E 4P1

Reference: AP7031

**Re: 2021 Local Government Development Approvals Program – CSRD Digital Application Best Practice Review and Software Implementation**

Dear Chair Kevin Flynn and Board,

Thank you for providing a final report and financial summary for the above noted project. We have reviewed your submission and all reporting requirements have been met.

The final report notes a total eligible expenditure of \$41,900. Based on this, a payment in the amount of \$14,400 will follow shortly by electronic fund transfer. This represents final payment of the grant and is based on one hundred per cent (100%) of the total reported expenditure (to a maximum of the approved grant) minus the initial payment of \$27,500 provided September 2021.

I would like to congratulate the Columbia Shuswap Regional District for undertaking this project and responding to the opportunity to improve development approvals processes in your community.

The 2024 intake for the Local Government Development Approvals Program closes March 8, 2024.

If you have any questions, please contact Local Government Program Services at 250-356-7123 or [lgps@ubcm.ca](mailto:lgps@ubcm.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'L Pacey', is written over a light blue horizontal line.

Lynsay Pacey, Program Officer

*cc: Gerald Christie, General Manager Development Services*

*The Strengthening Communities' Services program is funded by the Province of BC and Government of Canada under the Safe Restart Agreement*



# COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1  
T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csrld.bc.ca

January 23, 2024

Sent by email: [EMCR.Minister@gov.bc.ca](mailto:EMCR.Minister@gov.bc.ca)

Honourable Bowinn Ma  
Minister of Emergency Management and Climate Change Readiness

Dear Minister:

## **Re: BC's Emergency and Disaster Management Legislation Feedback**

On behalf of the Columbia Shuswap Regional District (CSRD) Board of Directors, this letter presents concerns regarding the new Emergency and Disaster Management Act Legislation and the process for creating associated regulations. Of particular concern is the lack of communication and local government engagement with the emergency management legislation change process, the formulation and drafting process of the content of Bill 31-2023: Emergency and Disaster Management Act and the expected challenges as they relate to the CSRD.

The CSRD believes that the government is taking positive steps toward addressing previous concerns, however the CSRD would have found it beneficial to have received a draft version of the legislation for review, like many First Nations, to provide sound, insightful, and meaningful feedback. The CSRD feels ill-positioned to respond to the new guidelines, prepare to meet the legislative requirements, and fulfill the expectations of our job accordingly due to the lack of communication and engagement throughout the modernized emergency management legislative change process.

CSRD staff have reviewed the new Emergency and Disaster Management Act Legislation recently introduced by the provincial government. Staff have been carefully considering how the framework will be implemented in our area, recognizing execution of the legislation is complex, given the vast expanse and diverse topography of our regional district.

The CSRD has identified gaps and vulnerabilities in the proposed framework as we move toward preparing emergency and disaster management strategies to cover a geographical area of 28, 929 square kilometres - with an average population density of 1.7 persons per square kilometre – and to support a population of approximately 57, 512 residents in seven unincorporated electoral areas and four member municipalities. It is important to note that the CSRD does not have extensive public works functions, equipment or staff resources as would be seen in municipalities.

### **Provincial Ministries, Crown Corporations & Agencies**

The CSRD would like to emphasize the need to establish clear lines of responsibility for emergencies, particularly in areas of provincial and local government overlap, and the Province should provide sufficient financial resources and other supports to ensure the CSRD is able to carry out its emergency responsibilities.

The CSRD questions why the Ministry of Health is not the lead ministry for extreme heat or cold as these hazards poses a risk to public health. Interior Health has taken a lead role in creating awareness and educating local authorities in the Central Region. The CSRD Board sent a letter to the Emergency

#### **ELECTORAL AREAS**

A GOLDEN-COLUMBIA  
B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN  
D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA  
F NORTH SHUSWAP-SEYMOUR ARM  
G BLIND BAY-SORRENTO-NOTCH HILL

#### **MUNICIPALITIES**

GOLDEN  
REVELSTOKE  
SALMON ARM  
SICAMOUS

Management and Climate Readiness Minister on the topic of extreme weather emergencies and public safety on November 17, 2023.

Under the new legislation the CSRD is now required to take action on Crown Land which would result in a significant increase in expected workload due to the enormous amount of Crown Land within the electoral area boundaries. In the CSRD, we are particularly concerned about wildfire, flooding, landslides, and other emergencies that occur within regional district boundaries where the CSRD effectively has little or no control. Unlike municipalities who are responsible for road networks, bridges, and sidewalks as well as subdivision approvals, regional districts do not share these same responsibilities and therefore do not have extensive public works functions, heavy equipment and responding resources. In our view, it is reasonable for the Province to assume primary authority for assessing and responding to emergencies on or originating from Crown Land as it does for wildfire emergencies through its BC Wildfire Services Branch.

While much of our work is focused on mitigation and we can actively focus on zoning regulations and public education to try to reduce the impact of a disaster, we do not have the ability to reduce risk outside of our service area. Through the mitigation efforts, we believe it enables individuals and communities to recover more rapidly from disasters while lessening the financial impact of disasters.

Having recently gone through the largest emergency operations response in CSRD history this past summer with the Bush Creek East Wildfire, and still actively in the recovery process, we are taking the opportunity for careful analysis and review of the response and recovery efforts. Through debriefing and reviewing our emergency response, as well as our coordination efforts with the Province, stakeholders and organizations, we are taking advantage of analyzing the draft legislation with a critical eye. With our recent experience and with consideration to the proposed legislation, we are carefully evaluating each section of the draft legislation as it relates to us and the scope of our ability to respond to the emergency or the recovery process, whether it is a wildfire, flooding, landslides, or other emergency event.

The CSRD supports the adoption of the Sendai Framework and agrees that as risk increases due to negative climate change impacts, emergency management needs to focus on reducing risk, particularly through mitigation and prevention actions. There will be a requirement from both provincial and federal governments to guide and coordinate disaster risk reduction, providing resources, incentives, and financial support to local authorities, such as regional districts, whose boundaries are large and tax base small. Guiding principles to support implementation will be important and will need to clearly set risk tolerance and standardized risk thresholds used to define hazards and hazardous areas.

### Local Authorities

The CSRD has significant concerns regarding the increased responsibilities, requirements, and expectations being placed on them without clear commitment from the Province to fund the extra work. The CSRD welcomes recommendations by the Minister regarding modifications to local authority emergency plans but retains the right to determine whether to adopt the modifications proposed. The Sendai Framework clearly states that it is necessary to empower the local authorities with decision-making responsibilities especially as it relates to emergency planning. For example, there will be a need to address existing subdivisions that were approved by the province prior to the establishment of regional districts. Many of these subdivisions are situated in high-risk areas such as alluvial fans, mountainous terrain, and below large cliff faces. The Sendai Framework speaks to "Investment in Risk Reduction" which can prove very costly. The responsibility for risk reduction needs to remain with the approving body, which in many cases is the Province.

Under the new legislation, Local Authorities must have one emergency management plan for each area within their jurisdiction. The CSRD has dozens of communities and unincorporated hamlets and villages. Does this mean a separate plan is required for each of these areas? What is the standard for including "measures to promote cultural safety" when there are multiple Indigenous governing bodies with overlapping territories within the CSRD?

The requirement to support others in an area of their jurisdiction by taking emergency measures or providing emergency resources will require additional resources and funding. All mitigation and preparation measures

directed by the Province to local government will add significant workload and funding requirements and the CSRD would like clarification on expectations and how this will be supported by the Province.

There is a new requirement to have business continuity plans. The CSRD would like to request a standard template or overview of what the business continuity plan is expected to include. Does EMCR have the capacity to audit business continuity plans, and will there be provincial funding available for agencies to create these plans? More information is requested on the expectation of consultation and cooperation with Indigenous Governing Bodies and the nature of the collaboration as it impacts the Business Continuity Plan.

If the Province is to establish a comprehensive list of requirements for standardized programs and plans, the CSRD would request that the differences between municipalities and regional districts is considered. The CSRD would like clarification on the expected frequency of reviews and revisions to the various plans.

The CSRD is concerned by the implied expectation that the regional district is responsible for funding critical infrastructure risk assessments, emergency plans, and business continuity plans, and is responsible for hosting the data, including all information and records, and how it relates to increased staff time, resources, and costs.

Local Authorities are required to provide additional reports annually and as requested by the Province. This will create an added workload on staff.

The legislation seems to be increasing the Province's power over local authorities which is a concern if the Province directs Local Authorities to take action but does not provide adequate resources and funding. The CSRD would like to know if the Province will supply appropriate funds and resources if directing the Local Authority to mitigate or prepare for a specific hazard that presents a significant risk of becoming an emergency. Who determines if it is a significant risk?

#### First Nations Reconciliation, Consultation and Coordination

The CSRD has several agreements with First Nations in the Shuswap area, regularly consults and collaborates with First Nations, and fully supports the Province's efforts on reconciliation and protecting First Nations cultural sites. The CSRD is concerned that the proposed requirement for consultation with First Nations on emergency management plans and actions is downloading of the Province's responsibilities inherited from the federal government.

With many First Nations lacking full-time emergency management staff resources, the Province is placing increasing responsibility for First Nations emergency preparedness on Local Authorities. Consultation and coordination during an emergency when decisions need to be made quickly may be challenging. Clarification is required to define reasonable efforts by local government to reach agreement with multiple First Nations regarding overlapping traditional territory, what treaty areas are within the jurisdiction of a local authority and how they will be described in the local authority's emergency management plan. Significant additional workload is expected for all parties to meet the new requirements. Clarification and further details will be required for developing our regulations.

#### Financial Considerations

The CSRD looks forward to improved provincial policies, procedures and administrative processes that enable support for mitigation and recovery activities that will build resilience against future disasters and optimize existing reimbursement processes. Our view is that there needs to be more streamlined and user-friendly processes with regards to obtaining DFA, including increased funding opportunities from the Province and the Federal Government.

The CSRD welcomes a new approach to disaster recovery and agrees that a solid framework needs to be developed to form part of the new emergency management legislation. We recognize and have dealt with events where there is no clear dividing line between response and recovery. In order to "build back better" the Province will need to fund all stages of recovery.

Regarding the new Recovery Period the CSRD requests clarification on what the actual financial support and other assistance provided to local governments under this new period of 90 days entails, and the rationale behind setting the time frame at 90 days.

#### Enforcing Compliance

How will enforcement change with respect to evacuation order areas given the recent challenges during the 2023 wildfire season with major RCMP involvement? As it pertains to the Province, enforcing compliance by local governments with the new legislation, the CSRD recommends a reasonable and collaborative approach. The regulations are still being drafted and many questions remain unanswered regarding resources and funding to achieve all the new requirements.

#### Supporting Volunteers & Non-Governmental Organizations

The requirement for a volunteer to register and obtain specialized disciplines with no remuneration for services is not equitable to the offerings provided to volunteer firefighters who are deployed to assist with fighting fires. Firefighters are required to have specialized training but, when deployed, are remunerated for their services. The Inter-Agency Operational Procedures and Reimbursement Rates compiled by the Office of the Fire Commissioner clearly outlines annual rates and reimbursement for out-of-pocket expenses. There should be equitable treatment of Emergency Support Services volunteers who are registered, have specialized training, and are deployed to assist other communities and all out-of-pocket expenses should be reimbursed at governmental rates. On November 9, 2023 the CSRD Board sent a letter to the Emergency Management and Climate Readiness Minister on the topic of remuneration for Emergency Services volunteers.

#### Regulations

The CSRD believes we all have an opportunity to clarify and improve emergency management in the province by working together on developing the new Emergency and Disaster Management Regulations. The CSRD requests the Province establish a Regional District Working Group made up of regional district emergency managers from across the province to assist and advise the Province on the development of the new regulations specific to regional districts.

Thank you for considering our response to the changes in the Emergency and Disaster Management Act Legislation which will have significant and broad reaching implications to all local governments across BC. We understand the mitigative requirements to protect life and property and are fully committed to collaboration with the Province to enhance program effectiveness, communication, and trust in the delivery of emergency management services to all of our communities.

Yours truly,

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

Per:



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Kevin Flynn  
Board Chair

cc: Union of BC Municipalities  
All Regional Districts in BC

**District of Sicamous**

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January 26, 2024

The Honourable David Eby, MLA  
Premier of the Province of British Columbia  
premier@gov.bc.ca

*DELIVERED VIA EMAIL*

**Re: Support for Bill-34**

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Dear Premier,

District of Sicamous council would like to express its support for Bill 34 and the *Restricting Public Consumption of Illegal Substances Act*.

We are disappointed by the Supreme Court's decision to grant a temporary injunction against Bill-34, which would protect children and youth from being exposed to illicit drug use and impose fines on those who choose to use drugs openly in public parks, sports fields and beaches.

Council urges the Province to appeal the Supreme Court decision.

When decriminalization came into force, council saw that the pilot program lacked guardrails and undermined provincial legislation regulating the possession and consumption of alcohol, tobacco and cannabis in public spaces.

For Sicamous, it was important to ban drug use in our parks, aligning with existing prohibitions for smoking, alcohol and cannabis. We knew we had to keep parks safe and welcoming for families. Amending our parks regulation bylaw allowed the District to implement its own guardrails and we were pleased to see the Province taking a similar approach.

Public spaces should continue to be enjoyed and used for their intended purpose.

Decriminalization aims to reduce the stigma that prevents illicit drug users from accessing lifesaving supports and services. We fear decriminalization will not solve the toxic drug crisis. Many of us have either lost a friend or loved one from toxic drugs or know someone who has lost a friend or family member. The number of overdoses, the lives lost, in our Province is devastating.

Increased funding and immediate access to addiction supports and treatment beds are

needed to help individuals and families suffering from addiction.

When help is sought, and a glimmer of hope exists, it must be available at that moment for there to be healing and change.

Sincerely,

A handwritten signature in black ink, appearing to read "Colleen Anderson". The signature is fluid and cursive, with the first name "Colleen" written in a larger, more prominent script than the last name "Anderson".

Colleen Anderson, Mayor  
**DISTRICT OF SICAMOUS**

cc. Mel Arnold, MP North-Okanagan Shuswap  
Greg Kylo, MLA Shuswap  
B.C. Municipalities and Regional Districts



January 26, 2024

Premier Eby  
Province of BC  
[premier@gov.bc.ca](mailto:premier@gov.bc.ca)

Honourable Bowinn Ma  
Ministry of Emergency Management and Climate Readiness  
Via email: [EMCR.Minister@gov.bc.ca](mailto:EMCR.Minister@gov.bc.ca)

Dear Premier Eby and Minister Ma,

**Re: Emergency and Disaster Management Act (EDMA)**

At the December 14, 2023, meeting of the Regional District of Bulkley-Nechako (RDBN) the following resolution was passed:

"That the Board submit a letter to the Premier and Minister of Emergency Management & Climate Readiness requesting the creation of a regional district working group to codevelop regulations under the *Emergency & Disaster Management Act* as they pertain to regional districts.

Further that the Board call on the Province to provide a "What We Heard Report" following consultation on the Regulation Discussion Papers to demonstrate that the Province is hearing the concerns of regional districts."

During the meeting there were several concerns brought forward from the Board and staff such as:

- Increased capacity required regarding consultation and collaboration with First Nations.
- Expectations regarding preparedness and response on crown lands.
- The new requirements to extend State of Local Emergency Powers.
- Local community groups staying and defending and how that may be considered contravening *EDMA*.
- Concerns with adequately staffing the emergency management programs to meet the new requirements of *EDMA* without sustained funding.
- Creating an Indigenous Governing Body working group to work with the Province and regional districts on the co-development of the regulations and policies.

The 2023 wildfire season was the worst wildfire season in B.C.'s history, and the impacts to the forests and residents of the RDBN were devastating. Many lessons were learned while living through these wildfires.

The creation of a regional district working group, inclusive of elected officials and staff who experienced the 2023 wildfires, would ensure an active voice providing input into regulations and policy development. The findings of the Premier's Expert Task Force on Emergencies will be essential in this process.

The RDBN worked closely with First Nations during the 2023 wildfires and we want to continue building these relationships. Providing regional districts and First Nations an opportunity to collectively work through and provide input into the development of the regulations would assist in enhancing relationships with First Nations in the region while working in partnership for the benefit of our communities.

Attached for your reference and further concerns is the RDBN staff report to the Board.

The RDBN has submitted comments on the questions presented by Emergency Management & Climate Readiness regarding the proposed regulations to [modernizeEM@gov.bc.ca](mailto:modernizeEM@gov.bc.ca), however, this consultation is inadequate to address the many concerns.

The RDBN looks forward to continuing to work together to improve public safety and the emergency management work that becomes more critical each year.

Sincerely,



Mark Parker  
Chair

cc: Honourable George Heyman, Minister of Environment and Climate Change Strategy and Minister responsible for TransLink, Acting Minister responsible for Emergency Management and Climate Readiness  
Nathan Cullen, Member of the Legislative Assembly of B.C. (Stikine)  
John Rustad, Member of the Legislative Assembly of B.C. (Nechako Lakes)  
Kevin Falcon, Member of the Legislative Assembly of B.C. (Leader of the Opposition)  
Taylor Bachrach, Member of Parliament (Skeena-Bulkley Valley)  
Todd Doherty, Member of Parliament (Cariboo-Prince George)  
Union of B.C. Municipalities  
North Central Local Government Association  
All Regional District Boards

Attachments:

1. Staff report to RDBN Board December 14, 2023 re: Royal Assent given to the *Emergency and Disaster Management Act*.
2. Summary of RDBN Evacuation Alerts and Orders 2023



## Regional District of Bulkley-Nechako Board of Directors

**To:** Chair and Board

**From:** Deborah Jones-Middleton, Director of Protective Services  
Christopher Walker, Emergency Program Coordinator

**Date:** December 14, 2023

**Subject:** **Royal Assent given to the *Emergency and Disaster Management Act***

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**RECOMMENDATION:** **(all/directors/majority)**

That the Board submit a letter to the Premier and Minister of Emergency Management & Climate Readiness requesting the creation of a regional district working group to co-develop regulations under the Emergency & Disaster Management Act as they pertain to regional districts.

Further that the Board call on the Province to provide a “What We Heard Report” following consultation on the Regulation Discussion Papers to demonstrate that the Province is hearing the concerns of regional districts.

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**BACKGROUND**

In 2015 the Provincial Government of the day started a review of the *Emergency Program Act (EPA)*. On November 8, 2023, the *Emergency and Disaster Management Act (EDMA)* received Royal Assent.

EDMA repealed the EPA. The purposes of EDMA are to:

- Account for all four phases of emergency management, which include mitigation, preparation, response, and recovery.
- Streamline and clarify the powers and duties of the minister, provincial emergency management organization, ministries, public sector agencies and local authorities.
- Facilitate agreements, consultation, and cooperation with Indigenous peoples with respect to emergency management.
- Clarify the roles of critical infrastructure owners.
- Incorporate into legislation lessons learned in recent years in responding to floods, wildfires, and the COVID-19 pandemic.
- Modernize and improve consistency of language in the legislation.

EDMA will come into force once regulations have been finalized. There will be a piecemeal approach to the development of regulations, including opportunities for local authorities to provide feedback. The two regulations that are currently presented for feedback and comments are provided under a separate report for the Boards’ consideration.

For further background information on the process that has taken place to get to this point, please see the links under the heading 'Attachments'.

### **Implications of EDMA on the Regional District of Bulkley-Nechako's Emergency Management Organizations Responsibilities**

EDMA will increase the responsibility of the Regional District in several key areas:

#### **Consultation, Collaboration, and Cooperation**

*EDMA* introduces new legal requirements for consultation and cooperation with Indigenous Governing Bodies (IGB). The Act aims to promote cultural safety in emergency management practices and recognizes the right of self-government of Indigenous Peoples.

Under this consultation, collaboration, and cooperation the Regional District will be required to:

- Incorporate traditional Indigenous knowledge into risk assessments.
- Consult on all aspects of emergency planning.
- Consult on the use of certain powers when declaring a State of Local Emergency and declaring a Recovery Period.
- Local authorities are expected to consult with every IGB that acts on behalf of Indigenous Peoples who's traditional or treaty territory overlaps with the Regional Districts jurisdiction.

The Act states that no action can be taken, (including during response) until consultation is complete, unless it is in the opinion of the head of the local authority that it would not be practicable to obtain consent due to:

- The imminent risk of loss of life.
- The risk of injury to individuals or animals.
- The risk of significant loss or damage to property (Section 120).

Consultation, collaboration, and cooperation, with IGB's is important and this is already underway in the RDBN. The new *Act* now puts legal requirements in for all four phases. The challenge lies in knowing who to consult when multiple IGB's have disputed claims on overlapping traditional territories. This could consume a lot of time, especially during emergencies when critical actions take priority.

It is hoped that the regulations will help to clarify and set out practical expectations. The establishment of a working group with regional districts following the model of the Ministry of Public Safety and Solicitor General for the Fire Safety Act. The Fire Safety Working Group enabled UBCM and regional districts to work with the Office of the Fire Commissioner and the Province of British Columbia to navigate practical considerations of new legislation and related regulations.

It would also be beneficial to call on the Province to provide a "What We Heard Report" following consultation on the Regulation Discussion Papers to demonstrate that the Province is hearing the concerns of regional districts.

## **Risk Assessments**

New requirements for risk assessment include the identification of risks and the undertaking of mitigation actions for identified risks. *EDMA* requires local authorities to identify all reasonably foreseeable hazards and to assess the risk posed by each hazard, as well as the potential impacts in the event of an emergency. The RDBN has completed a Hazard Risk and Vulnerability Analysis (HRVA) and is developing mitigation actions for those of higher risk to the RDBN.

It is unclear if the RDBN will be required to have a role in hazard identification and mitigation on crown land.

## **Business Continuity Plans**

Local authorities and Critical Infrastructure owners are now required to have a Business Continuity Plan (BCP) that informs how essential services will be provided during an emergency. This is a new requirement not previously part of *EPA*. The RDBN has a draft BCP that will have to be completed to meet the new requirements. This requirement will impact the RDBN's ability to apply for funding once the deadline is established by regulations. Not having a BCP is an offence under the *EDMA*.

## **Evacuation Supports**

*EDMA* expands the requirements for evacuation supports for vulnerable populations and animals (pets and livestock) in evacuation planning and evacuee support services. This raises expectations and requirements that may be difficult to meet within current evacuee support service programs.

## **EDMA Compliance and Enforcement**

**Some clarity has been received.**

*EDMA* includes mandatory compliance and enforcement. Minister's powers now exist to ensure compliance and enforcement and enable new powers for Peace Officers to assist in the enforcement of powers under a SoLE. Penalties issued under *EDMA* for corporation non-compliance may be up to \$1 million. Penalties for staff in corporations who pursue willful non-compliance are up to \$300,000 and imprisonment for up to one year (Section 150).

## **Terminology Changes**

*EDMA* has changed the definition of 'emergencies' in the scope of the *Act* to now include terrorism, rioting, and security threats. Given that regional districts do not have direct control over policing and law enforcement, it is unclear what role the RDBN might play if we were to declare a State of Local Emergency for these types of emergencies. Despite the word disaster being in the title of the *Act*, *EDMA* has not defined or utilized the term 'disaster' due to the perception that, regardless of the scope and scale of an event, there is no legal difference in how the *Act* applies to emergencies, disasters, catastrophes, etc. The absence of this term may increase challenges in managing public and partner expectations.

## State of Local Emergency (SoLE) Powers

The RDBN must ask for permission to get a SoLE extended and use emergency powers. To do this, the RDBN is required to demonstrate clear consultation consent from First Nations. If consultation did not occur, local authorities are required to submit a report defending the reasons why that consultation did not occur or why the local authority did not proceed with the direction given by the First Nation. These consultations during a response could delay response efforts. Staffing for local authorities and IGB's may be limited impacting their ability to actively communicate during a response. Previous RDBN events had varying degrees of communications with IGB's during response ,in some cases no engagement occurred as staff from IGB's were unreachable.

**Below is information comparing the repealed *EPA* and *EDMA* as it relates to local government.**

<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
<b>Part 1 – Interpretations And Principles</b>	
<ul style="list-style-type: none"> <li>➤ Focused primarily on emergency response.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Defines and applies:           <ul style="list-style-type: none"> <li>▪ The four phases of emergency management: mitigation, preparation, response, and recovery.</li> <li>▪ The definition of 'emergency' is broadened to include modern day emergencies such as security threats, diseases, and environmental issues.</li> <li>▪ Establishes more thorough definitions and wording for emergency management, such as respect for human rights, collaboration, transparency, accountability, with a focus on recognition of Indigenous rights and interests.</li> <li>▪ Acknowledges the relationship between climate change and disasters.</li> </ul> </li> </ul>
<b>Part 2 – General Roles</b>	
<ul style="list-style-type: none"> <li>➤ Did not clarify the roles and responsibilities regulated entities, volunteers, and Indigenous governing bodies.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Clarifies the roles and responsibilities of various actors in emergency management, such as the minister, the provincial emergency management organization, local authorities, regulated entities, volunteers, and Indigenous governing bodies.</li> </ul>
<ul style="list-style-type: none"> <li>➤ Only allowed the minister to enter into agreements with local authorities or other governments.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Enables the minister to enter into agreements with both governmental</li> </ul>

<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
	<p>agencies and persons or entities outside of government organizations.</p> <ul style="list-style-type: none"> <li>➤ Allows the Lieutenant Governor in Council to temporarily suspend or modify parts of other acts during emergencies and the power to order businesses to close will become available to local authorities.</li> <li>➤ Gives local authorities and the provincial government the ability to create or join multi-jurisdictional emergency management organizations (MJEMO). <ul style="list-style-type: none"> <li>▪ MJEMOs are organizations that, under the EDMA, will allow local authorities, First Nations, and the province to work together to complete new requirements (such as EM plans, HRVAs etc.) together. Within an MJEMO, members can provide oversight, leadership, and knowledge to each other. A Local Authority that joins a MJEMO will be required to report to the Provincial Administrator with copies of information and records as required and must comply with any directions.</li> </ul> </li> <li>➤ The minister may now acquire, hold, distribute and dispose of emergency resources as well as order preparations and mitigation measures.</li> </ul>
	<ul style="list-style-type: none"> <li>➤ If Crown land falls within municipal or regional district boundaries, local authorities will be authorized to use powers and will be required to perform their duties under the legislation within these Crown lands.</li> </ul>
<b>Part 3 – Agreements With Indigenous Governing Bodies</b>	
<ul style="list-style-type: none"> <li>➤ Did not have specific provisions regarding Indigenous agreements.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Recognizes Indigenous peoples as decision makers in emergency management and will ratify the need for coordination agreements and other agreements with Indigenous governing bodies.</li> <li>➤ Requires local authorities to consider Indigenous knowledge, traditional</li> </ul>

<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
	territories, and treaty areas in emergency management planning, risk assessments and decision-making.
	➤ Modern Treaty Nations and Nisga'a Nation are included as distinct forms of local authorities where certain rules and obligations will not be applied.
<b>Part 4 – Mitigation And Preparation Phases</b>	
➤ Did not require ministers, public sector agencies or critical infrastructure owners to do emergency planning.	➤ Requires emergency management planning by regulated entities, such as lead ministers, non-lead ministers, public sector agencies, local authorities, and critical infrastructure owners.
➤ Did not identify risk assessment or business continuity plans, however, risk assessments were required under regulation but did not require the same depth of consideration.	➤ Requires risk assessments, emergency plans and business continuity plans to be prepared by all regulated entities. <ul style="list-style-type: none"> <li>▪ Plans must consider vulnerable peoples, cultural safety, the protection of animals and intersectionality.</li> </ul>
<b>Part 5 – Provincial Response And Recovery Phases</b>	
➤ The Lieutenant Governor in Council or the minister can declare a State of Provincial Emergency (SoPE) for up to 14 days and could extend for up to 14 days at a time.	➤ The Lieutenant Governor in Council can declare a SoPE for up to 28 days and can be extended for up to 28 days at a time. ➤ A minister can declare a SoPE for up to 14 days and can be extended for up to 14 days at a time.
➤ Did not provide for the ability to declare a Provincial Recovery Period (PRP).	➤ The Lieutenant Governor in Council can declare a PRP for up to 90 days and can be extended for up to 90 days at a time.
<b>Part 6 – Local Authority Response And Recovery Phases</b>	
➤ A local authority could declare a State of Local Emergency (SoLE) for up to 7 days and could extend the SoLE for up to 7 days at a time.	➤ A local authority can declare a SoLE for up to 14 days and can be extended for up to 14 days at a time.
➤ There were no provisions for providing written documentation regarding consultation with First Nations in the area.	➤ When declaring a SoLE the local authority is required to provide written documentation regarding consultation with the Indigenous Governing Body or other local authority on the powers required in the area unless it is deemed impractical due to the immediate risk to people.

<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
➤ Did not provide for the ability to declare a Local Recovery Period.	➤ A local authority can declare a Local Recovery Period (LRP) for up to 90 days and can be extended for up to 90 days at a time.
<b>Local Authority Powers Under EPA</b>	<b>Local Authority Powers Under EDMA</b>
➤ Acquire or use any land or personal property considered necessary to prevent, respond to or alleviate the effects of an emergency or disaster.	<ul style="list-style-type: none"> <li>➤ Appropriate, use or control the use of any personal property.</li> <li>➤ Use or control the use of any land.</li> </ul>
➤ Authorize or require any person to render assistance of a type that the person is qualified to provide or that otherwise is or may be required to prevent, respond to or alleviate the effects of an emergency or disaster;	<ul style="list-style-type: none"> <li>➤ Authorize a person to provide a service or give assistance of a type that the person is qualified to provide or give.</li> <li>➤ Require a person to provide a service or give assistance of a type that the person is qualified to provide or give.</li> </ul>
➤ Control or prohibit travel to or from any area of British Columbia.	<ul style="list-style-type: none"> <li>➤ Control or prohibit one or more of the following: <ul style="list-style-type: none"> <li>▪ Travel to or from any area.</li> <li>▪ Carrying on of a business or a type of business</li> <li>▪ An event or type of event</li> </ul> </li> </ul>
➤ Provide for the restoration of essential facilities and the distribution of essential supplies and provide, maintain, and coordinate emergency medical, welfare and other essential services in any part of British Columbia;	<ul style="list-style-type: none"> <li>➤ Identify supplies, equipment or other items, services, property or facilities, or class of any of these, as essential;</li> <li>➤ For the things identified under paragraph (a) as essential; <ul style="list-style-type: none"> <li>▪ Establish or restrain increases in prices or rents for them.</li> <li>▪ Ration or otherwise provide for their distribution or use.</li> <li>▪ Provide for their restoration.</li> </ul> </li> </ul>
➤ Cause the evacuation of persons and the removal of livestock, animals, and personal property from any area of British Columbia that is or may be affected by an emergency or a disaster and make arrangements for the adequate care and protection of those persons, livestock, animals and personal property;	<ul style="list-style-type: none"> <li>➤ Require a person to evacuate from an area.</li> <li>➤ Authorize the evacuation of individuals or animals, or both from an area.</li> <li>➤ Arrange for the adequate care and protection of evacuated individuals or animals, or both.</li> <li>➤ Arrange for the adequate protection of personal property that has been removed.</li> <li>➤ Authorize the removal of personal property from the area.</li> </ul>

<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
<ul style="list-style-type: none"> <li>➤ Authorize the entry into any building or on any land, without warrant, by any person in the course of implementing an emergency plan or program or if otherwise considered by the minister to be necessary to prevent, respond to or alleviate the effects of an emergency or disaster;</li> </ul>	<ul style="list-style-type: none"> <li>➤ Authorize the entry without a warrant into any structure or onto any land by any person for the purpose of taking emergency measures.</li> </ul>
<ul style="list-style-type: none"> <li>➤ Cause the demolition or removal of any trees, structures, or crops if the demolition or removal is considered by the minister to be necessary or appropriate in order to prevent, respond to or alleviate the effects of an emergency or disaster.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Authorize or require the alteration, removal, or demolition of works.</li> </ul>
<ul style="list-style-type: none"> <li>➤ Construct works considered by the minister to be necessary or appropriate to prevent, respond to or alleviate the effects of an emergency or disaster.</li> </ul>	<ul style="list-style-type: none"> <li>➤ The Minister may, by order, do all acts and implement all procedures that the minister is satisfied are necessary to respond to an emergency.</li> </ul>
<ul style="list-style-type: none"> <li>➤ Procure, fix prices for or ration food, clothing, fuel, equipment, medical supplies or other essential supplies and the use of any property, services, resources, or equipment within any part of British Columbia for the duration of the state of emergency.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Prohibit or limit seizures of supplies, equipment or other items, services, property or facilities or a class of any of these, that have been deemed essential.</li> </ul>
	<ul style="list-style-type: none"> <li>➤ Prohibit the entry into any structure or onto any land by any person.</li> </ul>
	<ul style="list-style-type: none"> <li>➤ Require the owner of a structure to: <ul style="list-style-type: none"> <li>▪ Have any damage to the structure assessed.</li> <li>▪ Give the results of the assessment to local authority or a class of person specified by the local authority.</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>➤ Require a person to stop doing an activity, including an activity that a person is licensed, permitted or otherwise authorized to do under an enactment.</li> </ul>
	<ul style="list-style-type: none"> <li>➤ Put limits or conditions on doing an activity, including limited or conditions that have the effect of modifying a license, permit or</li> </ul>

<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
	other authorization issued under an enactment.
<p>A local authority on the request of, and within the time required by the minister, must submit to the minister:</p> <ul style="list-style-type: none"> <li>➤ (a) the local emergency plan as prepared under section 6 (2) of the Act and updated under section 2 (3) (a) of this regulation,</li> <li>➤ (b) the schedule and content of any emergency training or exercise program, and</li> <li>➤ (c) any other emergency prevention, preparedness, response or recovery information that the minister considers necessary to assist the minister in preparing or establishing procedures required for the prompt and efficient implementation of plans and programs to meet emergencies and disasters.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Within 120 days of the end of a SoLE or LRP a local authority must submit a report to the provincial administrator. <ul style="list-style-type: none"> <li>▪ The report must outline the following: <ul style="list-style-type: none"> <li>✓ The emergency, actions taken, and powers exercised.</li> </ul> </li> </ul> </li> <li>➤ If powers were used without consulting Indigenous governing bodies due to imminent risk, the report must include reasons for the decision.</li> <li>➤ Any other matter as required by the minister.</li> </ul>
<ul style="list-style-type: none"> <li>➤ There was no provision for borrowing money to pay expenses incurred in responding to an emergency with the local authority's jurisdiction.</li> </ul>	<ul style="list-style-type: none"> <li>➤ A local authority may adopt a bylaw to borrow money to pay expenses incurred in responding to an emergency within the local authority's jurisdiction.</li> <li>➤ The bylaw must be adopted no later than 60 days after the latest date makes or extends a SoLE or the Lieutenant Governor in Council or the minister makes or extends a SoPE, unless the Provincial Administrator extends the period of or grants an exception to that period.</li> </ul>
<ul style="list-style-type: none"> <li>➤ The Lieutenant Governor in Council may, establish a criterion for the eligibility of a person to receive disaster financial assistance which was determined by regulation.</li> </ul>	<ul style="list-style-type: none"> <li>➤ The Lieutenant Governor in Council, the minister of the provincial administrator may determine financial assistance be made available to local authorities or residents if they are satisfied that the emergency meets the prescribed criteria under the regulations for financial assistance is available.</li> <li>➤ A claimant may be eligible for compensation if their primary residence was under an Evacuation Order or under a declared LRP.</li> </ul>

<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
	<ul style="list-style-type: none"> <li>➤ A claimant is entitled to claim compensation from the entity exercising its power.</li> <li>➤ <i>EDMA</i> outlines the amount of compensation will be determined based on revised regulations.</li> </ul>
<b>Part 8 - Enforcement And Costs Recovery</b>	
<ul style="list-style-type: none"> <li>➤ Enforcement was not considered in the <i>EPA</i>.</li> </ul>	<ul style="list-style-type: none"> <li>➤ A person must comply with <i>EDMA</i> and all Evacuation Orders, LRP, or any other emergency instrument made under the <i>EDMA</i>.</li> <li>➤ A person may be required to pay costs if: <ul style="list-style-type: none"> <li>▪ The emergency is threatened or caused in whole or in part by the person's acts or omissions.</li> <li>▪ The person interferes with or obstructs a person exercising a power, the performance of a duty or the taking of an emergency measure.</li> <li>▪ The person not providing essential information requested regarding the risk to a person's health, safety, or wellbeing due to a critical incident or emergency.</li> <li>▪ The Province, local authority or participating authority acting under an emergency measures agreement incurs an expense to mitigate or prepare for or to respond to or recover from the threat caused by the person.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>➤ Fines and imprisonment were not considered under the <i>EPA</i>.</li> </ul>	<ul style="list-style-type: none"> <li>➤ An individual committing an offence can be imprisoned for a term of not more than one year, and/or required to pay a penalty of up to \$100,000.</li> <li>➤ A corporation committing an offence for a fine of up to \$1,000,000.</li> <li>➤ An employee, officer, or director of a corporation can be imprisoned for a term of not more than one year, and/or required to pay a penalty of up to \$300,000.</li> </ul>

<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
<b>Part 9 - Administrative Matters</b>	
<p>➤ There was no reference to volunteers in the <i>EPA</i>.</p>	<p>➤ A volunteer who is deployed in response to an emergency is considered a “protected employee” and cannot be terminated or change the terms of their employment.</p> <p>➤ An employer can apply to request an employee be released from deployment due if it unduly interferes with the employer’s ability to carry on business or creates undue financial hardship for the employer.</p>
<p>➤ There was no reference regarding requesting, collecting, or sharing personal information under the <i>EPA</i>.</p>	<p>➤ An authorized person may request, collect, and disclose to an authorized person essential personal information received from or about a person needing services.</p> <p>➤ A person who obtains personal information under <i>EDMA</i> must keep the information confidential except where sharing is approved under <i>EDMA</i>.</p>
<p>➤ There was no reference regarding Indigenous knowledge under the <i>EPA</i>.</p>	<p>➤ Indigenous knowledge that is provided in confidence by the Indigenous people in relation to exercising a power or performance of a duty under <i>EDMA</i> may only be used for the purpose the Indigenous knowledge is provided unless:</p> <ul style="list-style-type: none"> <li>▪ Written consent of the Indigenous governing body is received.</li> <li>▪ The information is available publicly.</li> <li>▪ The information is shared with a person exercising a power or the performance of a duty under <i>EDMA</i>.</li> <li>▪ Shared with legal counsel for the purpose of obtaining a legal opinion.</li> <li>▪ Required under a court order.</li> <li>▪ In a prescribed circumstance.</li> </ul> <p>➤ If required to share the Indigenous knowledge under a court order or in a prescribed circumstance a person must give written notice of the disclosure requirement to the Indigenous Governing Body.</p>

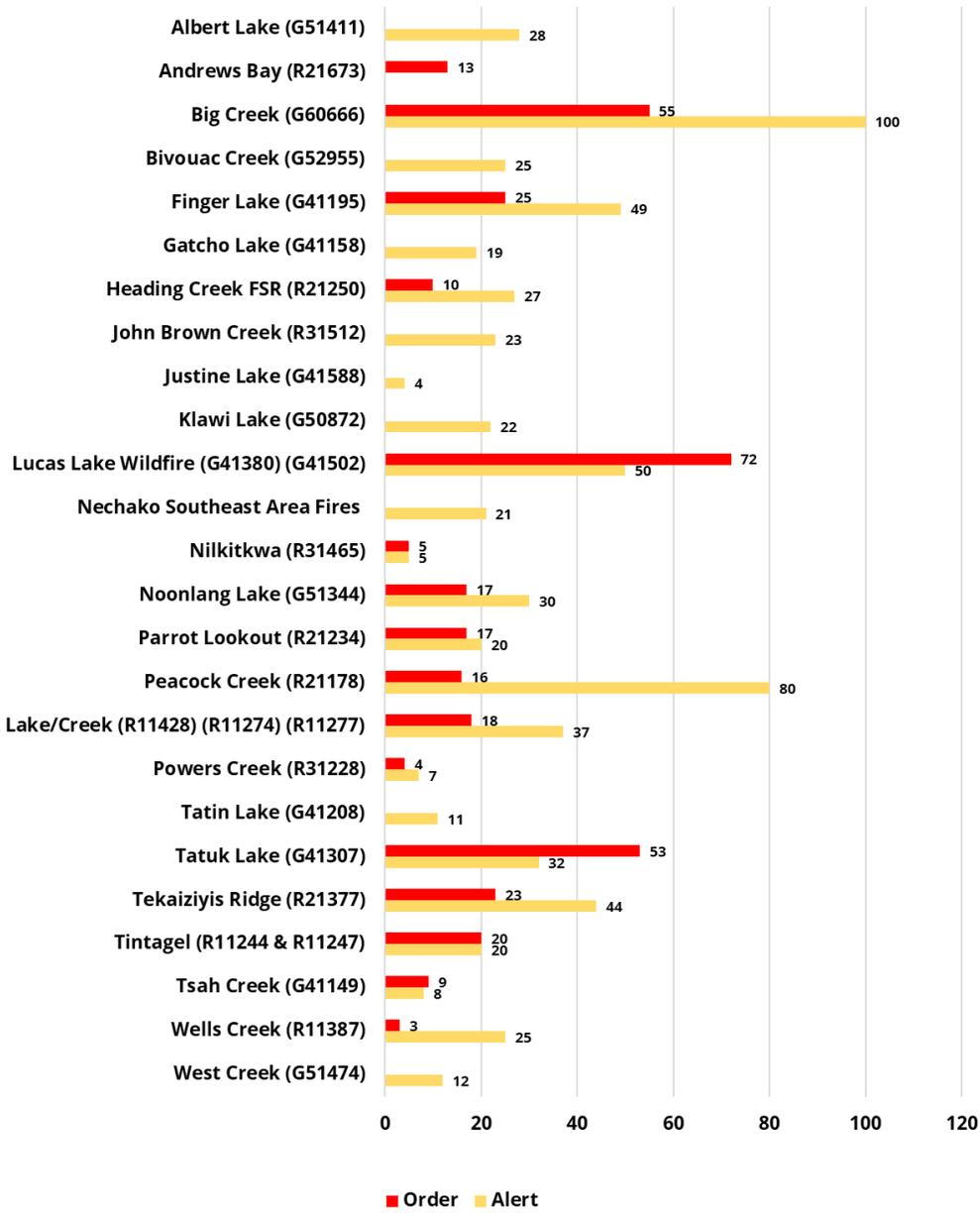
<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
	<ul style="list-style-type: none"> <li>➤ If a person discloses Indigenous knowledge to a person exercising a power or the performance of a duty under <i>EDMA</i>, notice in writing to the Indigenous Governing Body must be sent as soon as it is practical.</li> </ul>
<b>Part 10 - Regulation-Making Powers</b>	
<ul style="list-style-type: none"> <li>➤ Under the <i>EPA</i> the minister did not have the power to make new regulations Ad Hoc, and neither did the Lieutenant Governor.</li> </ul>	<ul style="list-style-type: none"> <li>➤ The Lieutenant Governor in Council can establish regulations for emergency management covering: <ul style="list-style-type: none"> <li>▪ The creation and maintenance of emergency organizations by local authorities.</li> <li>▪ The development and maintenance of risk assessment and emergency plans, exercises, and training.</li> <li>▪ Governance of multijurisdictional emergency organizations.</li> <li>▪ The terms for agreements.</li> <li>▪ Consultation, engagement, and cooperation with other governing bodies, including Indigenous Governing Bodies.</li> <li>▪ Conflict resolution, and conditions for local authorities exercising response and recovery powers.</li> <li>▪ The management, training, and reimbursement of volunteers.</li> <li>▪ Compensation and financial assistance.</li> <li>▪ Applications to court.</li> <li>▪ Cost recovery and administrative penalties.</li> <li>▪ Making and keeping records.</li> <li>▪ Making reports.</li> <li>▪ Information about a person's needing services.</li> <li>▪ Confidentiality of Indigenous knowledge.</li> <li>▪ The content manner of giving and deemed receipt of notices to be given, and orders made under <i>EDMA</i>.</li> <li>▪ Hearings under <i>EDMA</i>.</li> <li>▪ Delegation of duties, conferring discretion, making different regulation</li> </ul> </li> </ul>

<b><i>Emergency Program Act (EPA)</i></b>	<b><i>Emergency And Disaster Management Act (EDMA)</i></b>
	for, establishing, or defining classes of persons, places, or things, modifying a requirement under <i>EDMA</i> or setting terms and conditions on an exemption or modification under <i>EDMA</i> .
<b>Part 11 – Review Of Act</b>	
➤ There was no review requirement under the <i>EPA</i> .	➤ <i>EDMA</i> be reviewed within five years of receiving Royal Assent.
<b>Part 12 – TRANSITIONAL PROVISIONS</b>	
The terms of the <i>EPA</i> will continue in force until regulations have been developed, which will then bring the sections of <i>EDMA</i> that are being addressed by the regulation into force.	

**ATTACHMENTS:**

- [2016-01-10 Report to the Board re: Emergency Management BC Discussion Paper – Legislative Changes](#)
- [2016-01-28 Letter from the Board to Minister of State re: Emergency Program Act Proposed Changes](#)
- [UBCM 2016 Report to Emergency Management BC](#)
- [2020-01-23 Letter from the Board to Minister re: Modernizing BC’s Emergency Management Legislation.](#)
- [2020-02-18 UBCM Overview of Local Government Feedback re: EPA Modernization](#)

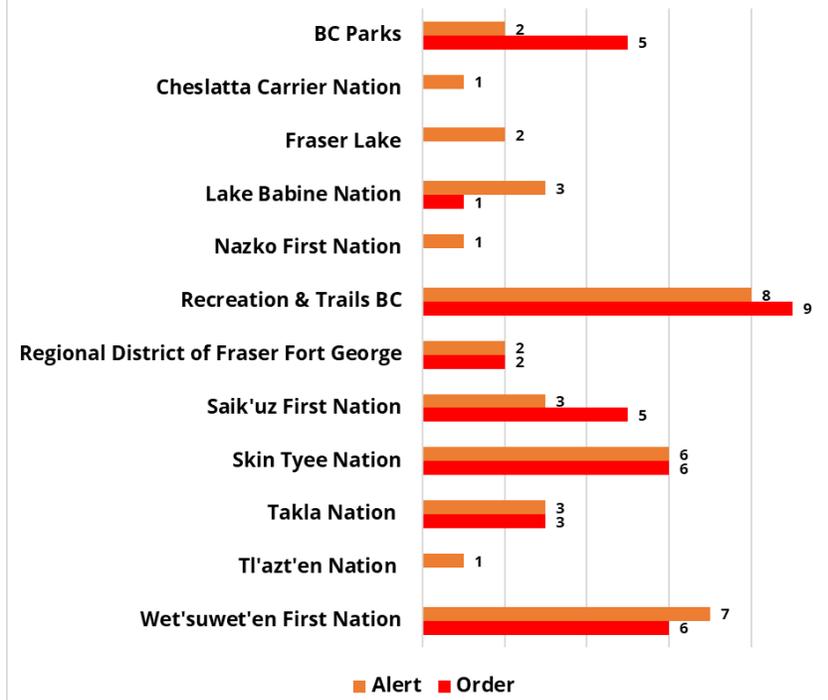
**Number of Days Under Evacuation Alert or Evacuation Order By Fire**



The RDBN EOC responded to 25 fires with Evacuation Orders and/or Evacuation Alerts. The EOC was activated for 113 days from June 27<sup>th</sup> until October 17<sup>th</sup>.

The RDBN EOC partnered with nine First Nations, one Local Authority, and two Provincial Agencies on the Evacuation Orders and Evacuation Alerts during the response.

**Partners on Evacuation Alerts & Evacuation Orders During the 2023 Wildfire Events**





PEACE RIVER REGIONAL DISTRICT

January 29, 2024

File: 0125.20.01

The Honourable David Eby  
Premier of British Columbia  
PO Box 9041 Stn Prov Govt  
Victoria, British Columbia V8W 9E1

Via email: [premier@gov.bc.ca](mailto:premier@gov.bc.ca)

The Honourable Ma  
Minister of Emergency Management and Climate  
Readiness  
PO Box 9020 Stn Prov Govt  
Victoria, British Columbia V8W 9E2

Via email: [emcr.minister@gov.bc.ca](mailto:emcr.minister@gov.bc.ca)

**RE: Cariboo Regional District's Letter to the Ministry of Emergency Management and Climate Readiness**

Dear Premier Eby and Minister Ma,

At the January 11, 2024, Peace River Regional District Board Meeting, the Regional Board discussed the letter sent by the Cariboo Regional District to the Ministry of Emergency Management and Climate Readiness regarding amendments to the *Emergency and Disaster Management Act*. After discussion, the Regional Board subsequently passed the following resolution:

MOVED, SECONDED and CARRIED

*"That the Regional Board send a letter to Premier Eby and Minister Ma and all 27 Regional Districts in support of the Cariboo Regional District's request to form a Regional District Advisory Working Group to assist in the development and implementation of regulations regarding the Emergency and Disaster Management Act."*

Sincerely,

*Brad Sperling*

Brad Sperling  
Chair

c: Mr. Mike Bernier, South Peace MLA, [Mike.Bernier.MLA@leg.bc.ca](mailto:Mike.Bernier.MLA@leg.bc.ca)  
Mr. Dan Davies, North Peace MLA, [Dan.Davies.MLA@leg.bc.ca](mailto:Dan.Davies.MLA@leg.bc.ca)  
Mr. Bob Zimmer, MP, [Bob.Zimmer@parl.gc.ca](mailto:Bob.Zimmer@parl.gc.ca)  
All Regional Districts in BC

REPLY TO: [prrd.dc@prrd.bc.ca](mailto:prrd.dc@prrd.bc.ca)

diverse. vast. abundant.



January 30, 2024

File 7130-01

Premier David Eby and The Honourable Bowinn Ma  
 Ministry of Emergency Management and Climate Readiness  
 Parliament Buildings  
 Victoria, BC V8V 1X4  
 Via email: [premier@gov.bc.ca](mailto:premier@gov.bc.ca) | [EMCR.Minister@gov.bc.ca](mailto:EMCR.Minister@gov.bc.ca)

Dear Premier Eby and Minister Ma:

**RE: Emergency Management Act and Regulatory Discussion Papers**

Congratulations receiving royal assent on the Emergency and Disaster Management Act (EDMA). FVRD agrees that the Emergency Program Act required updating and we commend the commitment of the Province to reduce disaster risk and incorporate climate change considerations into the Act.

The province is seeking public input on two upcoming regulations related to the EDMA. The Act and regulations will have a big impact on our day-to-day operations, budgets, work plans and the expectations of our residents. It is important that we have a commensurate opportunity for meaningful input into the regulations. Respectfully, our input into the development of the Act appears not to be adequately addressed and, as a result, the realities of emergency management in regional district electoral areas are not adequately considered, nor do we understand how to apply the requirements to services we provide to municipalities and critical infrastructure we own/operate beyond the electoral areas. The new Act appears tailored to municipalities. We are looking for a more robust opportunity to work with the Province on the development of regulations.

Regional districts administer unincorporated (electoral area) lands outside municipalities and First Nations lands. We provide emergency management services in an exceptionally challenging landscape. Our eight electoral areas cover over 12,000 square kilometers with major floodplains (Fraser, Harrison), high-energy rivers (Chilliwack, Coquihalla, Nahatlatch), innumerable streams, valley slopes, and critical utility/transportation corridors. Our communities are distributed along valley bottoms with large distances between them that often rely on a single route for access and egress. These landscape features bring many unmitigated hazards with high risks – landslide, flooding, erosion, debris flows, rock avalanche, snow avalanche, wildfire, highway closure, train derailment, and others. We have experienced events with multiple concurrent and cascading hazards.

Overlapping jurisdictional authorities are a defining feature of emergency management in electoral areas. Hazards often originate from Crown lands and are influenced by resource activities that we have no control over and no ability to mitigate. Roads, forests, and Crown slopes/streams – which we do not have jurisdiction over - are associated with most of our emergency events. In addition, we share our landscape with 30 First Nations with 146 reserves and First Nations that own fee-simple lands adjacent to reserve lands in the electoral areas. Critical Fraser River dike infrastructure is administered by autonomous Improvement Districts registered with Letters Patent via Municipal Affairs. As a result, all phases of emergency management require extensive coordination and communication which requires significant time and resources.

These challenges are exacerbated by limited first responder services to rural areas and modest community infrastructure. Electoral area communities experience long wait times for RCMP and ambulance services. Local fire departments are volunteer-based and do not serve all parts of the electoral areas. We have large areas without adequate internet and cellular services and, we have no public works crews or heavy equipment so all physical response works rely on contractors or other authorities.

We rely extensively on a small property tax base (represented by less than 12,000 people and about 6,400 homes according to the 2021 Census) to provide emergency management services in this exceptional context. This is a very limited tax base to draw upon to contend with a vast landscape with high risks, many hazards, and pervasive jurisdictional complexity beyond our authority.

We do an admirable job despite these challenges. We have been rebuilding our emergency management program to respond to our environment, allocate our resources in the most effective way, and focus on the EM activities that most benefit our residents. Unfortunately, we do not see this reality reflected in the EDMA.

We are still working to understand the proposed Act and regulations and we have some serious initial concerns. The Act seems to:

- expand requirements for plans, process, and policies rather than capacity development;
- increase FVRD's responsibility for planning and emergencies on Crown land with no ability to collect revenues from those lands or ability to mitigate the considerable risks associated with these lands to support these expectations;
- impose statutory and regulatory requirements which expand legal responsibilities for local government emergency programs and increase exposure to liability and risk; and,
- foster greater expectations on the part of residents and other organizations without adequate resources to address the expectations;
- fundamentally lack understanding of the Regional District governance model and Service Establishment legislation and requirements under the Local Government Act and Community Charter.

We are concerned that new requirements will be unachievable and unfundable. We ask that the Province provide meaningful opportunities for FVRD and other regional districts to provide input on the proposed act and regulations. And we ask that the Province respond directly to our input. Other regional districts have made similar requests. We join them in asking you for the creation of a Regional District disaster & emergency management working group. This collaborative effort will enable us to work together with the Ministry, ensuring that the regulations adequately addresses the unique challenges of disaster and emergency management in rural areas.

FVRD is committed to collaborating positively and productively with the Province to advance the modernization of BC's emergency management legislation. I'd be pleased to bring my team to Victoria or to host your team at FVRD to discuss this further.

Yours truly,



Jason Lum  
Chair, FVRD Board

cc:

- » Hon. Anne Kang, Minister of Municipal Affairs
- » Tara Richards, Deputy Minister, Emergency Management and Climate Readiness
- » Trish Mandewo, President, Union of BC Municipalities
- » All 27 Regional Districts

Ross Siemens

**Councillors**

Les Barkman

Kelly Chahal

Patricia Driessen

Simon Gibson

Dave Loewen

Patricia Ross

Dave Sidhu

Mark Warkentin



January 31, 2024

File: 0530-003/0400-60

*Via email*

UBCM Member Municipalities

Dear UBCM Members:

**Re: Support for Resolution**

I am writing on behalf of Abbotsford City Council, requesting favourable consideration and resolutions of support for our proposed UBCM Resolution for additional detox beds to be added to the Fraser Health Region at the upcoming LMLGA Convention, in advance of the UBCM Convention this fall.

At the January 30, 2024 Council Meeting, City Council approved the following resolution:

WHEREAS the Province of BC, through their 2023 Pathway to Hope progress report committed to “eliminating gaps in the mental health care and substance use treatment system,” and to “building an integrated system of care that includes access to a full spectrum of treatment and recovery options” so that “no one falls through the cracks”<sup>1</sup>;

AND WHEREAS the Fraser Health Region which covers nearly two million people in 20 diverse communities from Burnaby to Fraser Canyon has only one publicly funded facility that offers rapid access to detox with a total of 24 beds for both youth and adults which results in wait times for persons wishing to enter detox;

AND WHEREAS wait times for detox beds are a known barrier for those seeking the option of treatment for addiction when they are ready;

THEREFORE BE IT RESOLVED that the Union of BC Municipalities lobby the provincial government in order to provide more funding to open detox centres in the Fraser Health Region where they are needed and where accessing existing ones would be difficult for individuals needing the service.

We look forward to, and appreciate your support on this matter.

Sincerely,

Ross Siemens  
Mayor

c. Council members  
Peter Sparanese, City Manager

<sup>1</sup> [https://www2.gov.bc.ca/assets/gov/government/ministries-organizations/ministries/mental-health-addictions/a\\_pathway\\_to\\_hope\\_progress\\_report.pdf](https://www2.gov.bc.ca/assets/gov/government/ministries-organizations/ministries/mental-health-addictions/a_pathway_to_hope_progress_report.pdf)



# COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1  
T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csrld.bc.ca

February 6, 2024

Sent by email: [Jack.Green@gov.bc.ca](mailto:Jack.Green@gov.bc.ca)

Jack Green, A/Section Head, Heavy Industry  
Compliance and Environmental Enforcement  
BC Ministry of Environment and Climate Change Strategy  
400-640 Borland Street, Williams Lake BC

Attention: Jack Green

## **Re: Opportunity to be Heard – Notice Prior to Determination of Administrative Penalty 2023-45 and 2023-50**

The Columbia Shuswap Regional District (CSRD) would like to take this opportunity to thank you for the opportunity to be heard regarding the Ministry's notice of determination to issue an administrative penalty related to the CSRD's Revelstoke OC 15821 and Golden OC 17006 landfills (Landfills).

On December 14, 2023 the CSRD received the notices of determination to issue administrative penalties for non-compliance findings in the matters associated with Ministry inspections of the Landfills on May 10/11, 2023. The contravention or failure finding is related to the Nuisance Clause of the Operational Certificates for the Landfills, specifically: "the operational certificate holder must ensure that the Facility does not cause a nuisance including with regard to birds, rodents, insects, odour, noise, dust, litter, vector and wildlife attraction."

The CSRD would like to provide the following additional information relevant to the decision:

- 1) The Ministry has provided no justification on how the Inspector determined the nuisance was from the landfill. Vehicles accessing the landfill have been known to fail to secure their loads, resulting in litter. As such, it is the view of the CSRD that given the extensive measures implemented to control the spread of litter from the landfill, the litter that is the subject of this administrative penalty may be the result of traffic to the site, rather than the landfill.
- 2) The Inspector has noted that members of the public are being relied upon to help make a determination of a nuisance. Please be aware that legal action was taken against the CSRD in 2021, from the neighbor of the Golden landfill to the south, and this neighbor has advised that accessing the property for litter collection is akin to trespassing. The CSRD's Board has approved a measure under Section 291 of the Local Government Act to serve notice prior to accessing property to conduct litter collection. The CSRD has offered to negotiate a workable solution but to date the neighbor has objected.
- 3) The CSRD is concerned that the Section 3.7 and 3.8 requirements create indefinite obligations that make understanding the scope of the CSRD's compliance obligations practically challenging. The CSRD has taken significant actions to mitigate the risk of nuisance, and welcomes feedback and guidance regarding what other actions it should take in order to operate the site in compliance with the nuisance requirements. The CSRD understands that the first goal of an administrative penalty is to deter people from violating the law, both by persuading the specific violator to take precautions against falling into non-compliance again and by dissuading

#### ELECTORAL AREAS

A GOLDEN-COLUMBIA  
B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN  
D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA  
F NORTH SHUSWAP-SEYMOUR ARM  
G BLIND BAY-SORRENTO-NOTCH HILL

#### MUNICIPALITIES

GOLDEN  
REVELSTOKE  
SALMON ARM  
SICAMOUS

others from violating the law. In the present situation, the CSRD respectfully submits that issuing an administrative penalty will not serve the goal of either specific or general deterrence because it is not clear what precautions the CSRD or other landfill operators should be taking to avoid falling into non-compliance, given that the CSRD is already implementing the following measures to prevent litter nuisances:

- Golf driving range style netting has been erected along the southern boundary of the site;
  - Litter fencing is erected closer to the active landfilling area of the landfill;
  - Daily litter inspections and collection events by contracted staff;
  - The CSRD has contracted a wildlife management contractor to conduct vector control, in accordance with a submitted wildlife management plan; and
  - The Contractor has been instructed to apply extra soil cover daily, in addition to the alternative daily cover system (steel plates).
- 4) The CSRD understands that recent versions of Operational Certificates in the Province, for landfilling facilities, do not contain a Section 3.7 or 3.8 Nuisance Clause. If it is correct that the Ministry has stopped requiring this Clause in new Operational Certificates, the CSRD respectfully asks the Statutory Decision Maker to consider whether this change indicates a shift in the Ministry's approach towards the value of this type of standard. If so, the CSRD respectfully asks the Statutory Decision Maker to consider whether enforcing this requirement against the CSRD while at the same time generally removing it from Operational Certificates is fair and contributes to the statutory objectives of the Environmental Management Act.

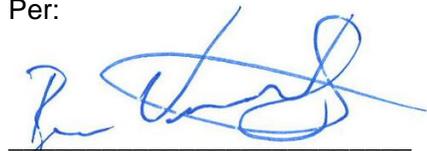
Please be advised that the precedent of an administrative penalty, for a nuisance related matter, and the escalating nature of the Ministry's compliance matrix is concerning. The CSRD understands that protection of the environment is in the public interest, and at the same time it is trying to serve the public by providing Landfills for the benefit of the public, not for its own profit. However, as the regulation prescribes that a maximum penalty of \$40,000 may be issued for each contravention, the CSRD is concerned that if it receives escalating penalties for nuisance contraventions, despite its efforts to avoid falling into non-compliance, it may not be financially possible for the CSRD to continue to operate the Landfills.

In closing, the CSRD will respect and abide by your decision. Furthermore, the CSRD is committed to continued efforts to achieve compliance with existing operating requirements for our four municipal landfills and to work with Ministry staff on amending authorizations, formal amendments were submitted to Victoria in August 2023, to better reflect current operating requirements for municipal landfills in BC.

Yours truly,

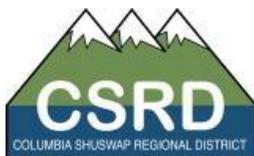
**COLUMBIA SHUSWAP REGIONAL DISTRICT**

Per:



Ben Van Nostrand, P.Ag.  
General Manager, Environmental and Utility Services  
Columbia Shuswap Regional District

cc: John MacLean, CAO, Columbia Shuswap Regional District  
Kevin Flynn, Board Chair, Columbia Shuswap Regional District



## COMMITTEE OF THE WHOLE MEETING MINUTES

**Note: The following minutes are subject to correction when endorsed by the Committee at the next Committee of the Whole meeting.**

Date: January 17, 2024  
 Time: 9:30 AM  
 Location: CSRD Boardroom  
 555 Harbourfront Drive NE, Salmon Arm

Directors Present	K. Cathcart <sup>^</sup>	Electoral Area A Director
	D. Brooks-Hill <sup>^</sup>	Electoral Area B Director
	M. Gibbons <sup>^*</sup>	Electoral Area C Director
	D. Trumbley	Electoral Area D Director
	R. Martin <sup>*</sup>	Electoral Area E Director
	J. Simpson <sup>^</sup>	Electoral Area F Director
	N. Melnychuk (Vice Chair) <sup>^*</sup>	Electoral Area G Director
	R. Oszust	Town of Golden Director
	G. Sulz <sup>^</sup>	City of Revelstoke Director
	K. Flynn (Chair)	City of Salmon Arm Director
	T. Lavery <sup>^</sup>	City of Salmon Arm Director 2
	C. Anderson	District of Sicamous Director
Staff In Attendance	J. MacLean	Chief Administrative Officer
	J. Sham <sup>*</sup>	General Manager, Corporate Services (Corporate Officer)
	C. Robichaud	Deputy Corporate Officer
	J. Pierce	General Manager, Financial Services (Chief Financial Officer)
	S. Haines	Manager, Financial Services
	G. Christie	General Manager, Development Services
	B. Van Nostrand	Acting General Manager, Environmental and Utility Services
	D. Sutherland	Acting General Manager, Community and Protective Services

\*attended a portion of the meeting only

<sup>^</sup>electronic participation

**1. Land Acknowledgement**

We acknowledge that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secwepemc, Syilx Okanagan, Sinixt and Ktunaxa Nation. We are privileged and grateful to be able to live, work and play in this beautiful area.

Declaration on the Rights of Indigenous Peoples Act  
Article 30:

1. Military activities shall not take place in the lands or territories of indigenous peoples, unless justified by a relevant public interest or otherwise freely agreed with or requested by the indigenous peoples concerned.

2. States shall undertake effective consultations with the indigenous peoples concerned, through appropriate procedures and in particular through their representative institutions, prior to using their lands or territories for military activities.

**2. Call to Order**

The Chair called the meeting to order at 9:35 AM.

**3. Adoption of Agenda**

**Moved By** Director Oszust

**Seconded By** Director Anderson

THAT: the Committee of the Whole meeting agenda be adopted.

**CARRIED**

Director Melnychuk entered the meeting at 9:37 AM

**4. Meeting Minutes**

**4.1 Adoption of Minutes**

**Moved By** Director Lavery

**Seconded By** Director Sulz

THAT: the minutes attached to the Committee of the Whole meeting agenda be adopted.

**CARRIED**

**4.2 Business Arising from Minutes**

**5. Business General**

### 5.1 **Scotch Creek/Lee Creek Fire Hall Rebuild Requirements**

Report from Derek Sutherland, Acting General Manager, Community and Protective Services, dated January 8, 2024

Discussion:

The Board discussed the need for public consultation before making a recommendation on next steps. The current service is only for fire prevention, so if separating the fire hall and community centre would require public assent for a new service. The default position would be to rebuild as it was, but all options should be presented to the community.

**Moved By** Director Oszust

**Seconded By** Director Sulz

THAT: the Committee of the Whole recommend the Board direct staff to explore the process of rebuilding the Scotch Creek/Lee Creek Fire Hall and Community Centre as it was on the same site.

**Moved By** Director Martin

**Seconded By** Director Cathcart

THAT: the Committee recommend the Board defer the discussion of rebuilding the Scotch Creek/Lee Creek Fire Hall and Community Centre until after public consultation has taken place.

**CARRIED**

**Opposed: Chair Flynn**

### 5.2 **Parcel Tax Viability for Solid Waste Closure Taxation**

Report from Jodi Pierce, General Manager, Financial Services, dated January 6, 2024.

**Moved By** Director Oszust

**Seconded By** Director Lavery

THAT: the Committee of the Whole recommend Ad Valorem taxation for the tax requisition dedicated to Solid Waste Closure Reserves.

**CARRIED**

**5.3 Feasibility Study Funds Request - Electoral Area D: Mallory Ridge**

Request from Director Trumbley

Director Trumbley - requesting feasibility study for Mallory Ridge to develop it as a park.

**Moved By** Director Trumbley

**Seconded By** Director Oszust

THAT: the Committee recommend the Board direct staff to present a report at the February Board meeting to explore the concept of using feasibility study funds to acquire Mallory Ridge as a Park.

**CARRIED**

**5.4 Feasibility Study Funds Request - Electoral Area D: Rancho Community Hall**

Request from Director Trumbley

**Moved By** Director Trumbley

**Seconded By** Director Oszust

THAT: the Committee recommend the Board explore the concept of Feasibility Study for to develop a community hall in Electoral Area D Rancho community.

**CARRIED**

The meeting recessed at 11:17 AM and the meeting resumed at 11:24 AM.

**5.5 Overview of the draft 2024 Financial Plan (Budget)**

Presentation by J. Pierce, General Manager, Financial Services.

- Budget process;
- Assessment trends;
- Mandates;
- Review of workbook;
- Questions;
- Public consultation.

A copy of the draft 2024-2028 Five Year Financial Plan is available on the [CSRD Website](#) and a view only copy is available at the CSRD office.

Late Agenda - PowerPoint presentations

### **Assessment Trends**

An overview of assessment trends was provided. The General Manager Financial Services stated that under the Local Government Act (LGA) converted assessment is the default, although some bylaws have differing apportionment formulas (ex. Rail Trail). A comparison of raw total assessment percentage changes for all municipal and electoral area was done. The General Manager, Financial Services noted that total assessments increased 4% on average, down significantly from 14.5% in 2023. Converted assessment, which are more relevant, increased 5.1%. The overall tax burden shifted slightly from the Electoral Areas to the Municipalities, as the average increase was higher for municipalities than the rural areas.

### **Mandates**

General Managers each presented the Mandates for their Departments for 2024.

**Moved By** Director Lavery

**Seconded By** Director Oszust

THAT: the Committee recommend the Board support \$30k funding for the Housing Needs Reports Update Project in the 2025 Special Projects (266) Budget.

**CARRIED**

The Committee paused the meeting for lunch at 11:45 AM and the meeting resumed at 12:01PM.

### **Review of Workbook**

#### Staffing

The General Manager, Financial Services gave an overview of the staffing reconciliation and noted that there are 2.0 FTE request in the current budget, but there will only be 1.0 FTE request in the Draft 2 Budget. Staff are requesting an additional 1.0 FTE for a Communications Assistant within the Corporate Administration Department, due to an unsustainable workload at existing staff levels.

**Moved By** Director Lavery

**Seconded By** Director Gibbons

THAT: the Committee recommend that the Board ratify approving the 1.0 FTE Communications position with effective start date of July 1, 2024.

**CARRIED**

### Budget Overview

The overall operating expenses of the CSRD increased 2.9% which is in line with inflation. The significant increase in expenditures for 2024 is capital projects, most notably the Golden Aquatic Facility and the Scotch Creek Water system.

Taxation is up 10.8% overall, \$2.1 million – this is spread across all functions. Will be reviewed individually later in the presentation.

### Area Tax Summaries

An overview of the impacts on the Draft 1 budget was presented in terms of the impacts on average residential properties for each Municipality and Electoral Area within the Regional District.

Increases in parcel taxes and user fees for most water systems due to underfunded reserves.

### Budget Comparison by Department

The General Manager Financial Services provided a review of the department budget comparisons and identified many of the significant items contained within the Draft 1 budget documents.

Director Gibbons left the meeting at 2:02 PM to attend another meeting.

### Discussion:

Directors shared concerns with the proposed increase to the Shuswap Tourism budget for 2024 and recommended staff revisit the budget and suggest reductions.

**Moved By** Director Lavery

**Seconded By** Director Simpson

THAT: the Committee recommend the Board direct staff to report back on reducing the Shuswap Tourism department budget to a maximum of a nine per cent increase for the 2024 budget.

**CARRIED**

**Opposed: Directors Martin, Anderson and Trumbley**

### Discussion:

Directors expressed concern about the implementation of taxation in the Solid Waste function as proposed in the Draft 1 budget. The General Manager, Environmental and Utility Services noted that the Board

approved the introduction of taxation for 2024 at the December Board meeting. Directors agree that taxation needs to start but would like to see a reduction in the amount requested for 2024.

Director Martin left the meeting at 2:53 PM.

**Moved By** Director Simpson  
**Seconded By** Director Anderson

THAT: the Committee recommend the Board approve a 300K landfill reserve tax request for 2024 and increase funding of an additional 300K increase for future years.

**CARRIED**

**Opposed: Directors Brooks-Hill and Melnychuk**

Corporate Officer left the meeting at 3:11 PM

Discussion:

Director Simpson expressed dissatisfaction with the Rail Trail service, and Area F’s participation in the service. Director Lavery requested a snapshot of the tax requisition history and forecast for this function.

The General Manager, Financial Services noted that surpluses and deficits will be finalized after the February 2<sup>nd</sup> AP run. Other changes for Draft 2 will include reconciliation of grant funded projects, updating information from member municipalities, Electoral Area Director changes requested after one-on-one meetings.

**Public Consultation**

No questions from the public.

**6. Rise and Report**

**Moved By** Director Oszust  
**Seconded By** Director Trumbley

THAT: the Committee of the Whole meeting Rise and Report.

**CARRIED**

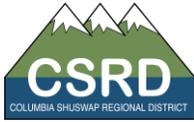
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CORPORATE OFFICER

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CHAIR



# BOARD REPORT

<b>TO:</b>	Chair and Directors
<b>SUBJECT:</b>	CSR D Policy F-38 Asset Retirement Obligations
<b>DESCRIPTION:</b>	Report from Sheena Haines, Manager, Financial Services, dated January 26, 2024. New Policy for Board consideration.
<b>RECOMMENDATION:</b>	<p>THAT: the Board endorse Policy F-38 "Asset Retirement Obligations" and approve its inclusion into the CSR D Policy Manual, this 15<sup>th</sup> day of February, 2024.</p> <p><i>Corporate Vote Unweighted Majority</i></p>

## SUMMARY:

The CSR D will be adopting a new accounting standard, PS 3280, Asset Retirement Obligations (AROs), for the fiscal year ended December 31, 2023. The CSR D should establish a Policy to guide the accounting treatment of AROs and ensure that the processes followed meet the requirements of PS 3280.

## BACKGROUND:

In August 2018, the Public Sector Accounting Board (PSAB) issued Section PS 3280, Asset Retirement Obligations (AROs). These changes are effective for fiscal years beginning on or after April 1, 2022. The fiscal year ended December 31, 2023 will be the first set of financial statements which require the adoption of PS 3280.

The ARO standard requires a liability to be recognized when, as at the financial reporting date, all of the following criteria are met :

- there is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- the past transaction giving rise to the liability has occurred;
- it is expected that future economic benefits will be given up; and,
- a reasonable estimate of the amount can be made.

A legal obligation establishes a clear duty or responsibility to another party that justifies recognition of a liability. Examples of sources of the legal obligation include:

- Government legislation (CSR D or other government);
- Agreements or contracts, including leases;
- A promise conveyed to a third party which imposes a reasonable expectation of performance by the promisor under the doctrine of promissory estoppel.

Common retirement obligations include: buildings with asbestos; closure and post-closure obligations associated with landfills; wastewater or sewage treatment facilities; underground fuel storage tank removal; costs to return properties under lease to original condition.

For each ARO identified, the CSR D will recognize a liability and a corresponding increase to the capital cost of a tangible capital asset. The future costs of retirement will be amortized over the remaining life of the asset, ensuring that the costs of asset retirement are recognized in the period when the asset is in use for the provision of public services.

This standard applies only to tangible capital assets which the CSR D has a legal or contractual obligation to dismantle and for which it controls the asset to be retired. The standard excludes routine replacement

or life cycle maintenance, as well as costs arising from improper use or catastrophic and unpredictable events.

The attached Policy F-38 Asset Retirement Obligations has been reviewed by BDO to ensure that it addresses all of the requirements to ensure proper application of Section PS 3280. Failure to adopt the Standard, or have erroneous application of it, would result in a qualified audit report and may adversely affect future borrowing or grant opportunities.

**POLICY:**

CSRD Policy F-38 Asset Retirement Obligations (Policy F-38) is a new policy that will guide the identification, recognition, and accounting treatment of AROs.

**FINANCIAL:**

The liability for Asset Retirement Obligations will be disclosed in the annual audited financial statements.

**IMPLEMENTATION:**

CSRD Policy F-38 will be included in the CSRD Policy Manual once approved by the Board.

**COMMUNICATIONS:**

CSRD Policy F-38 will be posted to the CSRD website.

**DESIRED OUTCOMES:**

That the Board approve Policy F-38 Asset Retirement Obligations.

**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_FIN_Policy F-38 Asset Retirement Obligations.docx
Attachments:	- Policy F-38 Asset Retirement Obligations.pdf
Final Approval Date:	Jan 26, 2024

This report and all of its attachments were approved and signed as outlined below:



Jodi Pierce



Jennifer Sham



John MacLean



## POLICY

### ASSET RETIREMENT OBLIGATIONS

#### PURPOSE AND INTENT

The Columbia Shuswap Regional District (CSRD) is required to account for and report on asset retirement obligations (ARO) in compliance with the Public Sector Accounting Board (PSAB) Handbook, section 3280.

The purpose of this policy is to stipulate the accounting treatment for ARO's so that users of the financial report can discern information about these assets, and their end-of-life obligations. The principal issues in accounting for ARO's is the recognition and measurement of these obligations.

#### DEFINITIONS

**Accretion expense** is the increase in the carrying amount of a liability for asset retirement obligations due to the passage of time.

**Asset retirement activities** include all activities related to an asset retirement obligation. These may include, but are not limited to:

- decommissioning or dismantling a tangible capital asset that was acquired, constructed, developed, or leased;
- remediation of contamination of a tangible capital asset created by its normal use;
- post-retirement activities such as monitoring; and
- constructing other tangible capital assets to perform post-retirement activities.

**Asset retirement cost** is the estimated amount required to retire a tangible capital asset.

**Asset retirement obligation** is a legal obligation associated with the retirement of a tangible capital asset.

**Retirement of a tangible capital asset** is the permanent removal of a tangible capital asset from service. This term encompasses sale, abandonment or disposal in some other manner but not its temporary idling.

#### SCOPE

This Policy applies to all departments, branches, boards, and agencies falling within the reporting entity of the CSRD, that possess asset retirement obligations, including:

- Assets with legal title held by the CSRD;
- Assets controlled by the CSRD; and
- Assets that have not been capitalized or recorded as a tangible capital asset for financial statement purposes.

Existing laws and regulations require public sector entities to take specific actions to retire certain tangible capital assets at the end of their useful lives. This includes activities such as removal of asbestos, retirement of landfills or hospital equipment, such as X-ray or MRI machines. Other obligations to retire tangible capital assets may arise from contracts or court judgments, or lease

arrangements.

The legal obligation, including obligations created by promises made without formal consideration, associated with retirement of tangible capital assets controlled by the CSRD, will be recognized as liability in the books of the CSRD, in accordance with PS3280 which the CSRD will be adopting starting January 1, 2023.

A legal obligation establishes a clear duty or responsibility to another party that justifies recognition of a liability. A legal obligation can result from:

- Agreements or contracts;
- Legislation of another government;
- A government's own legislation; or
- A promise conveyed to a third party that imposes a reasonable expectation of performance upon the promisor under the doctrine of promissory estoppel.

Asset retirement obligations result from acquisition, construction, development, or normal use of the asset. These obligations are predictable, likely to occur and unavoidable. Asset retirement obligations are separate and distinct from contaminated site liabilities. The liability for contaminated sites is normally resulting from unexpected contamination exceeding the environmental standards. Asset retirement obligations are not necessarily associated with contamination.

## **PROCESS**

### **A. Recognition**

A liability should be recognized when, as at the financial reporting date:

- there is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- the past transaction or event giving rise to the liability has occurred;
- it is expected that future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

A liability for an asset retirement obligation cannot be recognized unless all of the criteria above are satisfied. See Appendix A.

The estimate of the liability would be based on requirements in existing agreements, contracts, legislation or legally enforceable obligations, and technology expected to be used in asset retirement activities.

The estimate of a liability should include costs directly attributable to asset retirement activities. Costs would include post-retirement operation, maintenance and monitoring that are an integral part of the retirement of the tangible capital asset.

Directly attributable costs would include, but are not limited to, payroll and benefits, equipment and facilities, materials, legal and other professional fees, and overhead costs directly attributable to the asset retirement activity.

The estimate of the liability would require professional judgement and could be supplemented by experience, third-party quotes and, in some cases, reports of independent experts.

Upon initial recognition of a liability for an asset retirement obligation, the CSRD will recognize an asset retirement cost by increasing the carrying amount of the related tangible capital asset (or a

component thereof) by the same amount as the liability. Where the obligation relates to an asset which is no longer in service, and not providing economic benefit, or to an item not recorded by the CSRD as an asset, the obligation is expensed upon recognition.

The asset retirement costs will be allocated to accretion expense in a rational and systemic manner (straight-line method) over the useful life of the tangible capital asset or a component of the asset.

The liability for an asset retirement obligation should be estimated based on information available at the financial statement date.

The capitalization thresholds applicable to the different asset categories will also be applied to the asset retirement obligations to be recognized within each of those asset categories.

## **B. Subsequent Measurement**

The carrying amount of existing liabilities will be reconsidered at each financial reporting date. The existing asset retirement obligations will be assessed for any changes in expected cost, term to retirement, or any other changes that may impact the estimated obligation.

Any new obligations identified during the year will also be assessed and recognized, if material.

## **C. Recoveries**

Recoveries of asset retirement obligations may result when costs are able to be recovered from a third party.

A recovery related to asset retirement obligations should be recognized when:

- the recovery can be appropriately measured;
- a reasonable estimate of the amount can be made; and
- it is expected that future economic benefits will be obtained.

Recoveries will not be netted against the liability and will be accounted for in accordance with PS 3210 or PS 3320, dependent on which section is more suitable for classification of the recovery.

## **D. Presentation and Disclosure**

The liability for asset retirement obligations will be disclosed in the CSRD Annual Audited Financial Statements.

## **E. Adoption**

The CSRD will be implementing PS3280 effective January 1, 2023. The CSRD will use the modified retroactive transition method for the first year of reporting in its December 2023 Financial Statements.

## **RESPONSIBILITIES**

### **All Departments**

Departments are required to:

- Communicate with Finance on retirement obligations, and any changes in asset condition or retirement timelines.
- Assist in the preparation of cost estimates for retirement obligations.
- Inform Finance of any legal or contractual obligations at inception of any such obligation.
- Inform Finance of any limitations in determining the estimated value of asset retirement obligations, and communicate if an external expert may need to be consulted.

### **Asset Management Coordinator**

The Asset Management Coordinator is required to:

- Manage processes within the AssetFinda Asset accounting software
- Assist Departments in the identification of new ARO's and cost estimates for retirement obligations.

### **Financial Services**

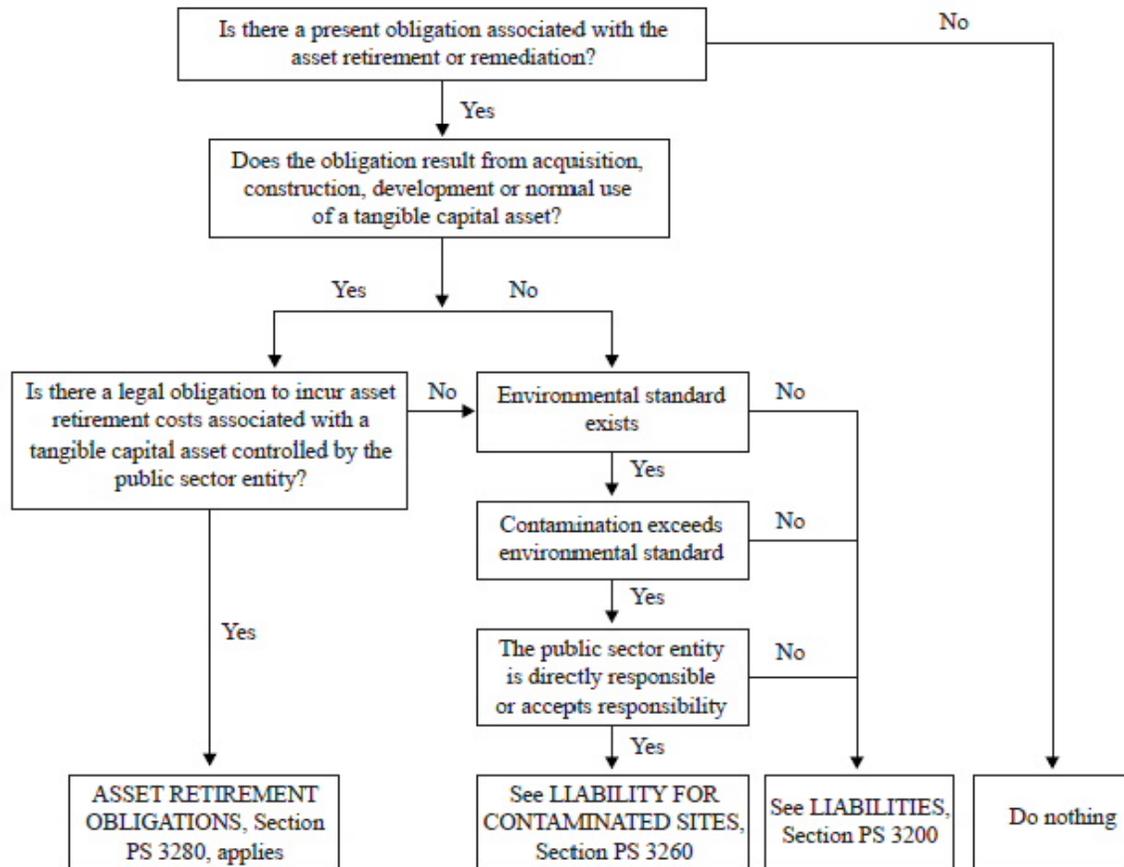
Finance is responsible for the development of and adherence to policies for the accounting and reporting of asset retirement obligations in accordance with Public Sector Accounting Board section 3280. This includes responsibility for:

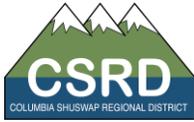
- Reporting asset retirement obligations in the financial statements of the CSRD and other statutory financial documents
- Monitoring the application of this Policy
- Managing processes within the Vadim Fixed Asset accounting module
- Investigating issues and working with asset owners to resolve issues

February 15, 2024

## Appendix A

### Decision tree – Scope of applicability





# BOARD REPORT

<b>TO:</b>	Chair and Directors
<b>SUBJECT:</b>	CSISS – Funding Contribution Agreement
<b>DESCRIPTION:</b>	Report from Ben Van Nostrand, General Manager Environmental and Utility Services, dated January 30, 2024. Direct funding contribution award for CSISS to continue to provide the CSR D with services related to invasive species monitoring, treatment and reporting.
<b>RECOMMENDATION:</b>	<p>THAT: the Board empower the authorized signatories to enter into a contribution agreement with the Columbia Shuswap Invasive Species Society commencing March 1, 2024 and expiring on February 28, 2029 for the provision of services related to invasive species monitoring, treatment and reporting in the CSR D for a total cost of \$340,000 plus applicable taxes over a five-year term, this 15<sup>th</sup> day of February, 2024.</p> <p><i>Corporate Vote Weighted Majority</i></p>

## SUMMARY:

The Columbia Shuswap Invasive Species Society (CSISS) relies on funding partners to carry out their import work in the region and the CSR D has supported CSISS, via a contribution agreement, since its inception in 2013. The purpose of this report is to authorize a funding contribution agreement for a term of March 1, 2024 to February 28, 2029.

## BACKGROUND:

The CSISS is a non-profit organization, created by the CSR D in 2013, dedicated to preventing and managing the spread of invasive species. CSISS relies heavily on funding from partners, of which the CSR D is a significant contributor. The funding allows CSISS to carry out the following objectives on an annual basis:

- 1) To educate and engage public, private landowners, land and aquatic managers, first nations and others about invasive species and their impacts.
- 2) To establish and operate invasive species management programs.
- 3) To do all other things as are incidental and ancillary to the attainment of the above purposes.

The CSISS joins a network of thirteen regional invasive species groups in BC, working in cooperation with the Invasive Species Council of BC to inspire action, coordinate management and prevent the spread of invasive species within their jurisdictions. The CSR D is appreciative of the efforts of the CSISS and relies heavily on its services to carry out this important work throughout CSR D Electoral Areas and Member Municipalities. Continued funding helps to ensure CSISS will be able to continue their important work in the region. As the existing contribution agreement is set to expire in early 2024, the purpose of this report is to request the support a new five-year contribution agreement.

## POLICY:

In accordance with Policy F-32 "Procurement of Goods & Services", Board authorization must be obtained for any sole sourced professional services contract award over \$25,000.

### **FINANCIAL:**

There has not been an increase in the CSRD's annual contribution to CSISS since 2019. The 2024-2029 contribution agreement totals \$340,000 which is an increase over the previous 2019-2023 agreement total of \$275,000. The increase reflects cost of living and inflationary increases since 2019. The costs as presented had been included in the Draft 1 Five Year Financial Plan.

The following table illustrates the annual contribution to the CSISS programing:

	<b>Contribution</b>
2024	\$65,000
2025	\$66,500
2026	\$68,000
2027	\$69,500
2028	\$71,000

### **KEY ISSUES/CONCEPTS:**

To renew the CSRD's funding contribution agreement, for another five year term, with the CSISS.

### **IMPLEMENTATION:**

Staff will ensure agreements are signed and filed upon approval of the recommendation.

### **COMMUNICATIONS:**

Staff will partner with CSISS to develop a press release to inform the public of the renewed funding partnership.

### **DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

### **BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Columbia_Shuswap_Invasive_Species_Society_Contribution_Funding_Agreement.docx
Attachments:	- 2024_29 CSISS - Noxious Weed Control and Invasive Plant Mgt_Contribution Agreement.pdf
Final Approval Date:	Jan 31, 2024

This report and all of its attachments were approved and signed as outlined below:



Jodi Pierce



John MacLean



**CONTRIBUTION AGREEMENT**

**Noxious Weed Control and Invasive Plant Management**

THIS AGREEMENT dated for reference this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BETWEEN: COLUMBIA SHUSWAP REGIONAL DISTRICT**  
PO Box 978  
555 Harbourfront Drive NE  
SALMON ARM BC V1E 4P1

(hereinafter referred to as the "Regional District")

**AND: COLUMBIA SHUSWAP INVASIVE SPECIES SOCIETY**  
PO Box 2853  
REVELSTOKE BC V0E 2S0

(hereinafter referred to as the "Recipient")

for the provision of funds to carry out noxious weed and invasive plant management services within the Columbia Shuswap Regional District as authorized by Noxious Weed Control (Enforcement) Program Extended Service Bylaw No. 5141 and amendments thereto.

**Recipient’s Responsibilities**

1. The Recipient will coordinate, develop and provide, through stakeholder engagement, a public education and community outreach program to address noxious weeds and invasive plants within the boundaries of the Regional District.
2. The Recipient will carry out the activities of coordinating and conducting invasive plant management between stakeholders and increasing the Recipient’s membership with strategic partners whose active participation is necessary to prevent the introduction and spread of noxious weeds and invasive plants within the Regional District.

**Reporting**

3. The Recipient will submit an Annual Work Plan to the Regional District on or before June 30 in each year of this Agreement. The Annual Work Plan will provide information on the delivery of noxious weed and invasive plant management including coordination and awareness activities for the year.
4. The Recipient will submit an annual Statement of Revenue and Expenditures to the Regional District on or before February 28 in each year throughout the Term of this Agreement. The Statement will cover the previous calendar year ended December 31. The Statement must be signed by the Recipient’s authorized signing officers. The Regional District reserves the right to audit expenses or receive copies of invoices, where appropriate, including those of any non-arm’s length parties that will incur expenses on behalf of the Recipient.
5. The Recipient will submit an Annual Report to the Regional District on or before February 28 in each year of this Agreement. The annual report will outline the work carried out during the previous calendar year ended December 31.

**Reporting (cont.)**

- 6. The Regional District may, in its sole discretion, require that the Recipient's records be audited.

**Contribution**

- 7. The Regional District will provide an annual contribution over a five-year term to the Recipient for the services outlined herein, throughout the Term of this Agreement.
- 8. Payments will be made to the Recipient on or before June 15 in each year of this Agreement on the following schedule and for the annual contribution amount:

2024	June 15, 2024	\$65,000
2025	June 15, 2025	\$66,500
2026	June 15, 2026	\$68,000
2027	June 15, 2027	\$69,500
2028	June 15, 2028	\$71,000

**General**

- 9. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.
- 10. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC coverage, Health and Welfare Benefits, Overtime, Vacation pay, Licences, Permits, any other Federal, Provincial or Municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.
- 11. The Recipient will be responsible for all expenses including, but not limited to the salaries of the recipient's employees, stationary, postage, meetings and all other expenses related to the noxious weed and invasive plant management services
- 12. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.
- 13. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.
- 14. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.
- 15. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators and assigns.

**Term**

- 16. This Agreement will commence the 1<sup>st</sup> day of March, 2024 and will be completed by the 28<sup>th</sup> day of February, 2029.



**Termination**

- 17. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the address herein contained.

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto.

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**COLUMBIA SHUSWAP INVASIVE SPECIES SOCIETY**

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER  
(CAO)

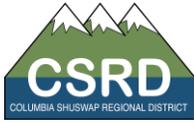
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DIRECTOR SIGNATURE

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DIRECTOR SIGNATURE

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WITNESS SIGNATURE

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WITNESS NAME (please print)

\_\_\_\_\_  
WITNESS ADDRESS



# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Utility Water System Sole Source Agreements – Caro Analytical Services, Mountain View Electric Ltd. and Turn-Key Controls Ltd.
- DESCRIPTION:** Report from Tim Perepolkin, Manager Utility Services, dated January 30, 2024. Seeking Board approval for sole source services related to water quality testing, chlorine supply & delivery and SCADA and instrumentation support and troubleshooting services.
- RECOMMENDATION #1:** THAT: the Board empower the authorized signatories to enter into an agreement with Caro Analytical Services for water quality laboratory testing services in 2024, for a total of \$50,000 plus applicable taxes.  
*Corporate Vote Weighted Majority*
- RECOMMENDATION #2:** THAT: the Board empower the authorized signatories to enter into an agreement with Mountain View Electric Ltd., for chlorine supply & delivery in 2024, for a total of \$75,000 plus applicable taxes.  
*Corporate Vote Weighted Majority*
- RECOMMENDATION #3:** THAT: the Board empower the authorized signatories to enter into an agreement with Turn-Key Controls Ltd., for SCADA and instrumentation support and troubleshooting services in 2024, for a total of \$40,000 plus applicable taxes.  
*Corporate Vote Weighted Majority*

## SUMMARY:

The CSR D relies on specialized service providers to ensure safe potable drinking water distribution to the users and to comply with the Interior Health issued Operating Permit(s). Chlorine disinfection is the primary treatment in all ten CSR D systems, regular testing, 24/7 online SCADA and system monitoring is mandatory to ensure safe potable water is being supplied.

## BACKGROUND:

Caro Analytical Services has been providing water quality testing services to the CSR D for many years, is used by Interior Health for their laboratory testing requirements and is one of the approved testing labs, qualified under the Environmental Data Quality Assurance Regulation (EDQA). Interior Health covers the lab testing/shipping fees for all CSR D small water systems serving <500 connections (*6 systems*), while the CSR D is responsible for all lab testing costs associated with large water systems >500 connections (*4 systems*). Although approved testing labs in the region charge similar rates for water testing services, utilizing the same service provider as Interior Health ensures the CSR D saves on shipping costs.

In 2023, lab testing for the large water systems was approximately \$35,000 + GST. Staff recommend issuing a standing purchase order to Caro Analytical Services for 2024, which will simplify billing and invoicing processes and take advantage of existing synergies with Interior Health.

Mountain View Electric is currently the only known service provider that can supply and deliver liquid chlorine to all CSRD water systems. Staff continue to look at other options without success, as the primary issues are delivery, storage and distribution related.

Chlorination is the primary disinfection process utilized in all ten CSRD water systems. In 2023 the CSRD used approximately 36,000 litres for a total cost of \$62,000 which equates to an average cost of \$1.72/litre. Staff recommend maintaining Mountain View Electric as a chlorine provider for 2024 and will continue to review options for chlorine supply and delivery on an annual basis.

Finally, all CSRD water systems are monitored utilizing a Supervisory Control and Data Acquisition System (SCADA). The SCADA system provides alarms on critical distribution components and allows staff and contracted operators to remotely monitor and make necessary system adjustments. Turn-Key Controls was directly involved with setting up the SCADA system for the CSRD and currently provides support and troubleshooting services on an as needed basis.

CSRD staff have a good working relationship with Turn-Key Controls and they have provided an exceptional level of service to date. In 2023 Turn-Key services totalled approximately \$29,000 + GST for all ten water systems. Staff recommend maintaining Turn-Key Controls as the service provider for instrumentation support and troubleshooting services for 2024.

**POLICY:**

In accordance with Policy F-32 "Procurement of Goods & Services", Board authorization must be obtained for any sole sourced for goods and services in excess of \$10,000.

**FINANCIAL:**

The financial costs for these required services are identified in the budgets allocated to the appropriate service for each of the ten CSRD water systems. The values noted in the recommendations for the individual services are estimated based on 2023 expenditures and reflect an adequate buffer for potential increases.

**IMPLEMENTATION:**

Upon approval by the Board, Staff will work with the respective vendors to provided the necessary services for the ten CSRD managed water systems.

**COMMUNICATIONS:**

Upon approval, the CSRD will issue Purchase Agreements (Standing Purchase Orders) to the respective vendors for 2024 services.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

**BOARD'S OPTIONS:**

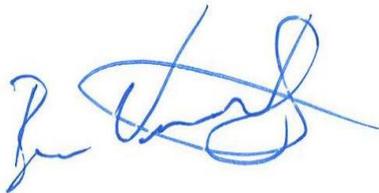
1. *Endorse the Recommendation(s).*

2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Board_EUS_Uilities_Sole_Source_Agreement.docx
Attachments:	
Final Approval Date:	Feb 1, 2024

This report and all of its attachments were approved and signed as outlined below:



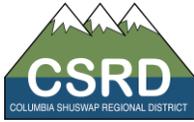
Ben Van Nostrand



Jodi Pierce



John MacLean



# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** 2024 Board on the Road in Electoral Area A/Golden

**DESCRIPTION:** Report from Jennifer Sham, General Manager, Corporate Services, dated February 2, 2024.

**RECOMMENDATION:** THAT: the Board approve the Board on the Road meeting for Thursday, May 16, 2024.  
*Corporate Vote Unweighted Majority*

## SUMMARY:

Historically, the CSR D Board has annually held a Regular Board meeting in an electoral area or member municipality: "Board on the Road". Staff is recommending that the Board on the Road be held in May.

## BACKGROUND:

The Board on the Road meeting locations:

2015 Area A/Golden  
 2016 Area C/Blind Bay  
 2017 Area B/Revelstoke  
 2018 Area E/Sicamous  
 2019 Area F/Scotch Creek  
 2020 Cancelled due to COVID-19  
 2021 Did not schedule due to COVID-19  
 2022 Did not schedule due to COVID-19  
 2023 Area D/Falkland

## POLICY:

No policy exists regarding Board on the Road; however, the Board has been supportive of holding a meeting in various locations around the CSR D as evidenced by the two decade long history (since 2001) of travelling within the Regional District once a year for a Regular Board Meeting.

## FINANCIAL:

Board on the Road costs are provided within the General Government Budget.

## KEY ISSUES/CONCEPTS:

The Corporate Services Department goals for 2024 include organizing/planning Board on the Road. Staff are proposing the May 16, 2023 Regular Board meeting take place in Electoral Area A/Golden.

## IMPLEMENTATION:

Corporate Services staff are responsible for any procedural requirements associated with the Board on the Road meeting including planning and organizing the area events the day prior to the Board meeting.

**COMMUNICATIONS:**

Meeting details will be posted at the CSRD office and on the CSRD website and social media pages. Advertisements in newspapers circulating throughout the CSRD will be placed to inform the public of the Regular Board Meeting location change.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

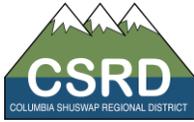
**Report Approval Details**

Document Title:	2024-02-15_Board_CS_BOR.docx
Attachments:	
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:



John MacLean



# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area A: Economic Opportunity Fund (EOF) Application – Golden/Area A, Community Economic Development
- DESCRIPTION:** Report from Jodi Pierce, General Manager, Financial Services, dated January 31, 2024. Funding request for Board consideration.
- RECOMMENDATION:** THAT: the Town of Golden Director and the Electoral Area A Director support the use of funds from the Golden and Area A Economic Opportunity Fund to the Golden Community Economic Development (CED) Society, this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Weighted – Town of Golden Director & EA A Director*
- RECOMMENDATION:** THAT: the Board approve funding from the Golden and Area A Economic Opportunity Fund to the Golden Community Economic Development (CED) Society in the amount of \$64,445 for social and CED services, this 15<sup>th</sup> day of February, 2024.  
*Corporate Vote Unweighted Majority*

## SUMMARY:

In August 2019, the Board approved \$150,000 annually for three years in support of an agreement with the Golden Community Economic Development Society as the best possible way of promoting and delivering specific social and community economic development service in the Golden Area. In July 2022 and again in September 2023, the Board approved \$180,000 to support a one-year extension to this agreement. This request is to supplement 2023-24 services.

## BACKGROUND:

On January 24, 2024, the Town of Golden advised that the Town Council passed the following resolution:

*"THAT per the Staff Report "Budget Fulfillment for Golden Community Economic Development Society" received January 23<sup>rd</sup>, 2024 from the CAO, Council RECOMMEND the CSR D board APPROVE an additional \$64,445 from the Economic Opportunity Fund as an allocation to the Golden Community Economic Development Society for the purposes of fulfilling its 2023-2024 service contract budget.*

Subsequent to that letter, Director Cathcart indicated support for the contribution.

## POLICY:

This request meets the criteria for support in relation to CSR D Policy *F-29, BC Hydro Payments-in-Lieu of Taxes* funding assistance to stimulate economic development within the Golden/Area A area.

## FINANCIAL:

The approximate balance of the Golden/Area A EOF (less commitments) as of December 31, 2023, is \$270,000. The 2024 distribution is not included in the approximate balance.

**IMPLEMENTATION:**

Upon Board approval, EOF funds will be made available.

**COMMUNICATIONS:**

The Town of Golden will be advised of the Board's decision.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Board_FIN EOF Golden Area A Community Economic Development.docx
Attachments:	- Town of Golden Certified Resolution.pdf
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:



Jennifer Sham



John MacLean



# Certified Resolution

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## Resolution #24-28

**THAT per the Staff Report “Budget Fulfillment for Golden Community Economic Development Society” received January 23rd, 2024, from the CAO, Council RECOMMEND the CSRD board APPROVE an additional \$64,445 from the Economic Opportunity Fund as an allocation to the Golden Community Economic Development Society for the purposes of fulfilling its 2023-2024 service contract budget.**

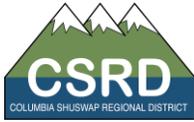
I hereby certify the foregoing to be a true and correct copy of the resolutions adopted by the Town of Golden Council at its Regular Open meeting held on the 23<sup>rd</sup> day of January 2024.

Sincerely,

Alysha Saville  
Director of Corporate Services and Communications/  
Corporate Officer

Dated this 24<sup>th</sup> of January 2024





# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area G: Electoral Area Community Works Fund – Cedar Heights UV Upgrade
- DESCRIPTION:** Report from Tim Perepolkin, Manager Utility Services, dated January 31, 2024. Community Works Funding approval for Cedar Heights UV Upgrade.
- RECOMMENDATION #1:** THAT: in accordance with CSR D Policy No. F-3 Electoral Area Community Works Fund - Expenditure of Monies, access to the Community Works Fund be approved for a maximum amount of \$110,000 plus applicable taxes from the Electoral Area G Community Works Fund allocation for costs associated with the Cedar Heights UV Water Treatment Upgrade.  
*Stakeholder Vote Weighted – Electoral Area Directors*
- RECOMMENDATION #2:** THAT: the Board empower the authorized signatories to enter into an agreement with RAM Tech Environmental Products for a total cost not to exceed \$65,000 including applicable taxes, for the supply and delivery of 1-Trojan UV Swift SC D03 UV Cell as quoted.  
*Corporate Vote Weighted*

## SUMMARY:

The Cedar Heights UV Treatment system is nearing the end of its useful life with major replacement parts no longer available and wearable parts becoming difficult to acquire. The proposed UV Treatment system upgrade is necessary to maintain the required treatment while allowing for future growth.

## BACKGROUND:

The original UV disinfection system was installed in 2007, the UV supply company was purchased by Trojan Technologies a couple years later and at the time Trojan guaranteed that wearing parts such as lamps, ballast, and wipers would continue to be made available, however other critical system components would only be supported for ten-fifteen years. The CSR D currently has a small supply of the critical replacement parts in stock but the system is susceptible to significant down time without feasible repair options for the existing UV units.

All other CSR D UV Treatment systems utilize Trojan units. Trojan Technologies was established in 1949 and has grown to become a leader and product innovator in water treatment for industrial and commercial markets. The new UV unit will be installed while maintaining the existing units for extra redundancy and allowing use to the end of life. This arrangement will allow for future expansion and better accommodate growth.

Staff recommend proceeding with the UV Treatment upgrade at this time to reduce risk, provide extra system redundancy and allow for future growth.

## POLICY:

Policy No. F-3 "Community Works Fund - Expenditure of Monies" states that the expenditure of monies from the Community Works Fund will be approved by the Board.

**FINANCIAL:**

The balance of the Area G Community Works Fund (Gas Tax) as of January 31, 2024 is approximately \$1,164,000 after all previously approved commitments. Expenditure of the funds will be in accordance with the 2014-2024 Agreement between the UBCM and CSRD, dated July 7, 2014.

**KEY ISSUES/CONCEPTS:**

In accordance with CSRD Policy No. F-3 Electoral Area Community Works Fund - Expenditure of Monies, authorization to expend monies from the Community Works Fund must be approved by the Board.

In accordance with Policy F-32 Procurement of Goods and Services, Board authorization is required for any sole source purchase over \$10,000.

**IMPLEMENTATION:**

Upon approval by the Board, the work required for the upgrades will commence and be completed by the end of 2024.

**COMMUNICATIONS:**

Upon approval, staff will make application to Interior Health for Approval to Construct, issue a purchase order for supply of the Trojan UV from RAM Tech Environmental Products, prepare detailed shop drawings and proceed with procurement for mechanical works and installation. Programming and commissioning will be completed utilizing Turn-Key Controls in coordination with the RAM Tech. All works will be completed with the allocated Community Works Funds.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

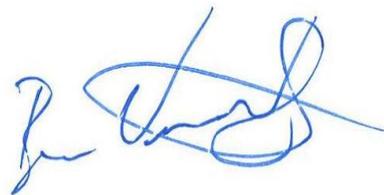
**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Board_EUS_Cedar Heights_UV_Upgrade_Community_Works_Fund.docx
Attachments:	- Cedar Heights UV - Budget Estimate-Oct 2023.pdf
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:



Ben Van Nostrand



Jodi Pierce



Jennifer Sham



John MacLean



CSR D - UTILITIES DEPARTMENT

Date: Oct 27, 2023

## Cedar Heights UV Replacement

Project No.:

## BUDGET ETIMATE

Prepared By: TP/SB

## PROJECT DESCRIPTION

Replace Existing UV Treatment - Parts no longer available, nearing end of useful life.

## PROJECT DETAILS

Supply & Install One (1) New TrojanUV Swift SC D03 UV Cell c/w Floor Mounting, Control Panel.

Supply & Install all necessary piping c/w fittings, supports etc.....

UV Commissioning and Programming

Existing UV Treatment Cells to remain intact and utilized until end of life, once decommissioned this space can be utilized for future capacity increase.

DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION
1 TrojanUV Swift SC D03 UV Cell (54 L/s capacity)	1	LS	\$ 65,000	\$ 65,000
2 Mechanical Piping, Valves and Fittings	1	LS	\$ 15,000	\$ 15,000
3 UV Commissioning & Programing	1	LS	\$ 8,000	\$ 8,000

**SUBTOTAL = \$ 88,000**

**ENGINEERING & CONTINGENCY (25%) = \$ 22,000**

**TOTAL BUDGET REQUIRED = \$ 110,000**



## COLUMBIA SHUSWAP REGIONAL DISTRICT

### DECLARATION OF OFFICIAL RESULTS

ASSENT VOTING – February 3, 2024

I, Jennifer Sham, Chief Election Officer for the Columbia Shuswap Regional District, do hereby declare, pursuant to Section 146 of the *Local Government Act (LGA)*, the results of the assent vote:

***“Are you in favour of the Columbia Shuswap Regional District adopting the Shuswap Watershed Council Service Establishment Bylaw No. 5864, 2023 to establish with Electoral C, D, E, F, G and the District of Sicamous, a service for the purpose of obtaining, coordinating and analyzing water quality monitoring data; protecting and improving water quality; and, promoting recreational water safety within the area and to authorize a maximum annual taxation of \$180,000 or \$0.0167/\$1,000 of net taxable value of land and improvements, whichever is greater?”***

to be as follows:      Yes                      364      votes  
    No                              982      votes

Location	Yes	No
Mail Ballots – July/August 2023 & January/February 2024	33	37
Advanced Voting – August 16, 2023, Eagle Bay Community Hall	19	51
Advanced Voting – August 16, 2023, Malakwa Community Learning Centre	16	91
Advanced Voting – August 16, 2023, North Shuswap Community Hall	19	31
Advanced Voting – August 16, 2023, Shuswap Lake Estates Community Hall	35	76
Advanced Voting – August 16, 2023, Silver Creek Elementary & August 21, 2023, Rancho Elementary (s.137 LGA)	16	26
Advanced Voting – August 21, 2023, Sunnybrae Community Hall	7	45
Advanced Voting – August 21, 2023, District of Sicamous Council Chambers	21	28
General Voting – February 3, 2024, White Lake Hall	20	73
General Voting – February 3, 2024, Falkland Community Hall	19	122
General Voting – February 3, 2024, District of Sicamous Council Chambers	35	68
General Voting – February 3, 2024, Lakeview Community Centre	34	117
General Voting – February 3, 2024, Blind Bay Memorial Hall	90	217
<b>Total Number of Valid Votes Cast</b>	<b>364</b>	<b>982</b>

Given under my hand at Salmon Arm, British Columbia, this 7<sup>th</sup> day of February, 2024.

\_\_\_\_\_  
 Jennifer Sham  
 Chief Election Officer



## COLUMBIA SHUSWAP REGIONAL DISTRICT

### Chief Election Officer Report

Shuswap Watershed Council Assent Voting – February 3, 2024

Pursuant to Section 158 of the *Local Government Act (LGA)*, these are the ballot accounts for the assent vote:

Location	Yes	No	Rejected/ Spoiled	Issued for use	Unused
Mail Ballots – July/August 2023 & January/February 2024	33	37	40 (101 not returned)	250	39
Advanced Voting – August 16, 2023, Eagle Bay Community Hall	19	51	0	400	330
Advanced Voting – August 16, 2023, Malakwa Community Learning Centre	16	91	2	400	291
Advanced Voting – August 16, 2023, North Shuswap Community Hall	19	31	0	400	350
Advanced Voting – August 16, 2023, Shuswap Lake Estates Community Hall	35	76	1	800	688
Advanced Voting – August 16, 2023, Silver Creek Elementary & August 21, 2023, Rancho Elementary (s.137 LGA)	16	26	1	600	557
Advanced Voting – August 21, 2023, Sunnybrae Community Hall	7	45	0	300	248
Advanced Voting – August 21, 2023, District of Sicamous Council Chambers	21	28	0	350	301
General Voting – February 3, 2024, White Lake Hall	20	73	0	500	407
General Voting – February 3, 2024, Falkland Community Hall	19	122	0	500	359
General Voting – February 3, 2024, District of Sicamous Council Chambers	35	68	2	1000	895
General Voting – February 3, 2024, Lakeview Community Centre	34	117	0	1000	849
General Voting – February 3, 2024, Blind Bay Memorial Hall	90	217	7	1450	1136
<b>Total</b>	<b>364</b>	<b>982</b>	<b>53</b>		

Given under my hand at Salmon Arm, British Columbia, this 8<sup>th</sup> day of February, 2024.

\_\_\_\_\_  
Jennifer Sham  
Chief Election Officer

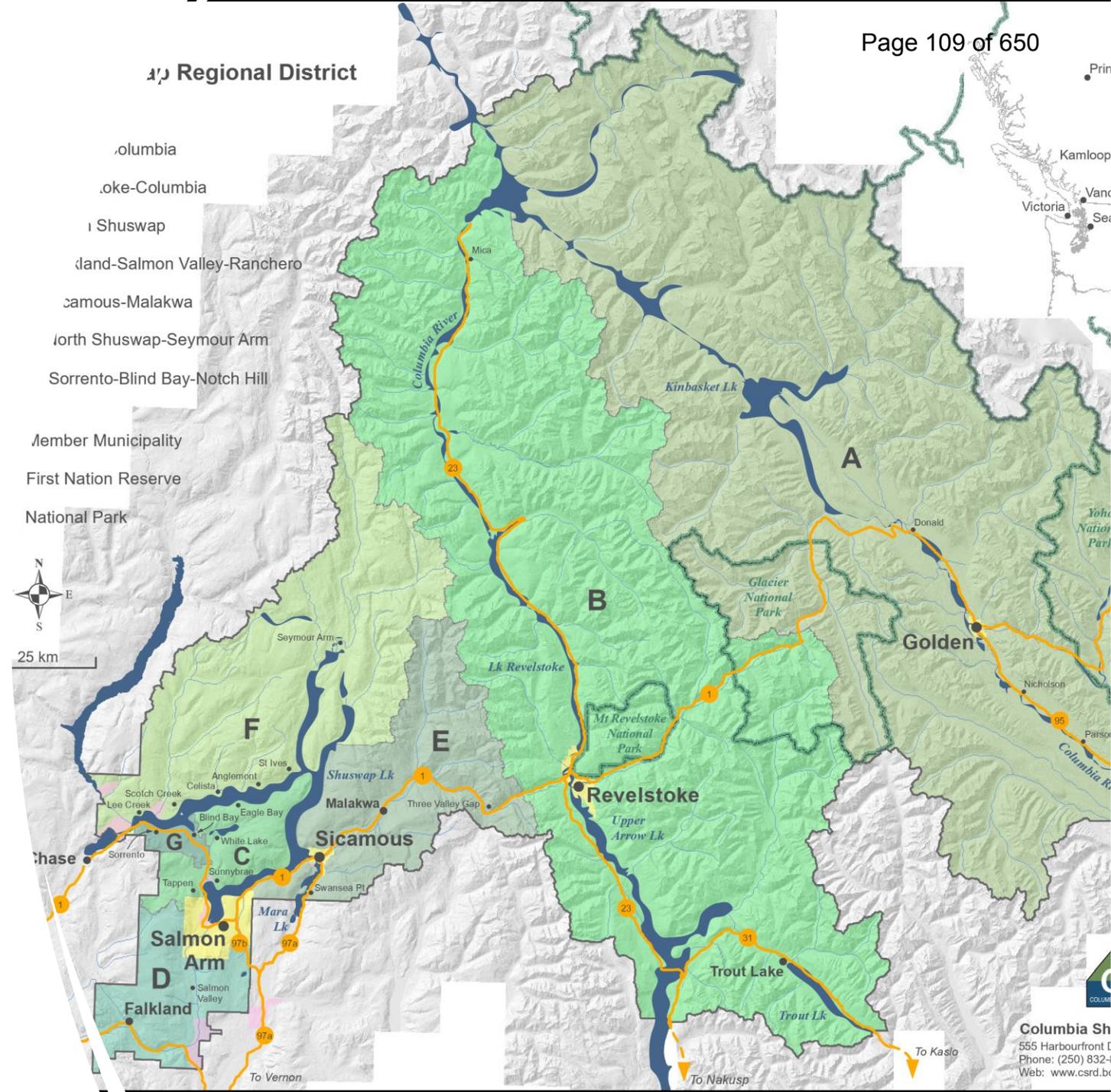
# Wildfires – There are Solutions!

- Archie MacDonald
- Murray Wilson



# 2023 Recap

- Area Burned 2023 – 2.84 M ha (10x's the area of the CSRD)
- Wildfire Suppression Costs > \$1B (True costs 2-20x's higher)



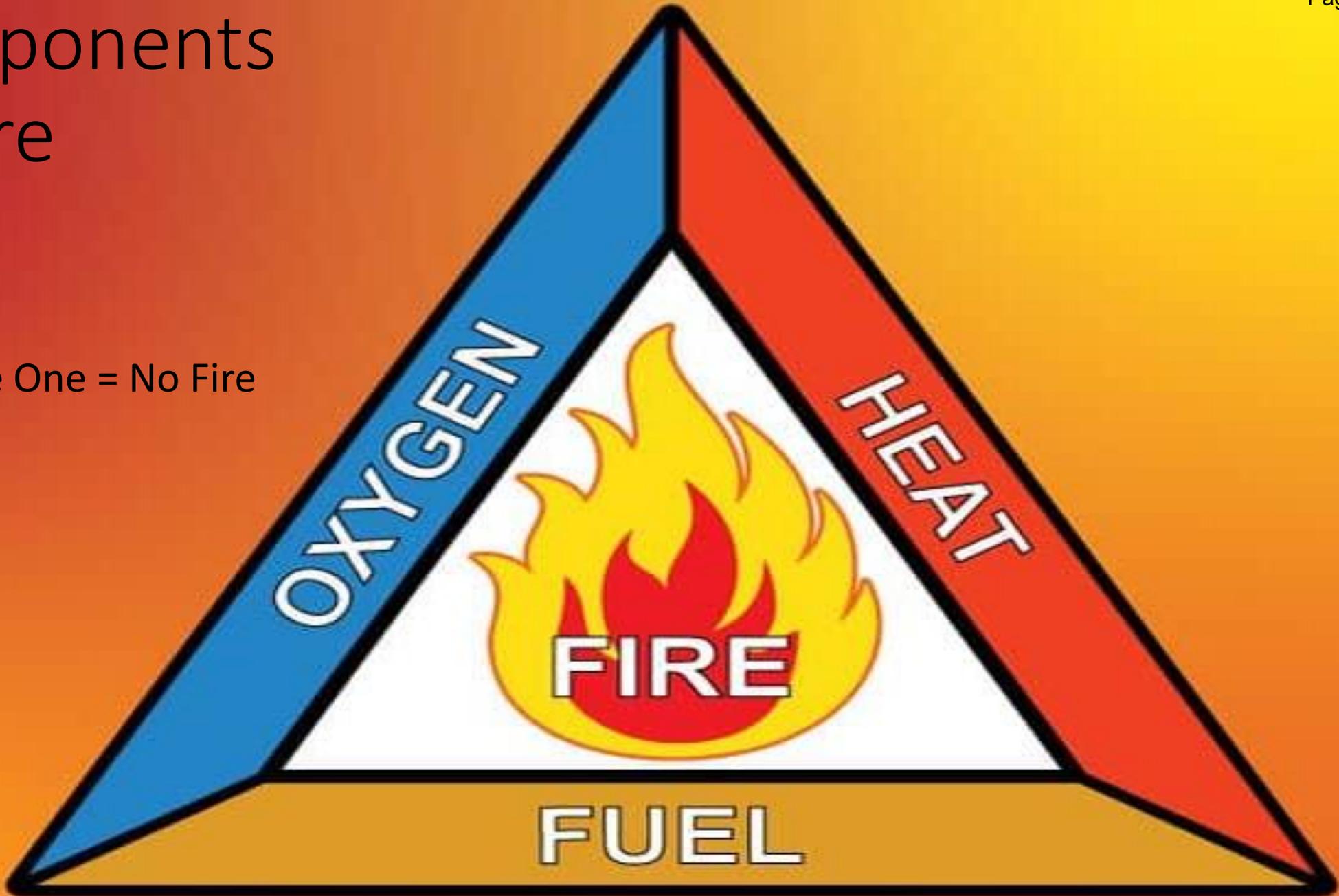


# Carbon Emissions

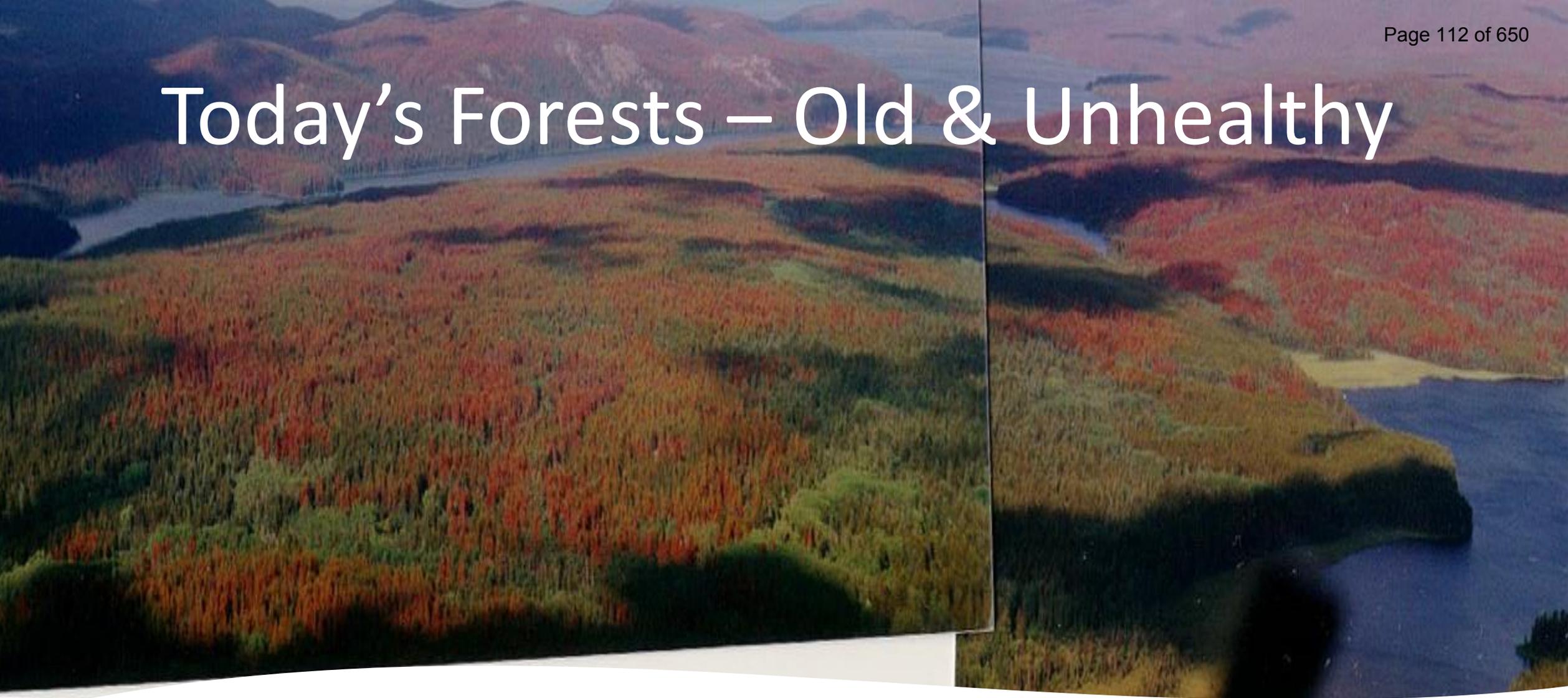
- BC wildfires emitted 102 Mega Tonnes of CO<sub>2</sub>
- BC's total emissions 62 Mega Tonnes
- BC wildfires emission = 25.5 M cars
- Wildfire emissions are not included in Canada's and BC's reported emissions – natural source

# Components of Fire

Eliminate One = No Fire



# Today's Forests – Old & Unhealthy



- Very susceptible to disease, pest outbreaks, drought and wildfires
- We need to return them to how they looked 100 years ago

# Goal - Healthy Forests

Younger, Less Dense, Less Fuel

# Solution Forest Management



# Young, Healthy, Resilient Forest



# Summary

We will continue to have wildfires

We must reduce fuel levels

We must create younger, healthier forests

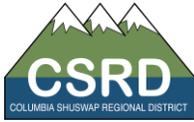
Forest Management is the key

Provincial Government Policy must change

Support from local government leaders is essential

# QUESTIONS?





# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area E: Development Variance Permit No. 841-07

**DESCRIPTION:** Report from Hayley Johnson, Planner I, dated January 16, 2024. 652 Worden Road, Swansea Point.

**RECOMMENDATION :** THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 841-07 for Lot 8 Section 11 Township 21 Range 8 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 17717, varying Electoral Area E Zoning Bylaw No. 841 as follows:  
 (1) Section 4.8.4 (k) the rear parcel boundary setback be reduced from 5 meters to 2 meters only for the proposed 62 m<sup>2</sup> accessory building, be approved this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The subject property is located at 652 Worden Road in Swansea Point within Electoral Area E. This property is subject to the Electoral Area E Official Community Plan Bylaw No. 840 and the Electoral Area E Zoning Bylaw No. 841. This Development Variance Permit application has been made by the applicants to seek approval to vary the rear parcel boundary setback from 5 meters to 2 meters only for the proposed accessory building (garage).

## BACKGROUND:

ELECTORAL AREA:  
E (Swansea Point)

## LEGAL DESCRIPTION:

Lot 8 Section 11 Township 21 Range 8 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 17717

## PID:

008-367-990

## CIVIC ADDRESS:

652 Worden Road

## SURROUNDING LAND USE PATTERN:

North = Worden Road  
 South = Residential  
 East = Residential  
 West = Residential

## CURRENT USE:

Single family dwelling

**PROPOSED USE:**

Accessory building (garage)

**PARCEL SIZE:**

0.18 ha (0.45 acres)

**DESIGNATION:**

[Electoral Area E Official Community Plan Bylaw No. 840](#)

RR - Rural Residential

**ZONE:**

[Electoral Area E Zoning Bylaw No. 841](#)

RR1 - Rural Residential 1

**SITE COMMENTS:**

The property is developed with a single family dwelling and septic system. The property is located north of Hummingbird Creek on Worden Drive in a residential area.

**Bylaw Enforcement:**

No

**POLICY:**

[Electoral Area E Zoning Bylaw No. 841](#)

Section 2 Definitions

ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily ancillary to that of the principal building;

ACCESSORY USE is the use of land, buildings or structures of which is subordinate customarily ancillary to a principal use or single detached dwelling;

BUILDING is a particular type of structure used or intended for supporting or sheltering a use or occupancy but does not include a tent, yurt, recreational vehicle or park model;

PARCEL BOUNDARY, REAR is the parcel boundary that lies the most opposite to and is not connected with the front parcel boundary; or where the rear portion of the parcel is bounded by intersecting side parcel boundaries, it is the point of this intersection;

PARCEL BOUNDARY, INTERIOR SIDE is a parcel boundary other than a front parcel boundary or a rear parcel boundary that is not common to a highway other than a lane or a walkway;

3.2 Setback Exemptions

(c) eaves and gutters, provided they are not closer than 1 m from any parcel boundary;

Section 4 Zones4.8 Rural Residential 1 Zone.2 Permitted Principal Uses

(a) Single detached dwelling

.3 Permitted Section Uses

(a) Accessory use

.4 Regulations

(k) Minimum setback from :

- Front parcel boundary 5m
- Rear parcel boundary 5m
- Interior side parcel boundary 2m
- Exterior side parcel boundary 5m

#### **FINANCIAL:**

There are no financial implications associated with this application.

#### **KEY ISSUES/CONCEPTS:**

The subject property is zoned "Rural Residential 1-RR1" in the Electoral Area E Zoning Bylaw No. 841. The rear parcel boundary setback is 5 meters from the south property line. The applicant has applied to reduce the rear parcel boundary from 5 meters to 2 meters for their proposed accessory building (garage). The applicants have requested this 3 meter variance to keep two existing cedar trees on their property and maintain adequate access to the garage door.

Eaves are exempt from setback requirements, provided they are no closer than 1 meter from the property line. The eaves on the proposed accessory building will meet the 1 meter setback.

The proposed accessory building will be approximately a 62 m<sup>2</sup> (676 square feet) single bay, single story garage, which is smaller than the 150 m<sup>2</sup> maximum permitted floor area. The proposed accessory building is approximately 4.7 meters high and will meet the maximum height permitted in the RR1 zone for an accessory building, which is 6 meters. The proposal for the accessory building also meets the minimum parcel coverage permitted in the RR1 zone for the subject property, which is 30%.

A site plan and elevation plan of the proposed accessory building have been submitted with the application, see attached "DVP841-07\_Maps\_Plans\_Photos.pdf".

#### Analysis

The applicant has made this application to vary the rear parcel boundary setback in order to avoid having to remove two large cedar trees on the subject property (See DVP841-07\_Maps\_Plans\_Photos). If the applicant followed the 5 meters rear parcel boundary setback, the property owner would need to remove the two cedar trees on the property in order to access the garage door. The applicant would like to preserve these trees on the subject property.

The proposed 3 meters reduction for the rear parcel boundary setback will not change the residential character of the subject property or negatively impact the surrounding properties as the proposed accessory building is not a large scale accessory building. The size of the accessory building proposed is much smaller than what is permitted in this zone. A 150 m<sup>2</sup> accessory building is permitted on this property, and the proposed accessory building is approximately 62 m<sup>2</sup>. It is 1.3 m lower in height than the maximum permitted.

The proposed accessory building will still be 2 meters (6.5 feet) away from the neighbouring lot to the south and 2 meters away from the neighbouring lot to the east. Both neighbouring properties have

fences and are treed (See DVP841-07\_Maps\_Plans\_Photos). Both adjacent neighbouring properties to the east and south have their accessory buildings constructed in the same corner of their properties, where the applicant is proposing their accessory building on the subject property. The single family dwellings on both the neighbouring lot to the east and south are positioned away from where the proposed accessory building is. The applicant has submitted a letter with this application (See DVP841-07\_Applicant\_Letter\_redacted), that states the property owner has spoken to the immediate neighbours who had no concerns.

Any building constructed within 2.4 meters of a property line or any other structures within the CSRD may require special measures to comply with the BC Building Code. This is dealt with by the CSRD Building Department and the applicant as part of the building permit.

Additionally, as the subject property is located within the Hummingbird Creek Steep Creek High Hazard Area, a Geohazard (Steep Creek) Development permit is required. The applicant has submitted this application and the related qualified professional report and is being processed concurrently with this Development Variance Permit application. Approval of technical development permits such as this have been delegated to the General Manager of Development Services for review and issuance.

#### **RATIONALE:**

Staff are recommending approval of DVP841-07 for the following reasons:

- The siting and size of the proposed accessory building does not change the residential character of the subject property or the surrounding properties; and,
- The accessory building will be screened by fences, trees and existing accessory buildings and should not negatively impact neighbouring properties.

#### **IMPLEMENTATION:**

If Development Variance Permit No. 841-07 is approved by the Board, the notice of permit will be registered to the Title of the property and the property owner can proceed with their building plans. If the Development Variance Permit is not approved by the Board, the property owner would need to change the location of the proposed accessory building, so it meets the rear parcel boundary setback of 5 meters.

#### **COMMUNICATIONS:**

Notices of the proposed variances were sent out to property owners and tenants in occupation of properties within 100 m of the subject property. No written submissions have been received as of the date of this report. Any written submissions received before the submission deadline (February 13, 2024, at 4 PM) will be included and attached to the Late Agenda Board package.

#### **DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

#### **BOARD'S OPTIONS:**

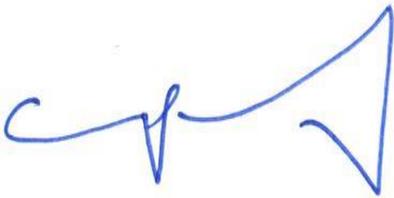
1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*



**Report Approval Details**

Document Title:	2024_02_15_Board_DS_DVP841-07.docx
Attachments:	- DVP841-07_redacted.pdf - DVP841_07_Applicant_Letter_redacted.pdf - DVP841-07_Maps_Plans_Photos.pdf
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



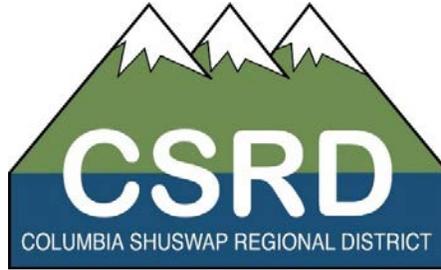
Gerald Christie



Jennifer Sham



John MacLean



**DEVELOPMENT VARIANCE PERMIT NO. 841-07**

OWNERS:

[REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

1. This Development Variance Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:  
  
Lot 8 Section 11 Township 21 Range 8 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 17717 (PID: 008-367-990), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. The Electoral Area E Zoning Bylaw No. 841, is hereby varied as follows:
  - a. Section 4.8.4 (k) the rear parcel boundary setback be reduced from 5 meters to 2 meters only for the proposed 62 m<sup>2</sup> accessory building.  
  
as more particularly shown on the site plans attached hereto as Schedule B.
3. This Permit is NOT a building permit.

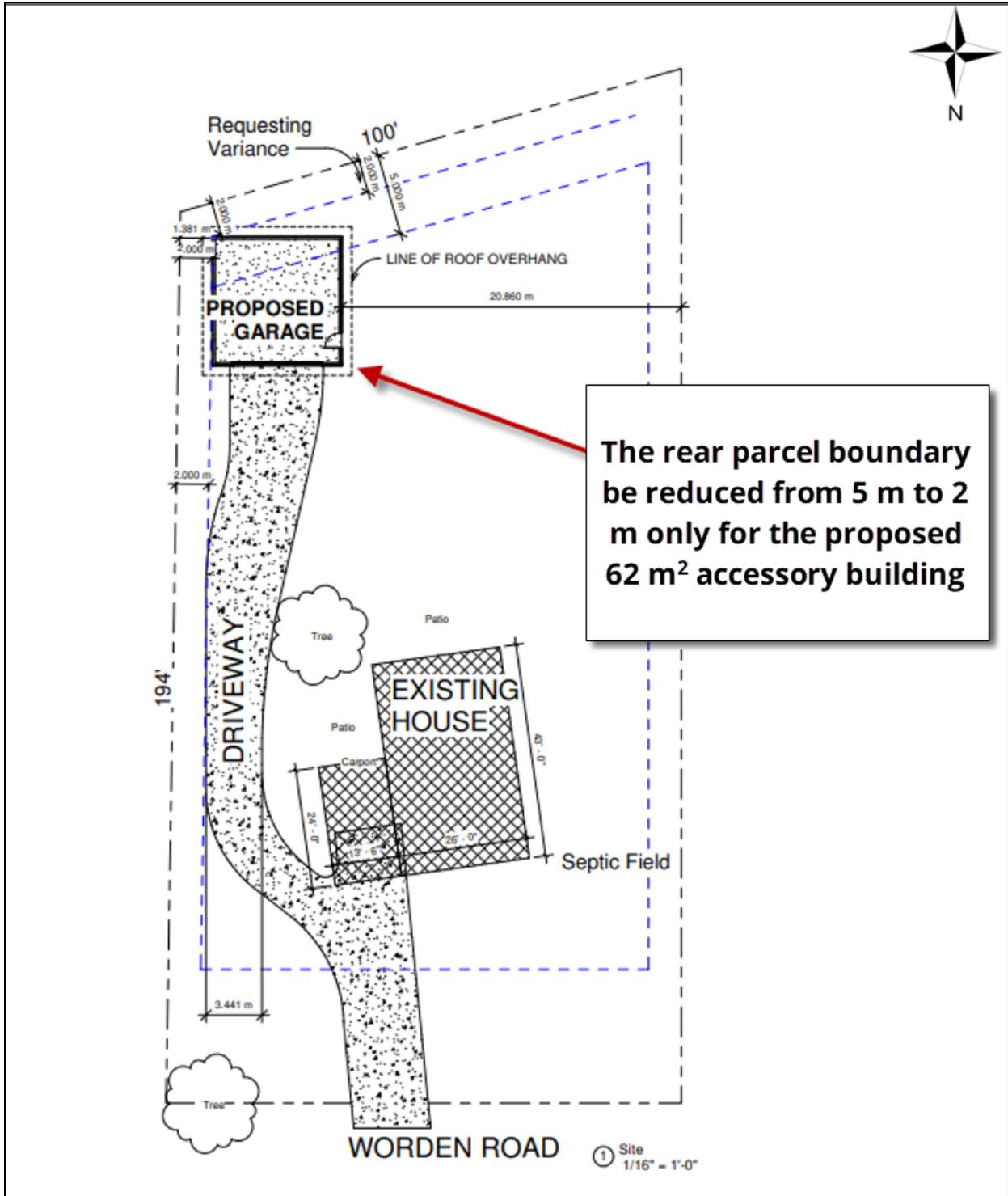
AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

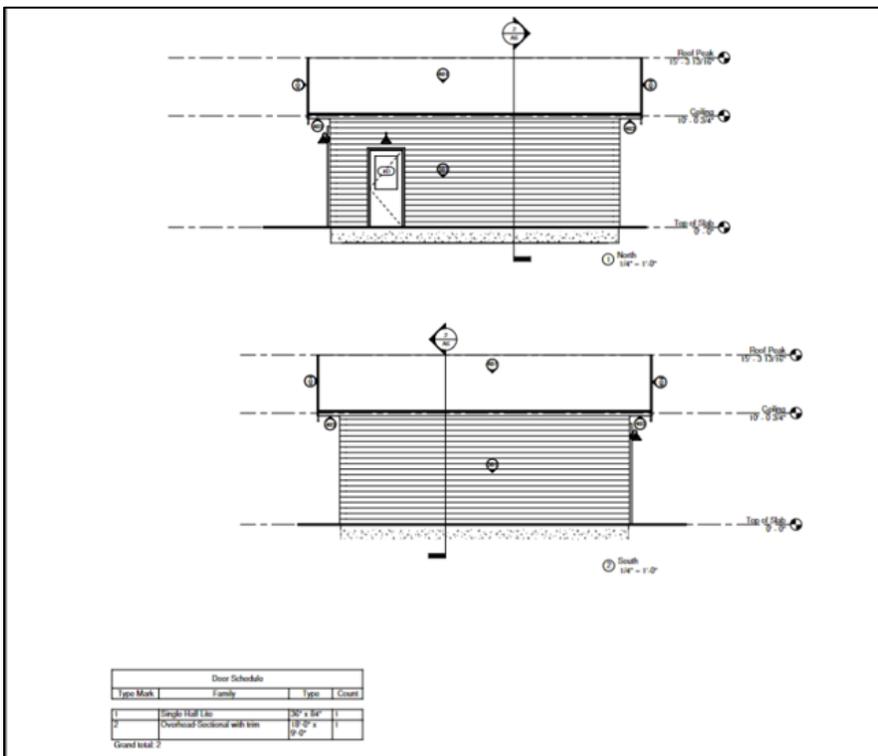
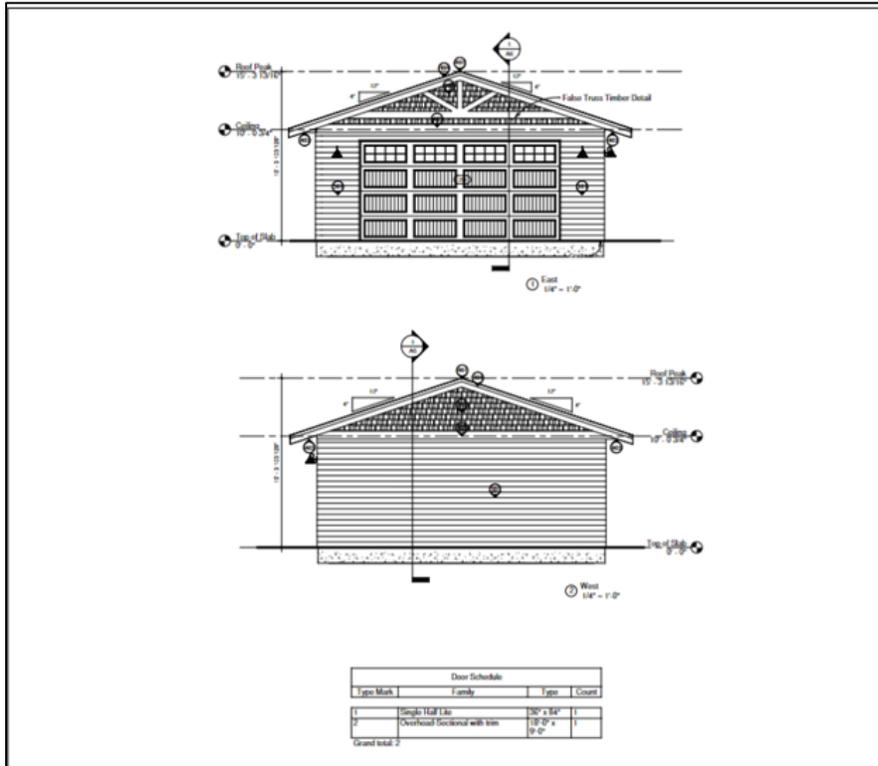
NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.



### Schedule B Site Plan



# Elevations



**Hayley Johnson**

---

**From:** Ed Hagman <ed@gemqualityhomes.ca>  
**Sent:** December 13, 2023 11:47 AM  
**To:** Hayley Johnson  
**Cc:** [REDACTED]  
**Subject:** 652 Worden rd variance  
**Attachments:** IMG\_5512.jpg; IMG\_5511.jpg; IMG\_5510.jpg  
**Categories:** CityView Planning Attachment

Good morning Hayley,

For the Variance review board at the CSRD.

I have attached a few elementary marked up photos to provide a bit more clarity for the location of the proposed detached garage at the [REDACTED]'s property at Swansea Point.

There are a few main points to make for placing the garage where we proposed in the variance. The neighbours on the south have a high fence and therefore will have next to no obstruction of view from the garage. Further to this the neighbour to the East, also with a fairly high fence, sheds/buildings of their own, and their house being closer to the North end of their lot, will not have an obstructed view either. Most importantly, this placement of the garage will give better access to the garage door and allow our client to keep two large cedar trees that provide shade to the home and value to the property. In our opinion it is the best placement for the garage when considering all the other physical elements of the property, and property access etc.

Our client had also spoken with all her immediate neighbours to go over her plans. At that point no one had any objections.

Thank you for your consideration,

Ed Hagman

On behalf of [REDACTED] of 652 Worden Rd.







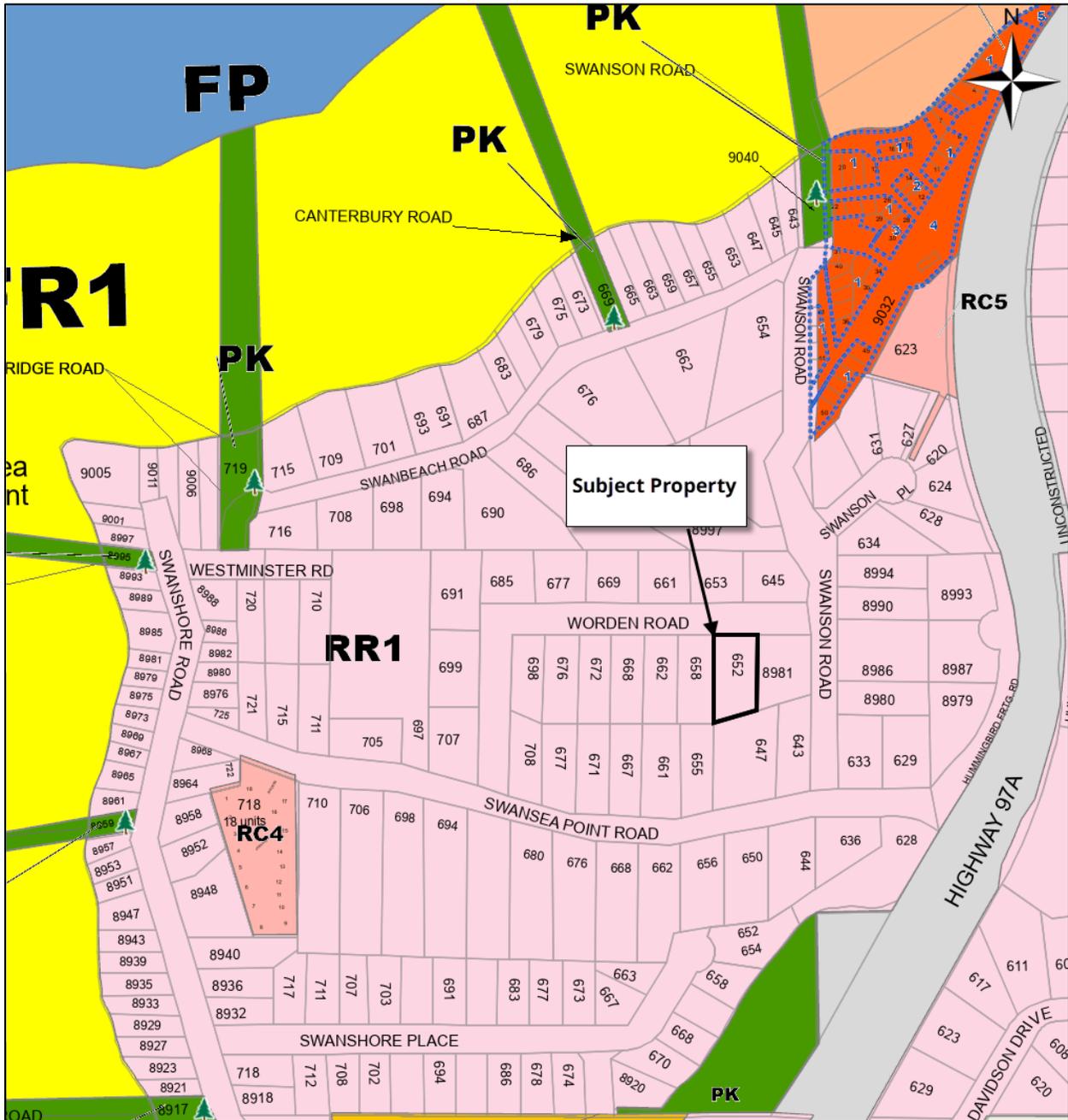
# Location Map



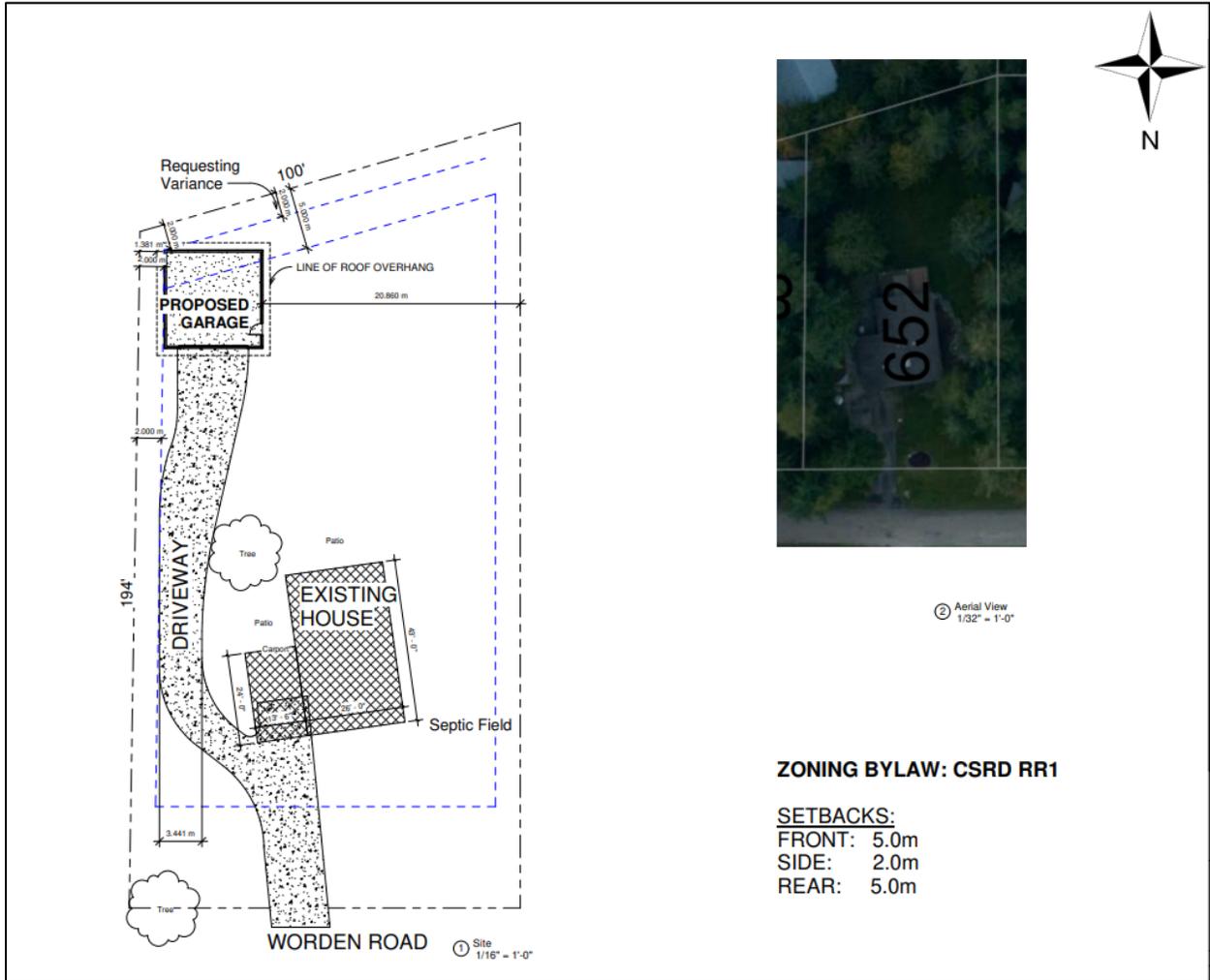
# Electoral Area E Official Community Plan Bylaw No. 840



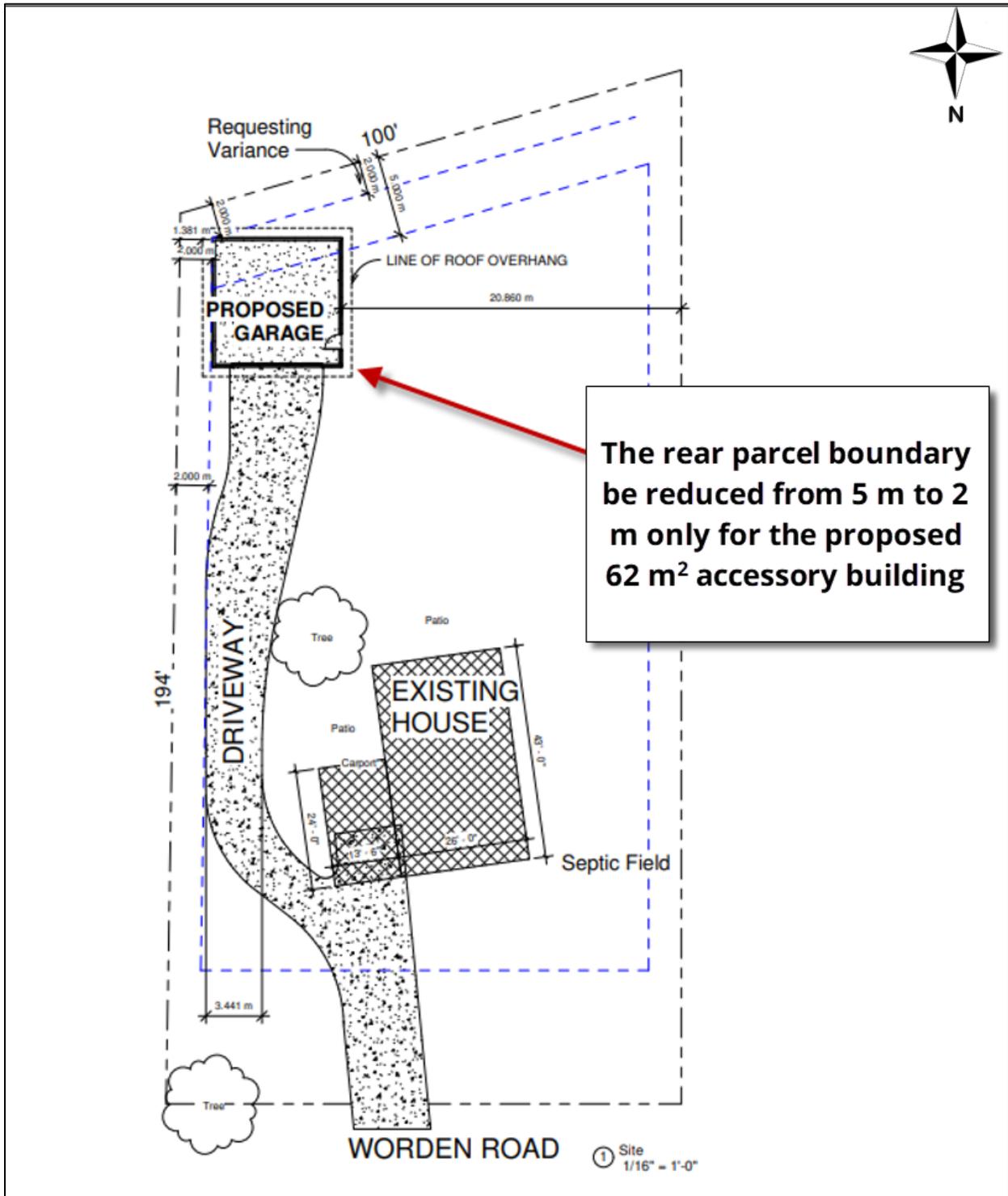
# Electoral Area E Zoning Bylaw No. 841



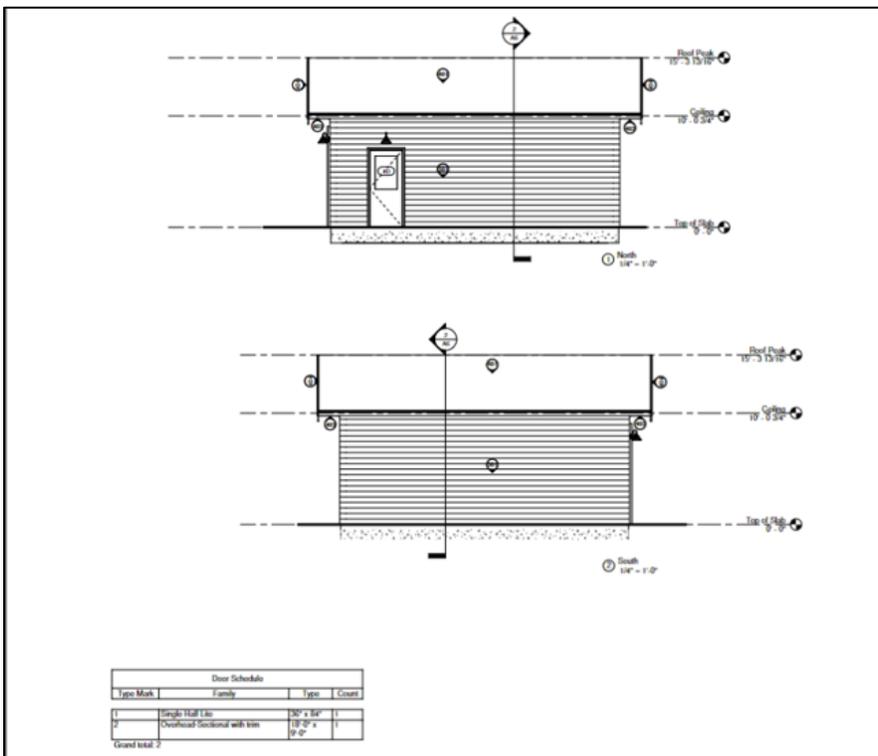
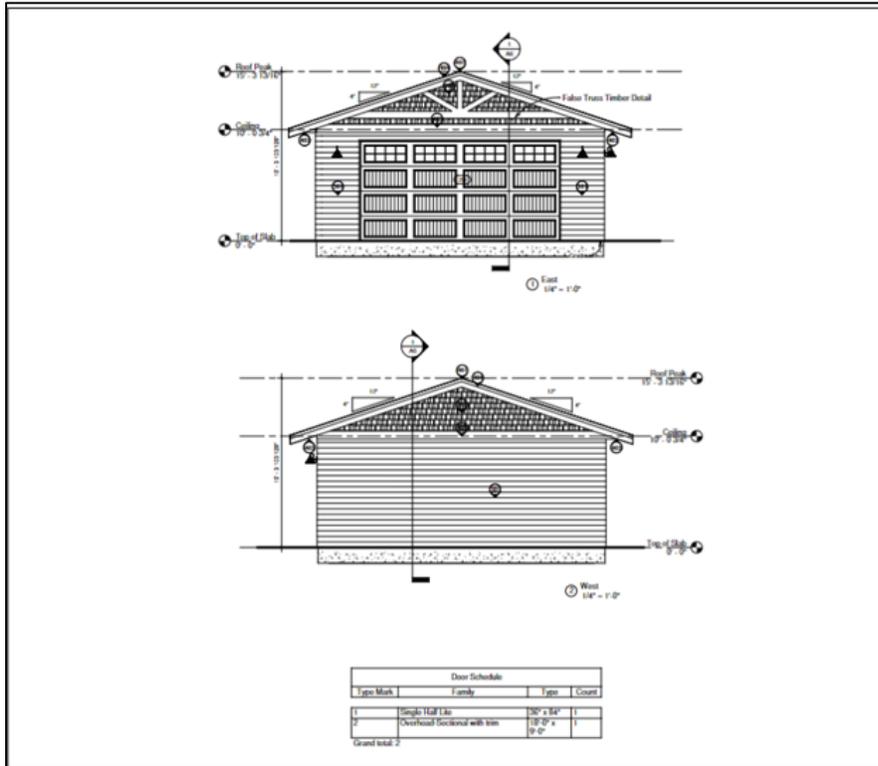
# Site Plan



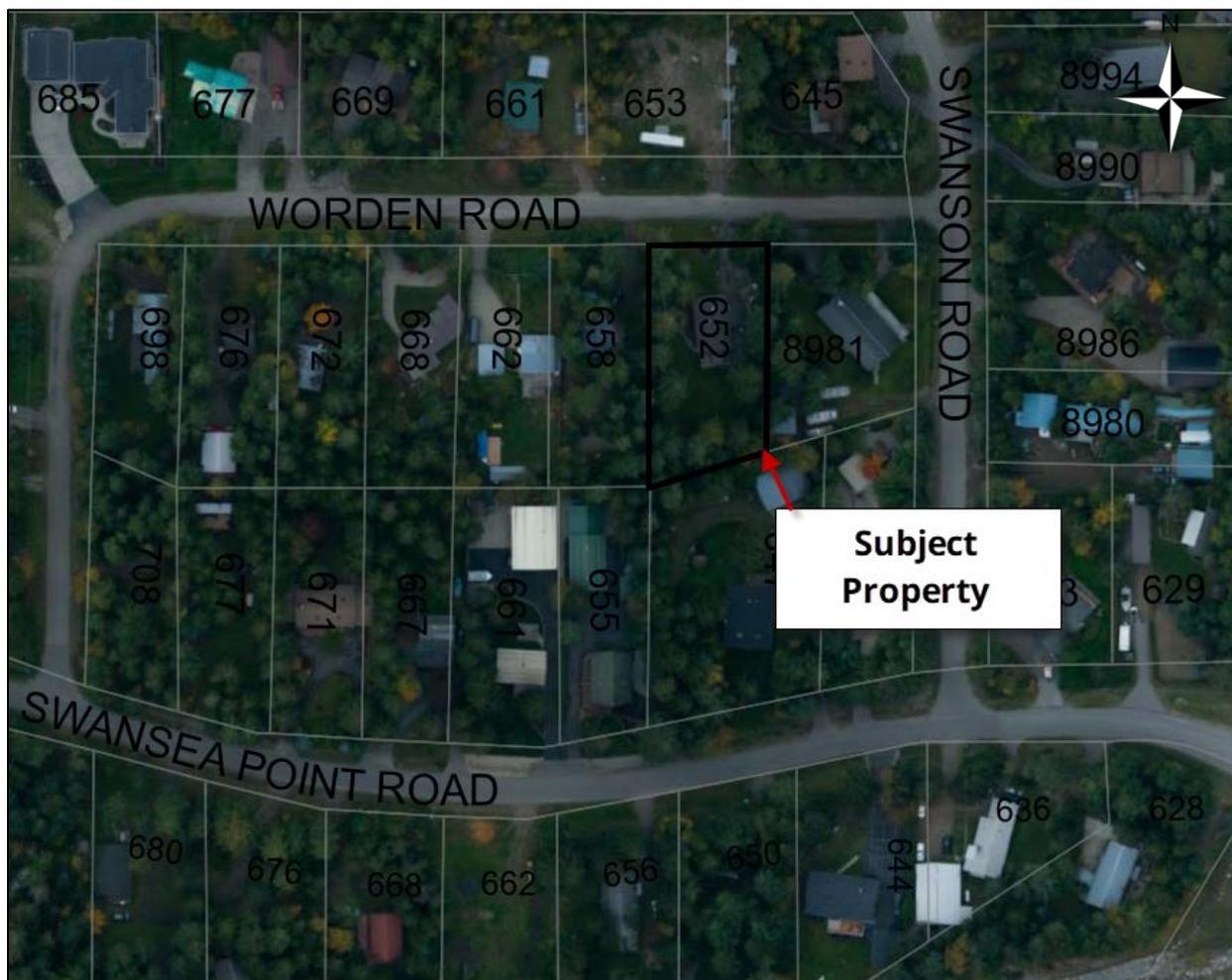
### Inset of Site Plan



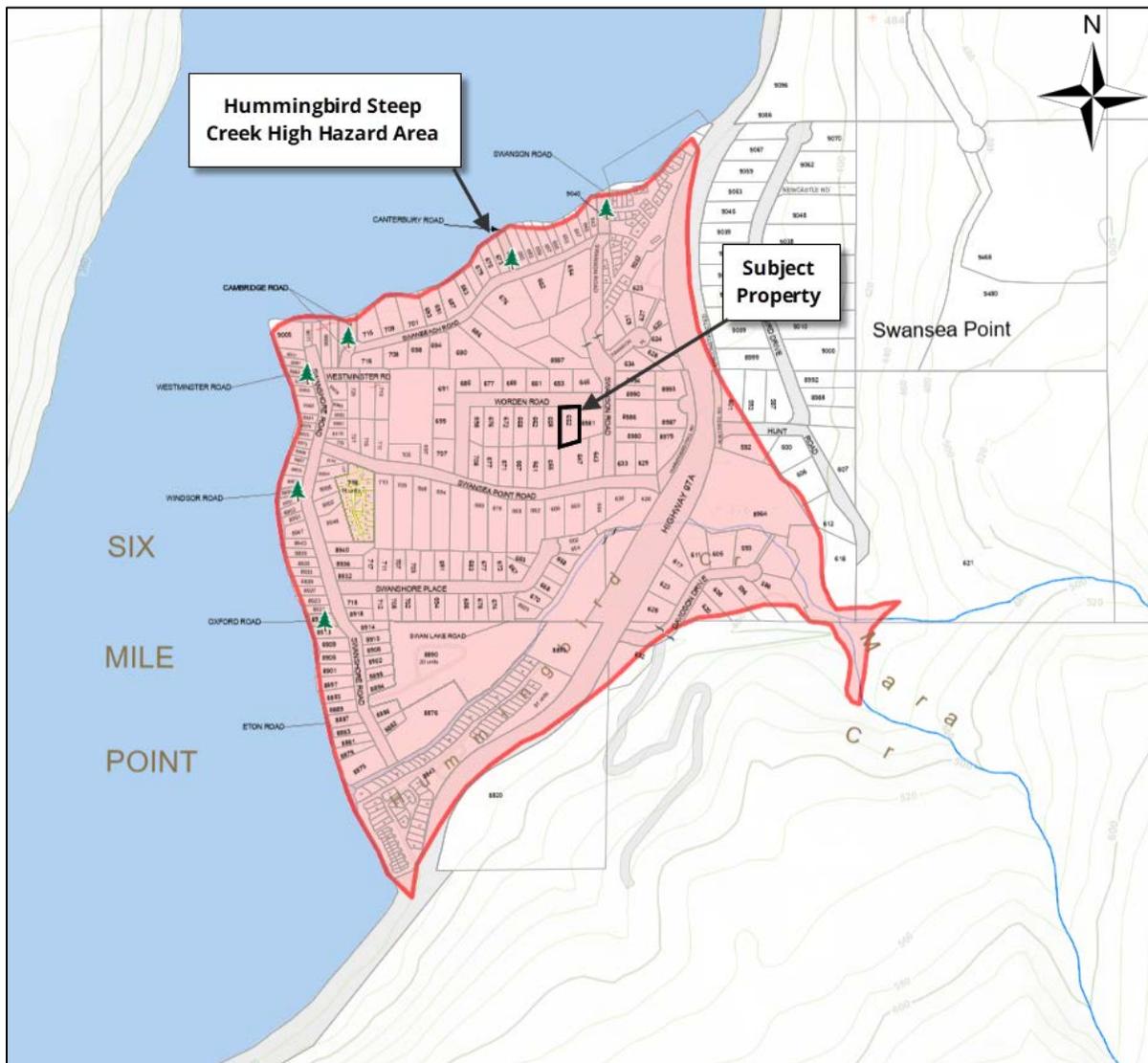
# Elevations



### 2019 Ortho Imagery



# Hazard Area



## Photos



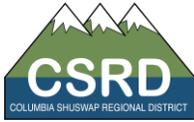
Photo submitted by agent showing proposed accessory building facing north towards existing single family dwelling.



Photo submitted by agent showing proposed accessory building location facing east.



Photo submitted by agent showing proposed accessory building location facing south, which also shows the trees they would like to remain.



# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area F: Development Variance Permit No. 650-49

**DESCRIPTION:** Report from Hayley Johnson, Planner I, dated January 16, 2024.  
7890 Gardiner Road, Anglemont

**RECOMMENDATION :** THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 650-49 for Lot 1 Section 14 Township 23 Range 9 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 19814, varying Anglemont Zoning Bylaw No. 650 as follows:

(1) Section 5.6.2(j) the maximum floor area of an accessory building be increased from 55 m<sup>2</sup> to a total of 125 m<sup>2</sup>, which includes two

(2) parking spaces, only for the proposed accessory building,

be approved this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The applicant is applying to build an oversized accessory building on the subject property located at 7890 Gardiner Road in Anglemont within Electoral Area F. The subject property is zoned RS-1 - Residential in the Anglemont Zoning Bylaw No. 650, which permits a maximum floor area of an accessory building to be up to 55 m<sup>2</sup>, excluding the area for parking spaces within the building. The applicant is proposing a 125 m<sup>2</sup> accessory building (garage), which will include two parking spaces.

## BACKGROUND:

ELECTORAL AREA:  
F (Anglemont)

## LEGAL DESCRIPTION:

Lot 1 Section 14 Township 23 Range 9 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 19814

## PID:

007-947-879

## CIVIC ADDRESS:

7890 Gardiner Road

## SURROUNDING LAND USE PATTERN:

North = Gardiner Road  
South = Lakeside Road/Shuswap Lake  
East = Residential  
West = Residential

## CURRENT USE:

Single family dwelling and accessory building (shed)

**PROPOSED USE:**

Accessory building (garage)

**PARCEL SIZE:**

0.13 ha (0.32 acres)

**DESIGNATION:**

[Electoral Area F Official Community Plan Bylaw No. 830](#)

SSA - Secondary Settlement Area

**ZONE:**

[Anglemont Zoning Bylaw No. 650](#)

RS-1 – Residential

**SITE COMMENTS:**

The subject property is developed with a single family dwelling with a footprint of 114 m<sup>2</sup>. The property is relatively flat and is covered with trees. The property is accessed from Gardiner Road to the north.

**Bylaw Enforcement:**

No

**POLICY:**

[Anglemont Zoning Bylaw No. 650](#)

**Part 1 Definitions**

ACCESSORY BUILDING is a detached building or structure, not used for human habitation; that is subordinate, customarily incidental and exclusively devoted to the principal building, or principal use.

ACCESSORY USE is a use of land, buildings and structures that is subordinate, customarily incidental and exclusively devoted to the principal use. An accessory use does not include human habitation.

BUILDING is a structure used or intended for supporting or sheltering a use or occupancy and does not include a recreational vehicle.

FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include parking areas, balconies, elevator shafts and areas used for building ventilation machinery.

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost walls of the buildings on a parcel and includes carports, covered patios larger than 23 m<sup>2</sup> (247.58 sq. ft.) and decks over 0.6 m (1.97 ft.) above grade, expressed as a percentage of the parcel area.

SINGLE FAMILY DWELLING is the use of land, structures and 1 detached building whose principal use is 1 dwelling unit

#### **Part 4 Off Street Parking and Off Street Loading Regulations**

4.3 OFF STREET PARKING SPACE An off street parking space must be a minimum of 2.9 m (9.51 ft.) wide, 5.5 m (18.05 ft.) long and 2.2 m (7.22 ft.) high and have a regular surface with a maximum slope of 8 percent. The maximum slope of 8 percent does not apply to a single family dwelling, duplex dwelling and guest accommodation.

4.6 ACCESS TO OFF STREET PARKING SPACE AND OFF STREET LOADING SPACE An off street parking space and off street loading space must be:

- (a) in the case of a single family dwelling, duplex dwelling and guest accommodation accessible from a driveway which is connected to a highway; and
- (b) in the case of other uses, accessible from a driveway or other internal roadway which is connected to a highway directly, by a driveway or another form of common driveway or access way which is suitable for the purpose of moving traffic from a highway to an off street parking space or off street loading space.

#### **Part 5 Zones**

##### 5.6 RS-1- Residential

###### .1 Permitted Uses

- (a) Single family dwelling
- (g) Accessory Use

###### .2 Regulations

(j) Maximum floor area of an accessory building 55 m<sup>2</sup> (592.02 sq. ft.)

#### **FINANCIAL:**

There are no financial implications associated with this application.

#### **KEY ISSUES/CONCEPTS:**

The subject property is zoned "RS1 – Residential" in the Anglemont Zoning Bylaw No. 650 (Bylaw No. 650), which permits a maximum floor area of 55 m<sup>2</sup> for an accessory building.

The applicant has applied to construct an oversized accessory building, which will contain two parking spaces, and a partial second story proposed to be used as an art studio. The total floor area would be 125 m<sup>2</sup>.

Bylaw No. 650 exempts off-street parking spaces from total floor area calculation; one parking space is 15.95 m<sup>2</sup>. Bylaw No. 650 does not limit the total number of parking spaces permitted within a building as long as each parking space has its own access for exiting/entering the building and meets the definition of parking space (see Section 4.6 noted in the Policy section above). The second story also features a small balcony, which is exempt in the calculation of floor area.

Floor plans and elevation drawings of the proposed accessory building have been submitted with the application, see attached "DVP650-49\_Maps\_Plans\_Photos.pdf".

Analysis

The RS-1 zone permits the maximum permitted floor area of an accessory building to be 55 m<sup>2</sup>. Calculations for the floor area show the accessory building to be 124.85 m<sup>2</sup>, staff are recommending that the variance be up to 125 m<sup>2</sup> to add a small buffer in case the floor area ends up slightly larger post construction.

Based on the drawings submitted for the proposed development variance permit request the difference in what is permitted and what is proposed is a moderate request for a property of this size. The maximum floor area for the RS-1 zone is 55 m<sup>2</sup>, with two parking spaces, the allowable floor area permitted would then be 93 m<sup>2</sup>. The applicant is proposing the accessory building to be 125 m<sup>2</sup>, which is a difference of 38 m<sup>2</sup> or 409 square feet than what is currently permitted. See table below:

	Permitted	Proposed
Accessory Building	55 m <sup>2</sup>	93 m <sup>2</sup>
Parking Spaces	2 spaces at 15.95 m <sup>2</sup> = 32 m <sup>2</sup>	2 spaces at 15.95 m <sup>2</sup> = 32 m <sup>2</sup>
Floor Area	55 m <sup>2</sup> + 2 parking spaces (32 m <sup>2</sup> ) = 87 m <sup>2</sup>	93 m <sup>2</sup> + 2 parking spaces (32 m <sup>2</sup> ) = 125 m <sup>2</sup>
Difference	125 m <sup>2</sup> – 87 m <sup>2</sup> = <b>38 m<sup>2</sup></b>	

The accessory building footprint is 89 m<sup>2</sup> (See DVP650-49\_Maps\_Plans\_Photos.pdf), without the request for the second storey, the accessory building would be just over 2 m<sup>2</sup> than what the current regulations permit for floor area with 2 exempt parking spaces. The second storey adds an additional 36 m<sup>2</sup>, which is an appropriate request and will not change the residential character of the property. Even while adding the second story above for the art studio space, the proposal will still meet the maximum permitted height for an accessory building, which is 6 meters.

The RS-1 zone permits 30% parcel coverage; with the construction of the proposed accessory building and the existing single family dwelling, the subject property will have 22% parcel coverage, which is below the maximum permitted 30%. The proposed accessory building also meets the required setbacks for the RS-1 zone.

The accessory building is proposed to be located northeast of the existing single family dwelling and will be screened from neighbouring properties and from Gardiner Road by existing trees. The subject property and neighbouring properties all have their single family dwelling positioned at the south of the property towards Shuswap Lake, away from the proposed location of the accessory building at the north of the property. The proposed floor area of accessory building should have minimal impact on neighbouring properties.

Planning staff have initiated a project to review the maximum permitted floor area for accessory buildings with the intent to increase the maximum as appropriate based on zoning and lot size. Possible maximum floor area options that may be identified as an outcome of the planning project may range from 150 m<sup>2</sup> on small parcels, 250 m<sup>2</sup> on larger parcels, and no size limit on parcels 2 ha or greater. The proposed maximum floor area on a property of this size would be 150 m<sup>2</sup> (no floor space exemptions for parking spaces) for the proposed planning project. Based on the current proposal, if the applicant chose to wait until the proposed changes to accessory building sizes are adopted implemented, they may not need a development variance permit. It is anticipated that the changes contemplated by this project would be completed at the June 24, 2024 Board meeting.

The applicant is aware of the proposed changes and is proposing to construct this accessory building this year and does not want to wait until the proposed changes are made to the maximum permitted accessory building floor area. The applicant would like to proceed with this requested development variance permit at this time.

The location of the subject property has been identified as a potential hazard for as it may potentially be affected by a debris flow or extreme flooding event Hudson Creek and therefore the Hazardous Lands (Flood and Debris Flow) Development Permit is required. The applicant has submitted this application and the related qualified professional report and is being processed concurrently with this Development Variance Permit application. Approval of technical development permits such as this have been delegated to the General Manager of Development Services for review and issuance.

**RATIONALE:**

Staff are recommending approval of DVP650-49 for the following reasons:

- The proposed variance to floor area for the accessory building is considered appropriate for a property this size and does not change the residential character of the property;
- There should be minimal impact to any neighbouring properties due to the location of the single family dwellings in the neighbourhood and the screening from trees on the property; and
- There would likely not be requirement for this development variance permit request if the applicant chose to wait until the planning project to increase maximum accessory buildings sizes (floor area) is implemented later this year.

**IMPLEMENTATION:**

If Development Variance Permit No. 650-49 is approved by the Board, the notice of permit will be registered to the Title of the property and the property owner can proceed with their building plans. If the Development Variance Permit is not approved by the Board, the property owner would need to change the design of the proposed accessory building, so it meets the maximum permitted floor area of 55 m<sup>2</sup> not including parking spaces. The property owner could also wait to see if the proposed planning project to increase the maximum size of accessory buildings is adopted in June.

**COMMUNICATIONS:**

Notices of the proposed variance were sent out to property owners and tenants in occupation of properties within 100 m of the subject property. No written submissions have been received as of the date of this report. Any written submissions received before the submission deadline (February 13, 2024 at 4 PM) will be included and attached to the Late Agenda Board package .

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

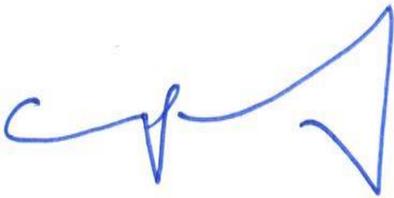
**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024_02_15_Board_DS_DVP650-49.docx
Attachments:	- DVP650-49_redacted.pdf - DVP650-49_Applicant_Letter_redacted.pdf - DVP650-49_Maps_Plans_Photos_redacted.pdf
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



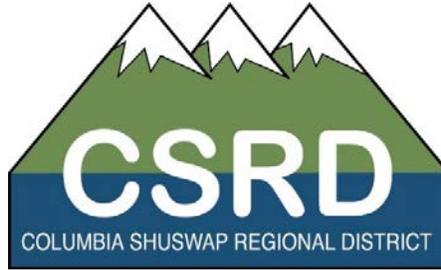
Gerald Christie



Jennifer Sham



John MacLean



**DEVELOPMENT VARIANCE PERMIT NO. 650-49**

OWNERS: [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

*As joint tenants*

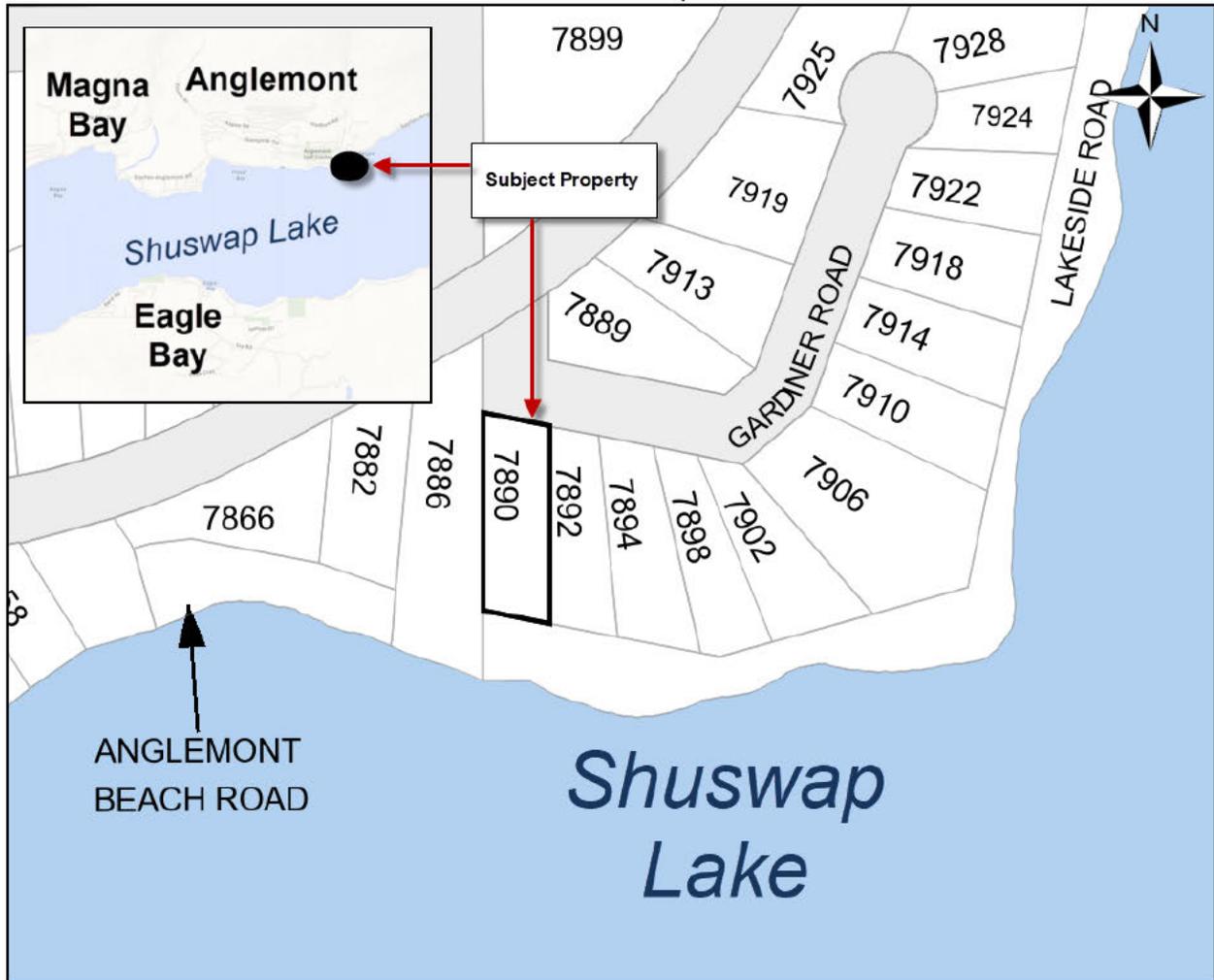
1. This Development Variance Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:  
  
Lot 1 Section 14 Township 23 Range 9 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 19814 (PID: 007-947-879), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. The Anglemont Zoning Bylaw No. 650 is hereby varied as follows:
  - a. Section 5.6.2(j) the maximum floor area of an accessory building be increased from 55 m<sup>2</sup> to a total floor area of 125 m<sup>2</sup> which includes two (2) parking spaces, only for the proposed accessory building.  
  
 as more particularly shown on the site plans attached hereto as Schedule B.
3. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

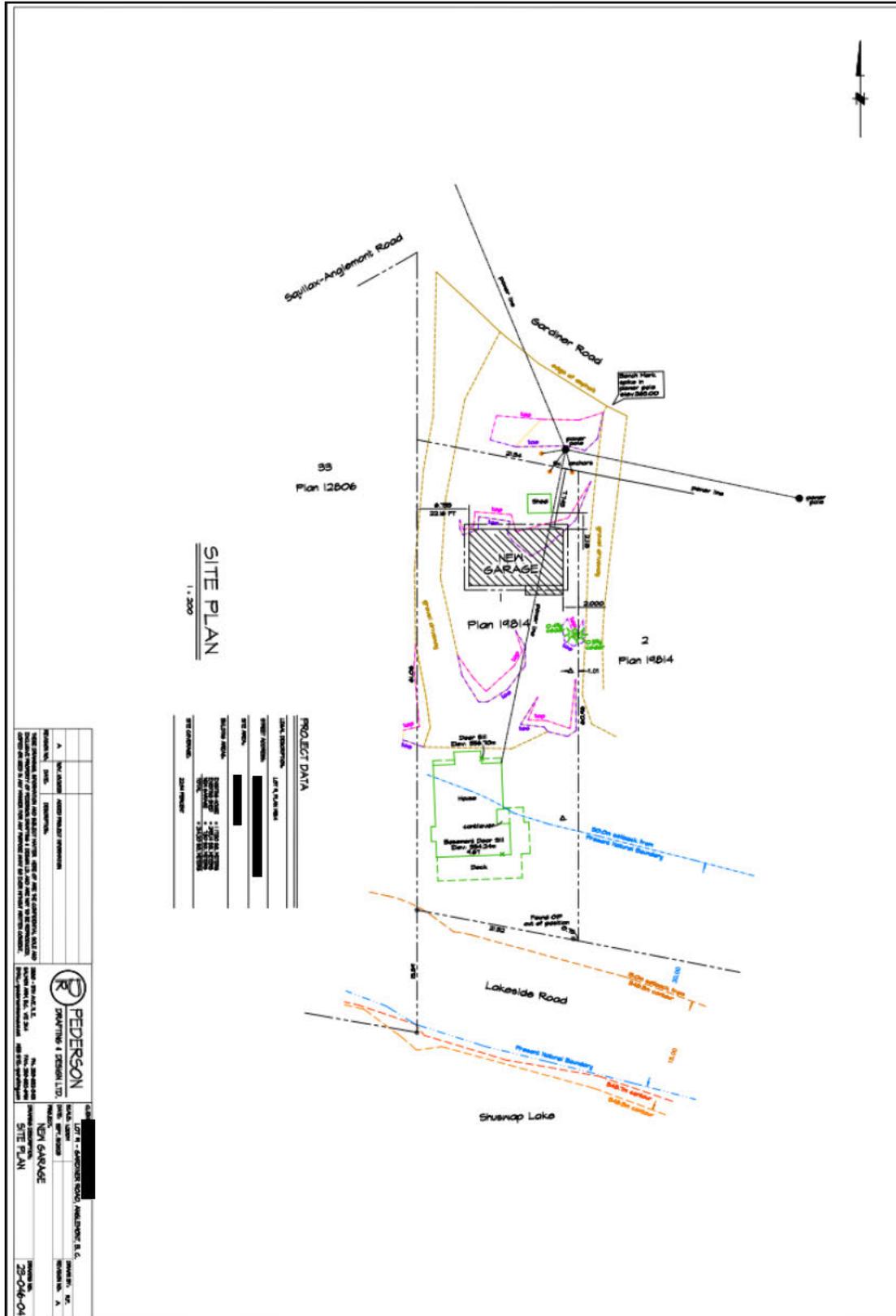
\_\_\_\_\_  
CORPORATE OFFICER

NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

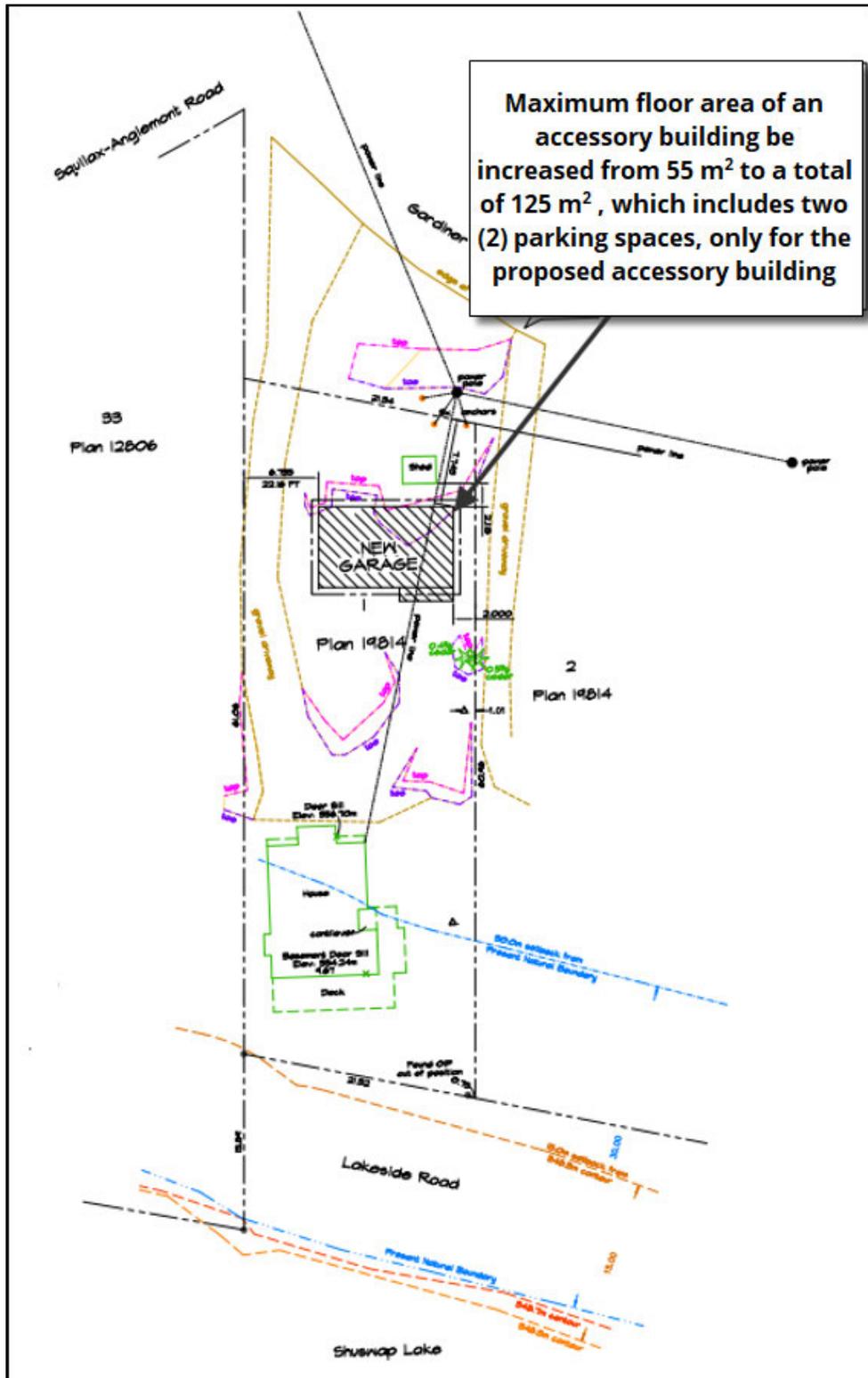
**Schedule A**  
Location Map

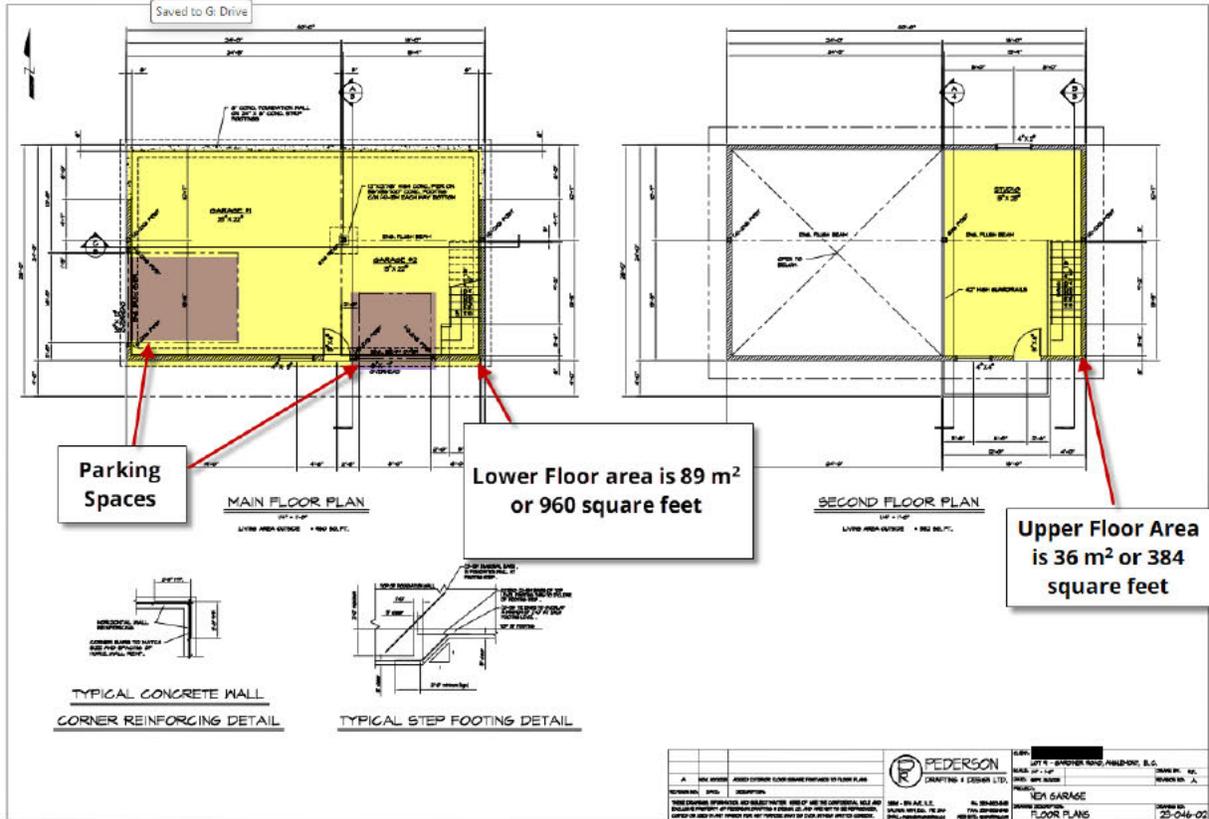


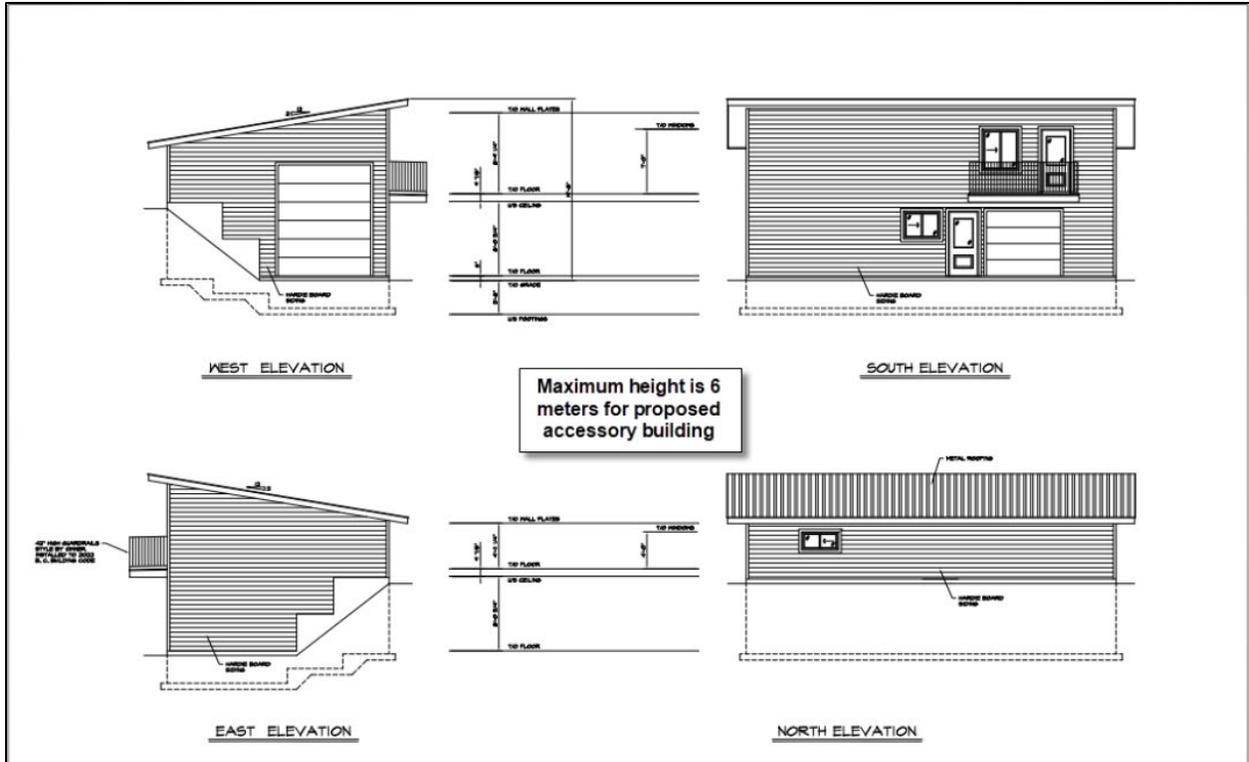
### Schedule B Site Plans



Inset of Site Plan







To Whom It May Concern,

With regard to our proposed accessory building at 7890 Gardiner Road, Anglemont. We have a desire to add this to our property to accomplish 4 things.

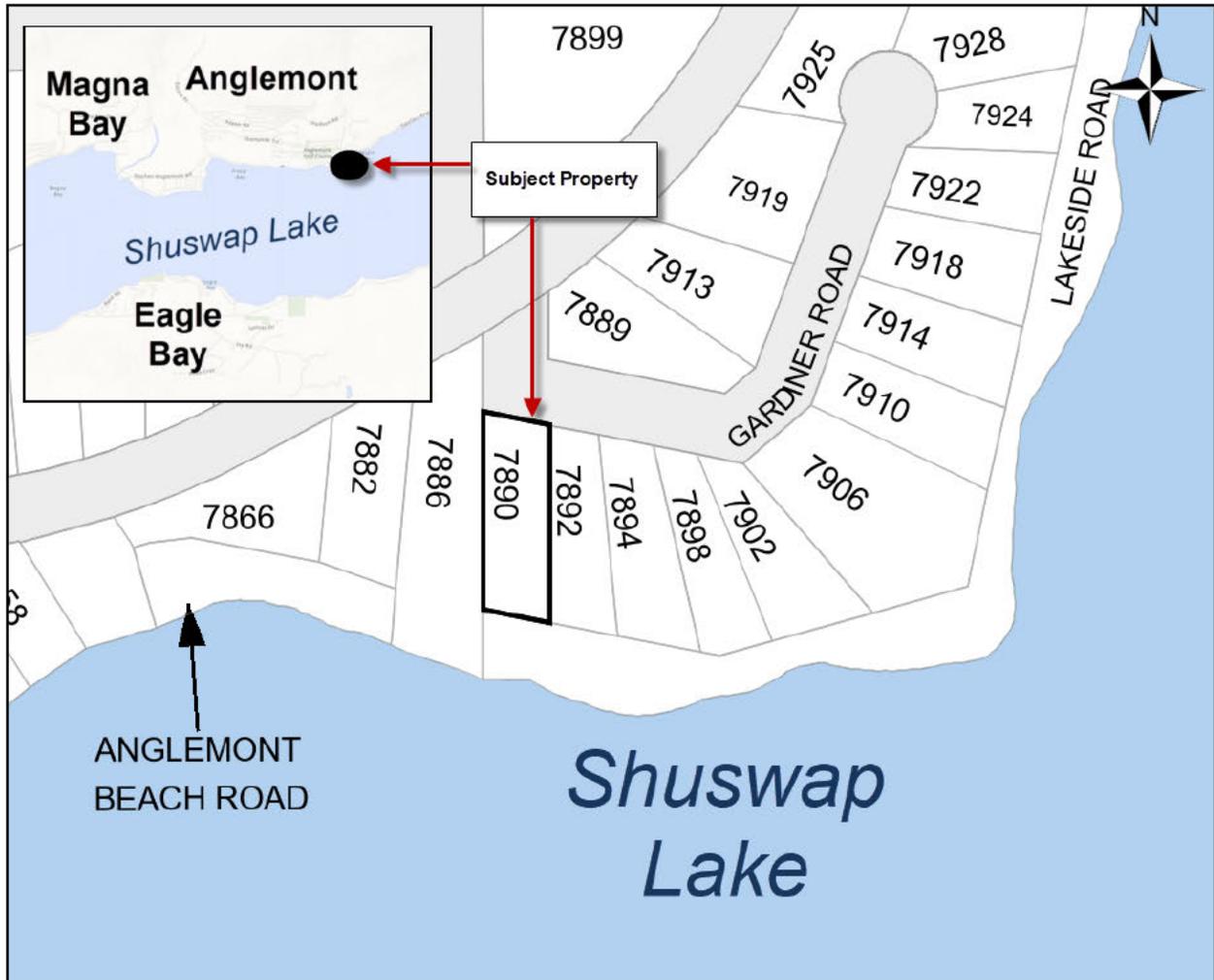
- Boat storage
- Car storage
- Snow clearing machine storage. (Quad with blade)
- An artist's studio. The upper area will meet that need.

We have owned and enjoyed the property for 10 years now. It has become increasingly clear to us, during that time, that this accessory building is both a want and a need, especially during the winter months.

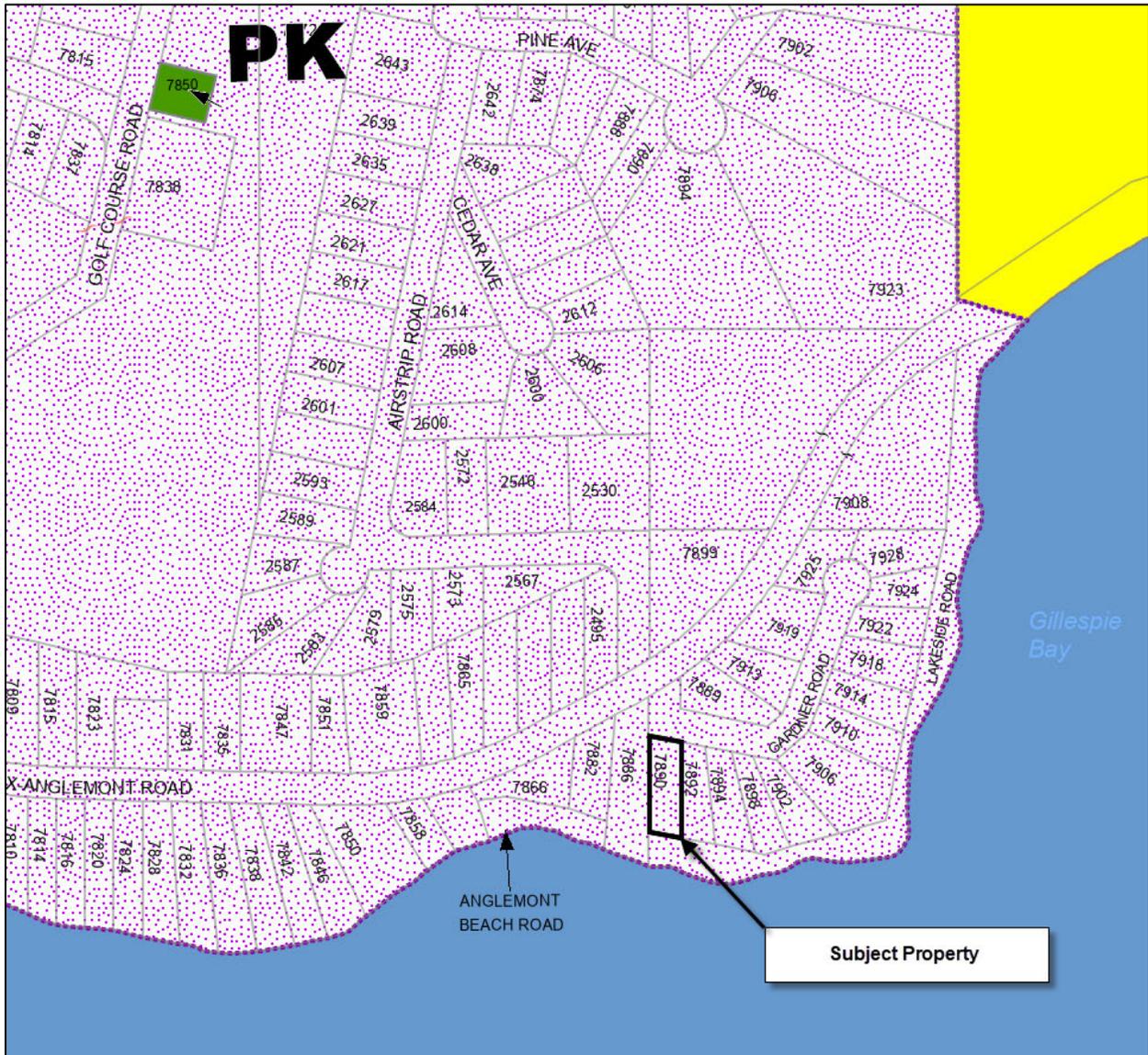
Thanks,

A solid black rectangular redaction box covering the signature area.

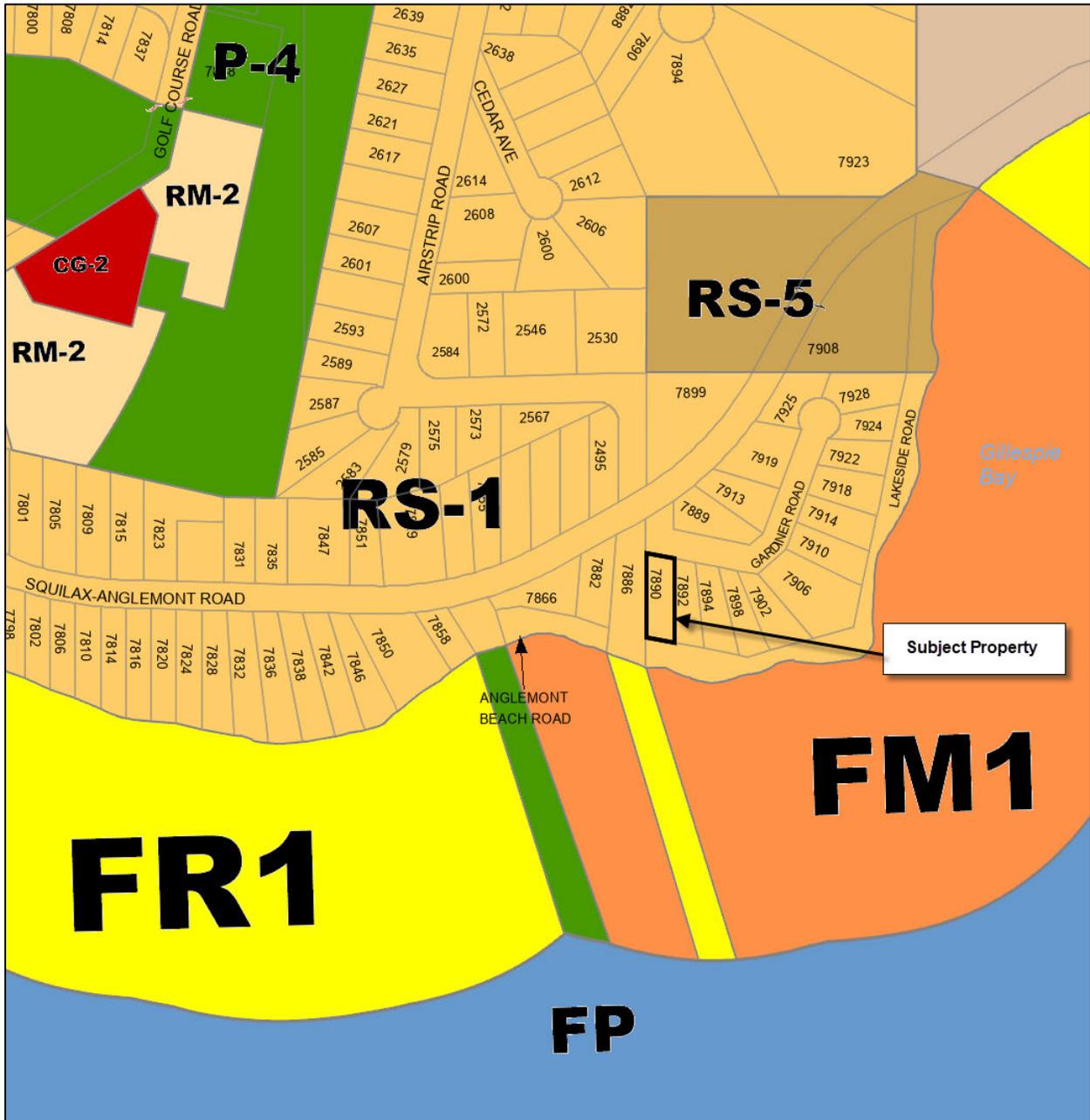
### Location Map



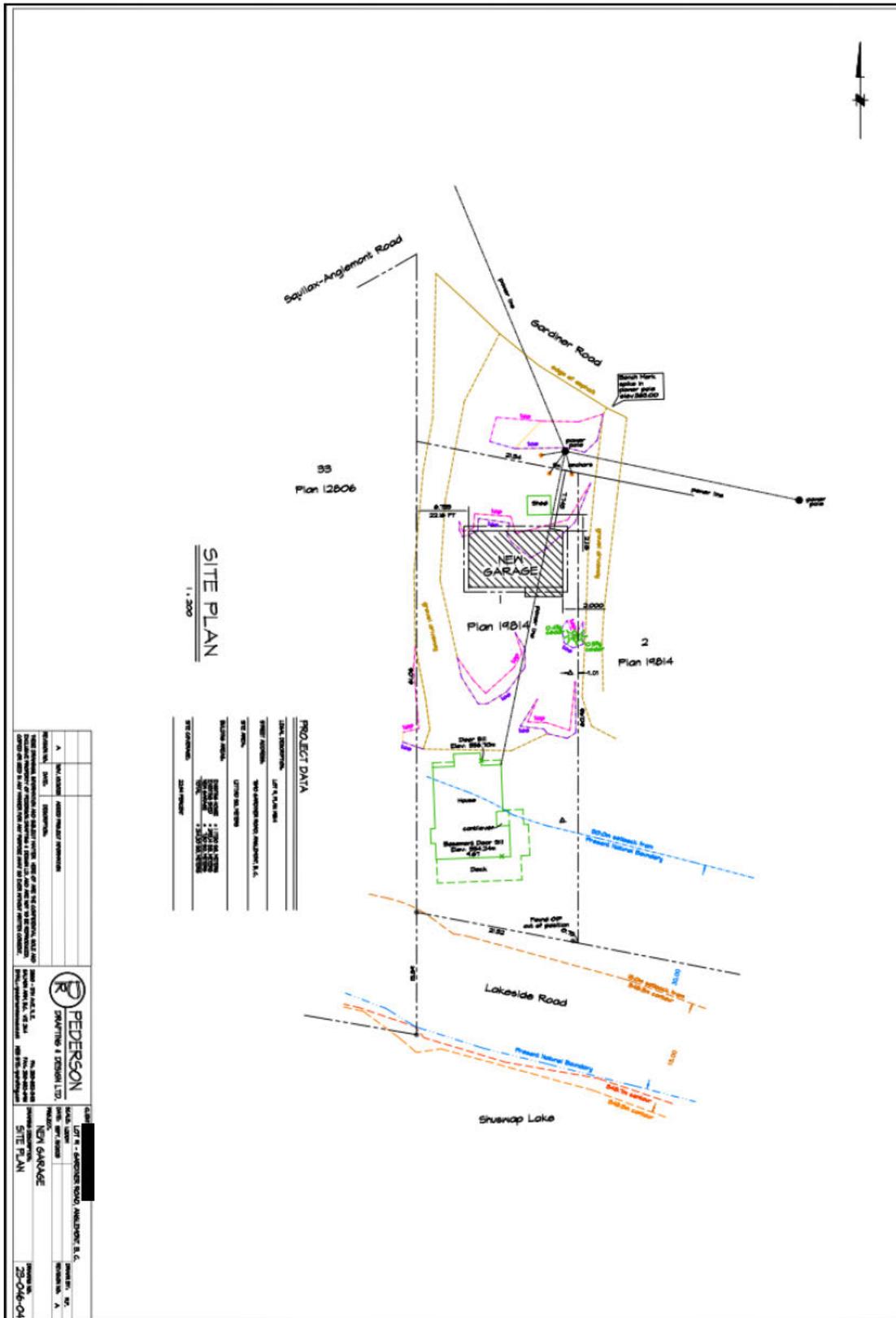
# Electoral Area F Official Community Plan Bylaw No. 830



# Anglemont Zoning Bylaw No. 650

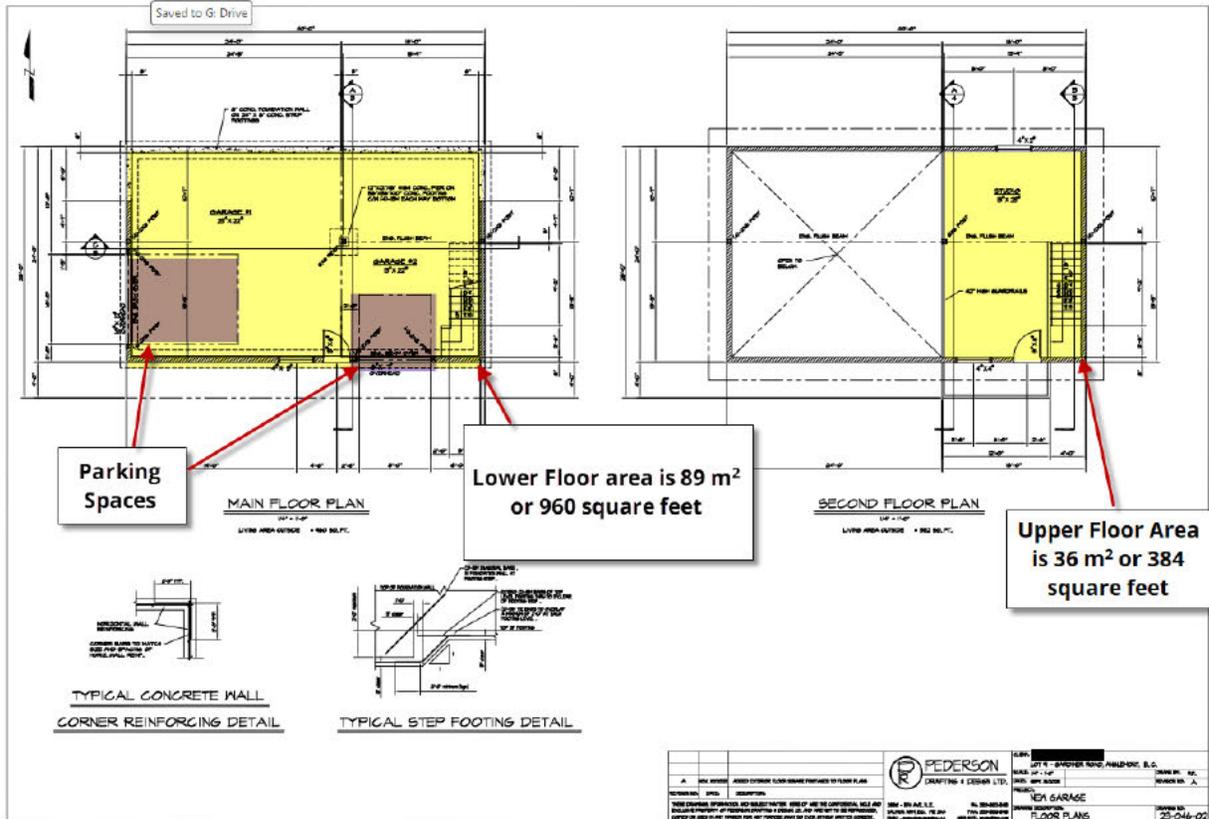


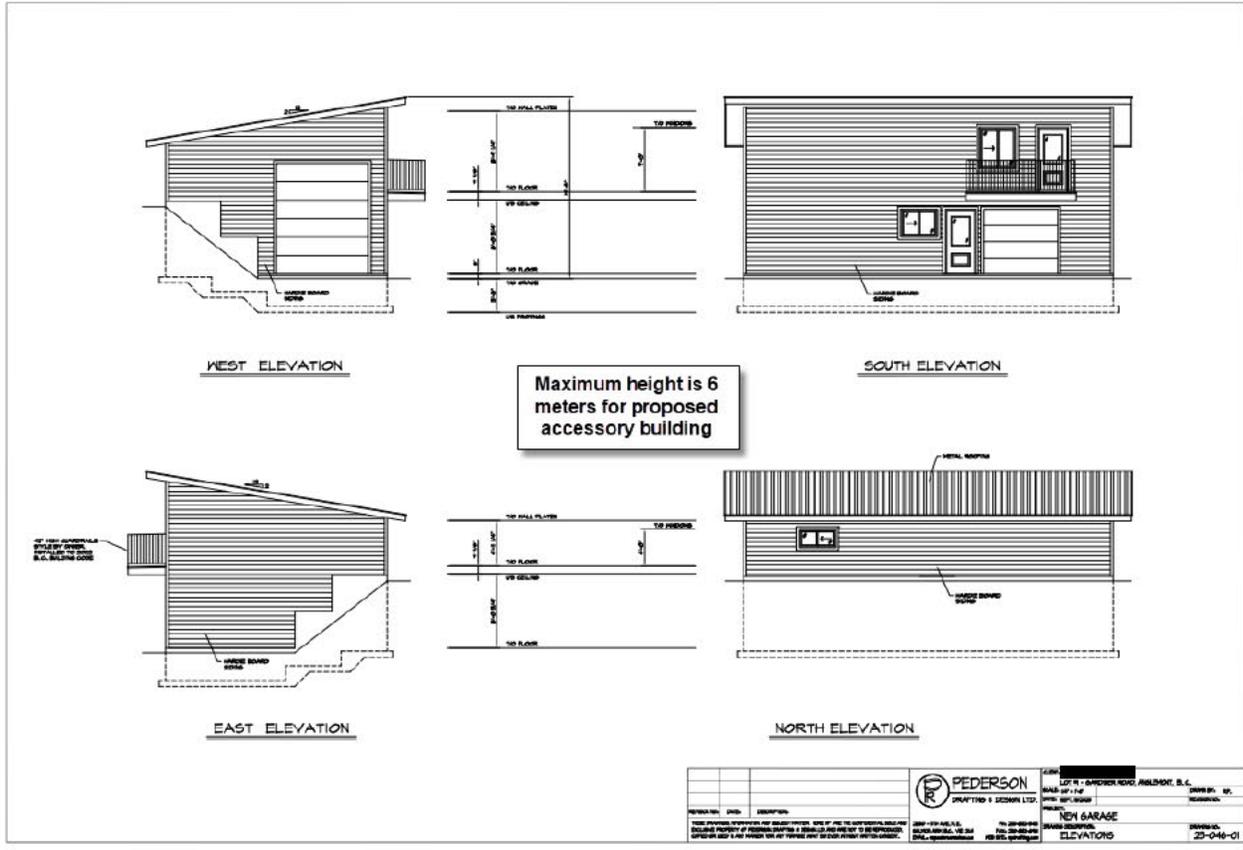
# Site Plan





# Floor Plan and Elevation Plan





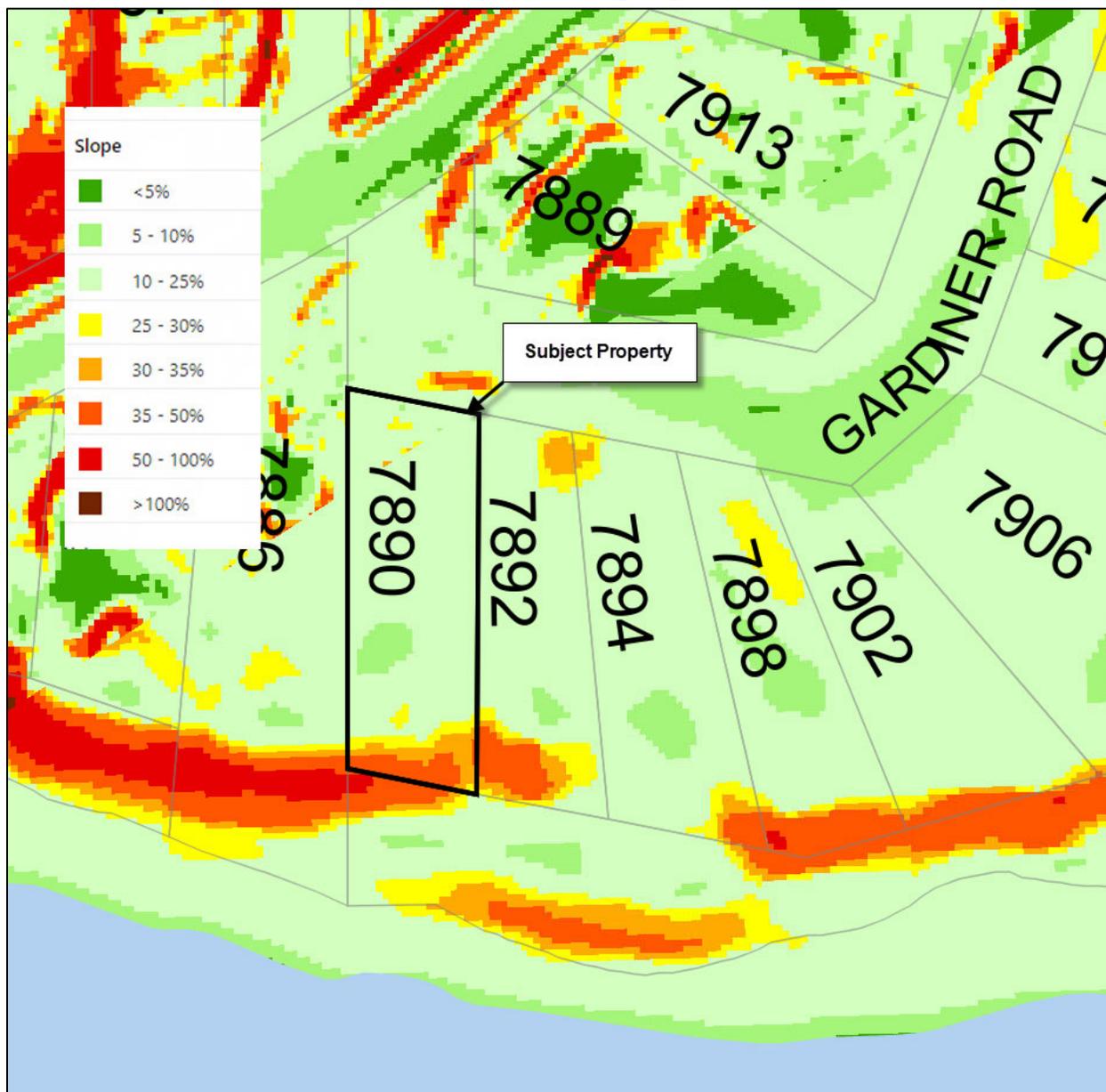
<b>PEDERSON</b> DRAFTING & DESIGN LTD.		1111 1111 1111 1111, B.L. 1111 1111 1111 1111 1111 1111 1111 1111
PROJECT NO. 1111 DATE 11/11/11 DESCRIPTION 1111 1111 1111 1111	1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111	1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111

2023 Ortho Imagery/Oblique Imagery





### Slopes Imagery

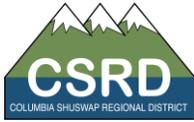




## Photos



Proposed Location for accessory building facing North  
Gardiner Road in the Background



# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area F: Development Permit No. 830-426

**DESCRIPTION:** Report from Laura Gibson, Planner II, dated January 26, 2024.  
3906 Squilax-Anglemont Road, Scotch Creek

**RECOMMENDATION:** THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-342 for Lot 1 Section 27 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP79122 be issued this 15<sup>th</sup> day of February, 2024, for a new accessory building.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The subject property is the location of the Home Hardware Building Centre in Scotch Creek. The owners are proposing to construct a new accessory building (for storage) on the property to replace buildings that burned down in the Bush Creek East Wildfire in August 2023. New development in the Village Centre designation requires a Village Centre Development Permit to be issued to address the form and character of the property.

## BACKGROUND:

**ELECTORAL AREA:**  
F (Scotch Creek)

**LEGAL DESCRIPTION:**  
Lot 1 Section 27 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP79122

**PID:**  
026-437-210

**CIVIC ADDRESS:**  
3906 Squilax-Anglemont Road, Scotch Creek

**SURROUNDING LAND USE PATTERN:**  
North = Squilax-Anglemont Road  
South = Village Centre (mini storage)  
East = Jordan Way  
West = Village Centre (vacant)

**CURRENT USE:**  
Home Hardware Building Centre

**PROPOSED USE:**  
New accessory building (for storage) for Home Hardware Building Centre

PARCEL SIZE:  
0.81 Ha (2.0 ac)

DESIGNATION:  
[Electoral Area F Official Community Plan Bylaw No. 830](#)  
VC - Village Center

ZONE:  
[Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)  
C1 – Commercial-1

SITE COMMENTS:  
The subject property is divided into two areas with chain link fence, the first area being the storefront building with a parking lot in front, and the second area being the outdoor storage area for lumber, etc. The new building is proposed to be located in the outdoor storage area. The property suffered a loss of their pre-existing accessory buildings during the Bush Creek East Wildfire in 2023. The trees that were existing around the perimeter of the outdoor storage area prior to the wildfire were also lost and there is currently no landscaping on the subject property.

BYLAW ENFORCEMENT:  
No.

**POLICY:**

[Electoral Area F Official Community Plan Bylaw No. 830](#)

13.5 Village Centre (VC) Development Permit Area (DPA) (Scotch Creek)

13.5.1 Area This DPA applies to the areas shown on Schedule F.

13.5.2 Guidelines

- (a) New development in the form of pedestrian-oriented main street building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged.
- (b) The primary pedestrian entrance to all units and all buildings should be from the street, or, if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent.
- (c) Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations.
- (d) Natural building materials, such as wood, rock or stone, are encouraged. Faux materials, including faux siding, are discouraged.
- (e) Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units.
- (f) Design of signage and lighting should be integrated with the building facade and with any canopies or awnings.

(g) Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged.

(h) Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. Site plans should be submitted for review by the Regional District.

(i) Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required at the fronts of buildings, care should be taken not to compromise the pedestrian environment.

(j) Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability in Scotch Creek.

(k) Development of a civic public space within the village core is strongly recommended. Until such time as a dedicated community centre is possible, opportunities to add landscape, benches and other amenities to a centrally located parking lot so that it may also serve other uses, for example as public gathering space, farmer's market, or space for special events, are encouraged.

[Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)

#### **FINANCIAL:**

There are no financial implications associated with this application.

#### **KEY ISSUES/CONCEPTS:**

##### Background

The subject property is the location of the Home Hardware Building Centre in Scotch Creek. The property is zoned C1 – Commercial 1 in the Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825) and designated VC – Village Centre in the Electoral Area F Official Community Plan Bylaw No. 830 (Bylaw No.830). The accessory buildings that formerly existed on the property were lost to the Bush Creek East Wildfire in 2023. The owners are proposing to construct a new 557.3 m<sup>2</sup> accessory building in the southeast corner of the lot for storage. New development in the Village Centre designation requires a Village Centre Development Permit to be issued to address the form and character of the property prior to issuance of the Building Permit.

##### Village Centre DPA (Form and Character)

The general purpose of the Form and Character DPA guidelines are to manage the appearance of proposed development, particularly from roads and public spaces on adjacent properties. Conditions of a Form and Character DP can help elevate the look of what may otherwise be developed to improve views from the perimeter of properties. The Village Centre of Scotch Creek contains a range of land uses including retail, business and personal services, community and health-related services, institutional uses, recreation, arts and cultural activities, and residential (see attached "DP830-436\_Maps\_Plans\_Photos.pdf"). Many of the guidelines in the Village Centre DPA are primarily related to buildings that would be near the front of properties and accessed by the public. For example: pedestrian entrances should be from the street or parking area, weather protection such as awnings or canopies should be provided over grade level entries to retail units, natural materials such as stone and wood are encouraged while faux materials are discouraged, and signage should be integrated with the building facade. The building is for storage and not retail, so an entrance from the street or parking

area is not necessary. The proposed building will be constructed of painted steel panels. This is appropriate for a storage building at the rear of a property. In keeping with the character of the existing building on the property, the owners have indicated that the exterior of the new building will be light grey with a red trim (see building renderings in attached "DP830-436\_Maps\_Plans\_Photos.pdf"). Though not specifically required as the building is not a retail unit, a red awning is proposed over the grade level entry door. No signage is proposed for the new accessory building.

Another guideline in the Village Centre DPA is that front parking is only supported in cases where landscaping provides a buffer between the parking and the street. The parking for the Home Hardware retail store is in front of the building. A form and character DP was not required at the time the original storefront building was constructed. Staff are proposing that a gravel area existing between the parking lot and Squilax-Anglemont Road be planted with 3 trees with a minimum caliper of 6.5 cm and 16 shrubs to add a landscape buffer (see attached "DP830-436\_Maps\_Plans\_Photos.pdf"). Prior to the wildfire, there were several trees existing on and adjacent to the subject property, primarily along the east and south parcel lines. All the trees were burned down during the fire. The permit will include a deadline of October 1, 2024, for the owners to plant the trees and shrubs.

Although not included as specific guidelines in the Village Centre DPA, for developments with outdoor storage, Form and Character DPs typically include conditions such as screening storage areas from the street view, including privacy slats in chain link fences, and minimizing light pollution to neighbouring properties. For DP830-228, the Form and Character DP issued April 19, 2018, for one of the original accessory buildings that was lost to the fire, a condition of the DP was to install and maintain privacy slats in the fencing around the outdoor storage area. Many of the privacy slats were damaged by the wildfire. This new DP will include that the grey privacy slats be replaced/added to screen the outdoor storage area, as shown on the attached "DP830-436\_Maps\_Plans\_Photos.pdf". The completion of the privacy slats will also be required by October 1, 2024, the same deadline as the planting. Another condition of the DP will be that any security lighting be directed toward the ground in order to minimize light pollution and glare originating from the property.

Staff have discussed the above DP requirements with the agent for the application and they have confirmed the property owners are agreeable.

#### Easement

Staff are aware of an easement (KX134564) located along the southern 10 m portion of the subject property, which allows access by the owners of the lot to the east over the subject property. Staff have made the agent aware of the easement and note that the building may need to shift another 5 m to the north to accommodate the easement. The CSRD does not enforce easements between private landowners.

#### **RATIONALE:**

This application is for a Village Center DP for a new accessory building to be located on the Home Hardware Building Centre property in Scotch Creek. Development Services staff are recommending issuance of DP830-426 for the following reasons:

- The proposed development adheres to the Village Center DPA guidelines, and
- The proposed development will look professional with the cohesive design chosen for the proposed accessory building, screening around the outdoor storage area, and a landscape buffer between the parking area and Squilax-Anglemont Road.

Conditions of the Village Centre DP will include:

- a) Grey privacy slats are to be installed and maintained along the chain link fence, as shown on the Site Plan. Installation of privacy slats shall be completed by October 1, 2024;
- b) Security lighting shall be directed toward the ground in order to minimize light pollution and glare originating from the property; and
- c) The landscaped area identified on the Site Plan shall be planted and maintained with a minimum of 3 trees and 16 shrubs. Planting shall be completed by October 1, 2024.

**IMPLEMENTATION:**

If DP830-426 is approved, staff will prepare a notice to be sent to the Land Title and Survey Authority for registration on title and the building permit may be issued.

**COMMUNICATIONS:**

As per the October 2020, changes to the Development Service Procedures Bylaw No. 4001-2, as amended, notices are no longer required to be mailed to property owners within 100 m of the subject property for Development Permits. Bylaw No. 4001-2 does not require a Development Notice Sign to be posted or newspaper ads for development permits.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendations.

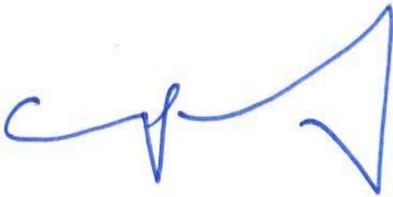
**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Board_DS_DP830-426.docx
Attachments:	- DP830-426_Maps_Plans_Photos.pdf - DP830-426 (1).pdf
Final Approval Date:	Feb 2, 2024

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie

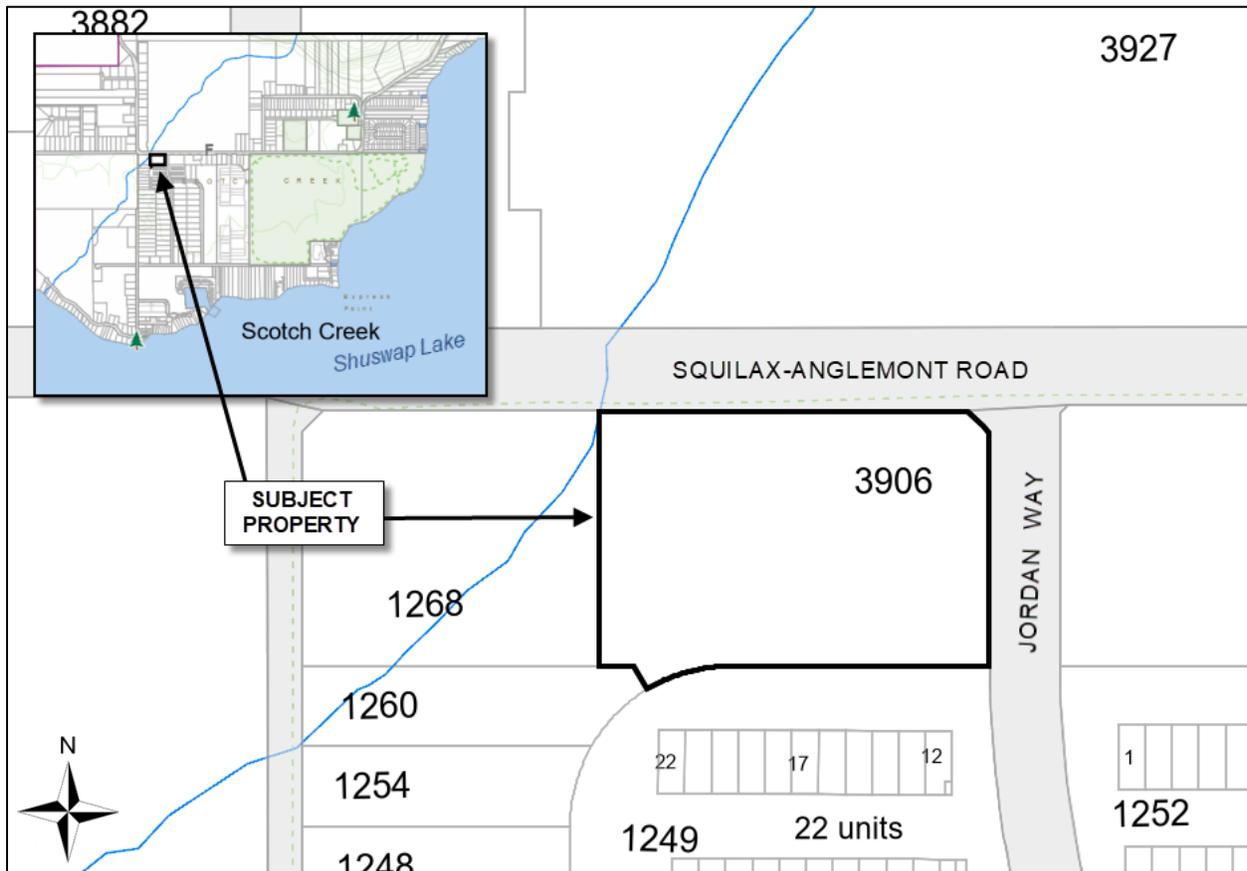


Jennifer Sham

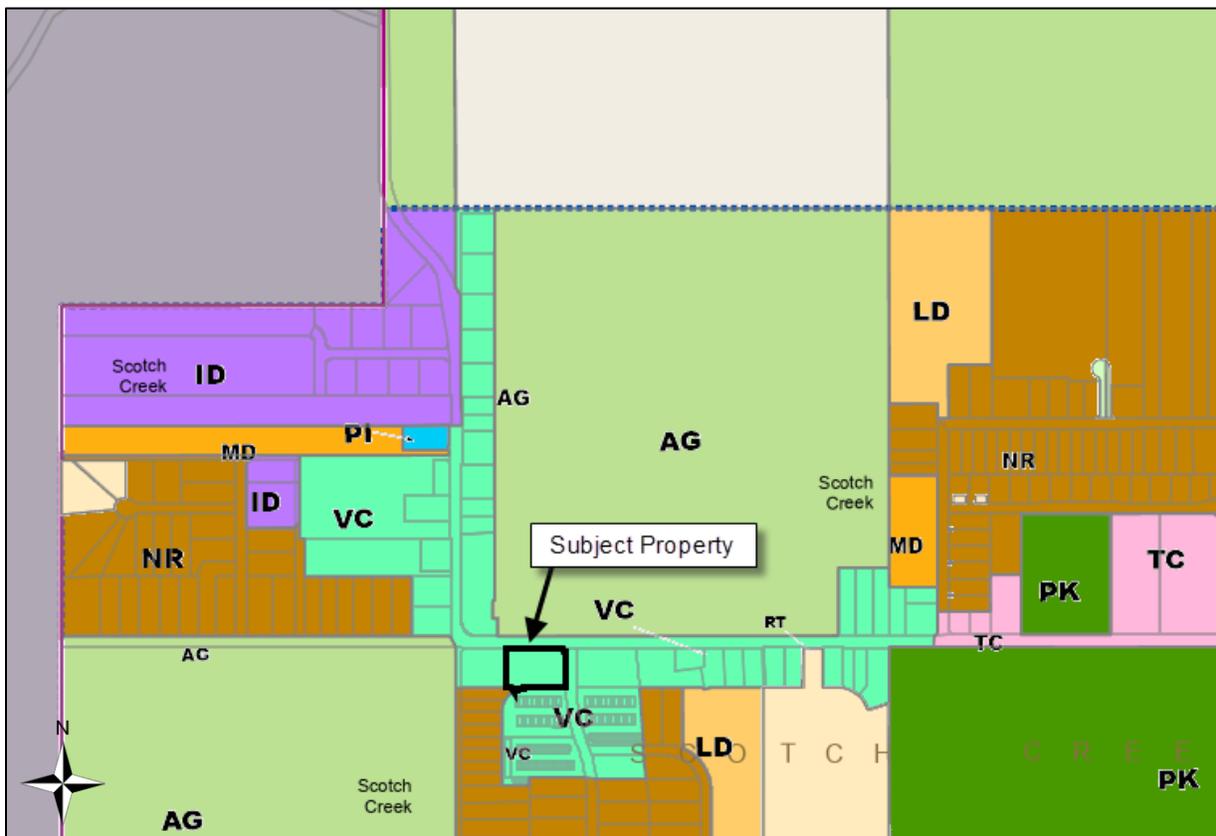


John MacLean

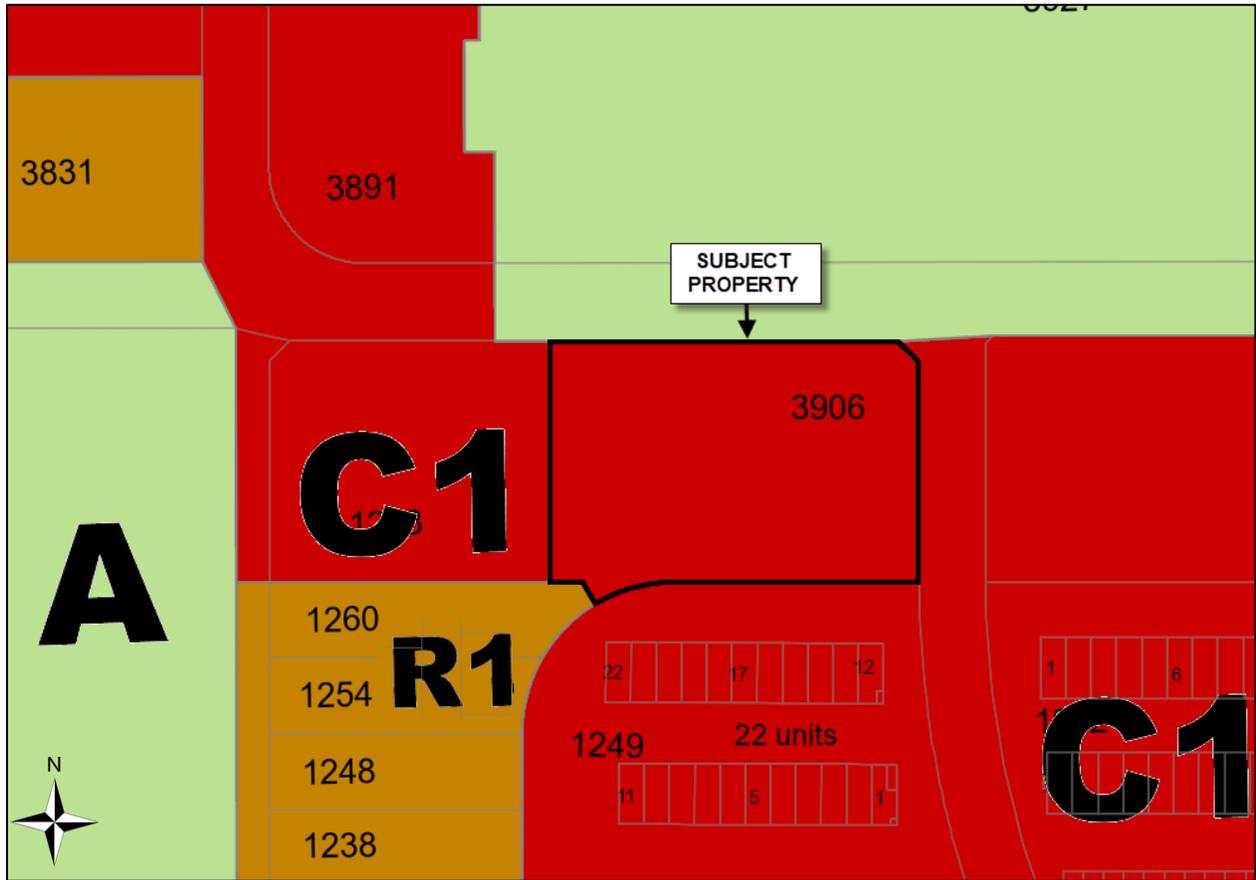
### Location



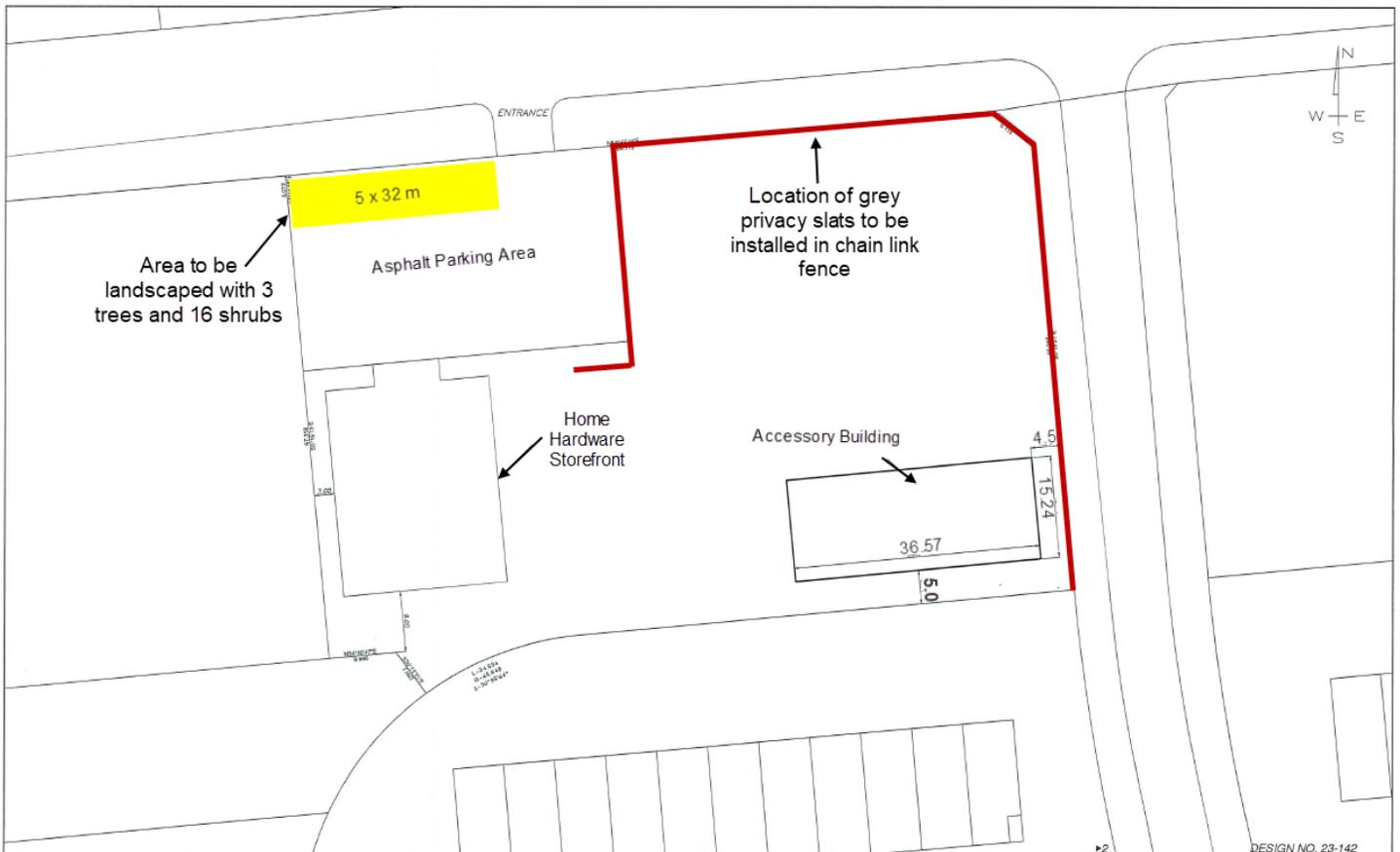
### Electoral Area F Official Community Plan Bylaw No. 830



Scotch Creek/Lee Creek Zoning Bylaw No. 825



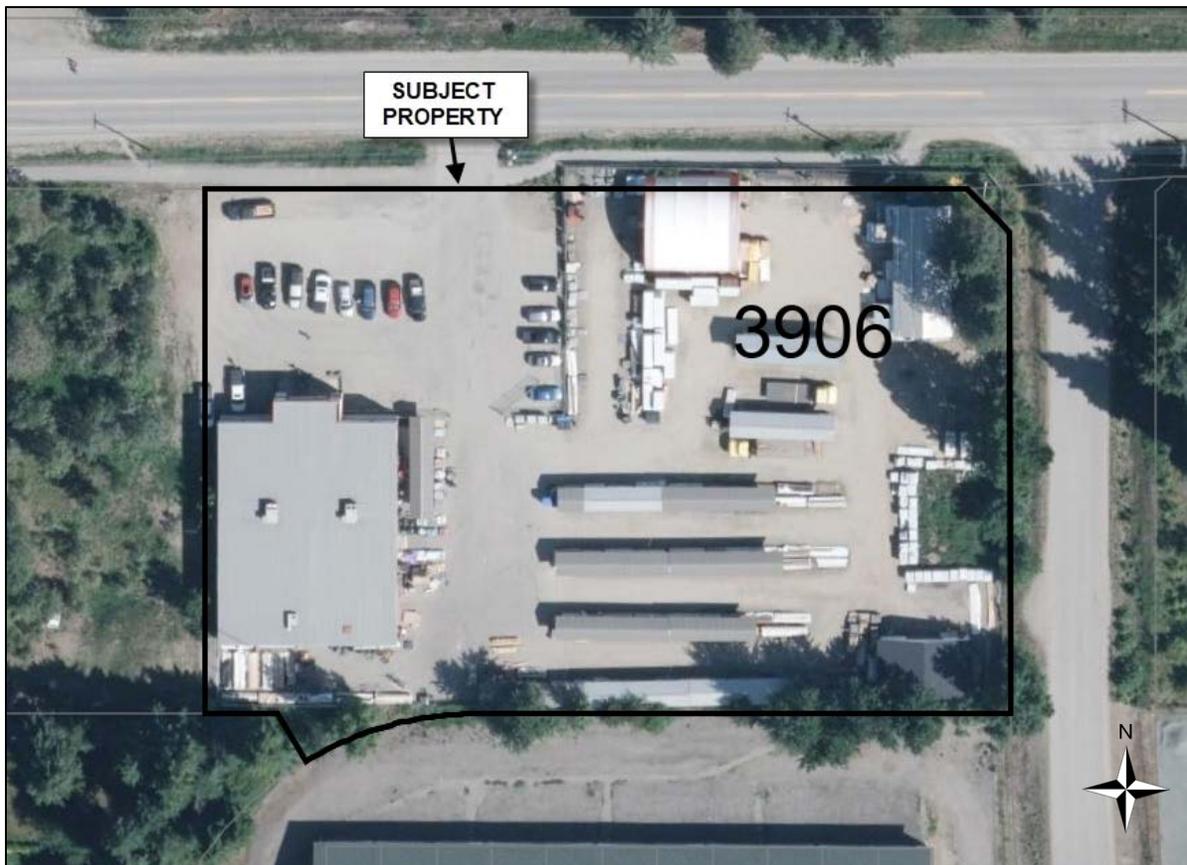
Site Plan



### Building Design Renderings



Orthophotos – June 2023



Orthophoto – Post-wildfire, October 2023



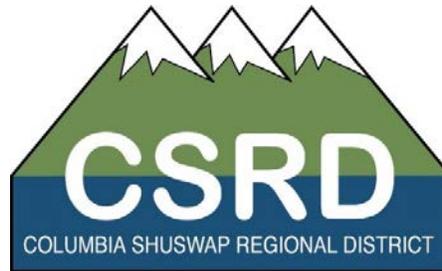
### Photos

Google Street View from Squilax-Anglemont Road of existing storefront and parking lot and area for proposed landscaping



Google Street View from corner of Jordan Way and Squilax-Anglemont Road, looking southeast, showing where privacy slats needs replacement and location for proposed accessory building





### **DEVELOPMENT PERMIT NO. 830-426**

OWNERS: Home Hardware Stores Limited, Inc. No. A31485  
 34 Henry Street West  
 St. Jacobs, Ontario  
 N0B 2N0

1. This Village Centre Development Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:  
  
Lot 1 Section 27 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP79122 (PID: 026-437-210), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. This Permit is issued pursuant to Section 13.5 of the "Electoral Area F Official Community Plan Bylaw No. 830, as amended," for a new accessory building, and is issued based on the Site Plan attached hereto as Schedule B, and the building design renderings attached hereto as Schedule C.
4. Grey privacy slats are to be installed and maintained along the chain link fence, as shown on the Site Plan attached hereto as Schedule B. Installation of the privacy slats shall be completed by October 1, 2024.
5. Security lighting shall be directed toward the ground in order to minimize light pollution and glare originating from the property.
6. The landscaped area identified on the Site Plan attached hereto as Schedule B shall be maintained with a minimum of 3 trees and 16 shrubs. Planting shall be completed by October 1, 2024.
7. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.

8. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
9. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
10. This Permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_\_ day of \_\_\_\_\_ 2024.

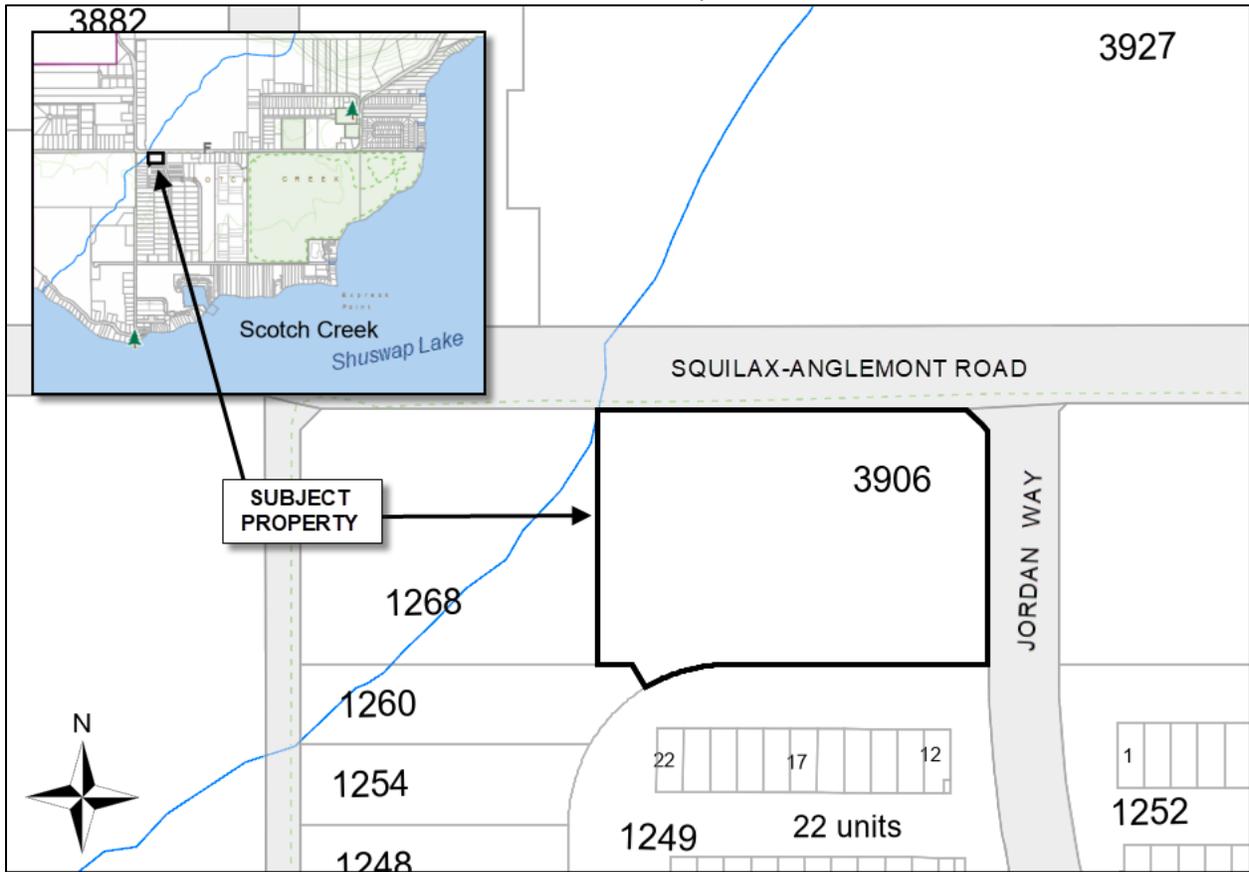
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CORPORATE OFFICER

**PLEASE NOTE:**

- 1) Pursuant to Section 504 of the *Local Government Act*, if the development of the subject property authorized by this permit is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.**
- 2) This Permit addresses Local Government regulations only. Further permits or authorizations may be required from Provincial and Federal governments. It is the owner's responsibility to call Front Counter BC at 1-877-855-3222 regarding this project.**

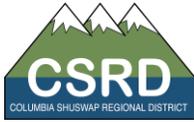
### Schedule A Location Map





### Schedule C Building Design Renderings





# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area F: Development Variance Permit No. 825-42 and Development Permit No. 830-425

**DESCRIPTION:** Report from Laura Gibson, Planner II, dated January 25, 2024. 3810 Kenwood Gate, Scotch Creek

**RECOMMENDATION #1:** THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 825-42 for Lot C Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP72803, varying the Scotch Creek/Lee Creek Zoning Bylaw No. 825 as follows:

- a) Section 3.2(c) Minimum setback for signs be reduced from 1.0 m to 0.5 m for the west interior side parcel boundary, only for the existing sign, and,
- b) Section 5.13(3)(h) Minimum setback from the front parcel boundary be reduced from 4.5 m to 0.965 m, only for the accessory building (electrical service container),

be approved this 15<sup>th</sup> day of February 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**RECOMMENDATION #2:** THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-425 for Lot C Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP72803 be approved this 15<sup>th</sup> day of February 2024, for a manufacturing building, office building, and electrical service container.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The subject property is located at 3810 Kenwood Gate in Scotch Creek and is subject to the Electoral Area F Official Community Plan Bylaw No. 830 and the Scotch Creek/Lee Creek Zoning Bylaw No. 825. Interior Marine Construction uses the subject property to manufacture dock and marine structures. The subject property suffered a total loss of existing structures during the Bush Creek East Wildfire and the property owners are in the process of rebuilding. The rebuilding includes a new manufacturing building, a premanufactured office building, and an electrical service container. New development on properties designated Industrial in the Official Community Plan requires an Industrial Development Permit addressing the form and character of the property to be issued prior to the issuance of building permit. A Development Variance Permit application has also been made to address the setback of the electrical service container from the front parcel boundary and of the existing sign from the west side parcel boundary.

## BACKGROUND:

ELECTORAL AREA:

F (Scotch Creek)

**LEGAL DESCRIPTION:**

Lot C Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP72803

**PID:**

025-598-422

**CIVIC ADDRESS:**

3810 Kenwood Gate, Scotch Creek

**SURROUNDING LAND USE PATTERN:**

North = Industrial (AIM Roads Inc. work yard)

South = Industrial (indoor storage and single family dwelling)

East = Industrial (manufacturing)

West = Industrial (mini storage and outdoor storage)

**CURRENT USE:**

Dock manufacturing and marine construction

**PROPOSED USE:**

Dock manufacturing and marine construction (rebuild from wildfire loss)

**PARCEL SIZE:**

0.4 Ha (0.99 ac)

**DESIGNATION:**

[Electoral Area F Official Community Plan Bylaw No. 830](#)

ID - Industrial

**ZONE:**

[Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)

C1 – Commercial-1

**SITE COMMENTS:**

The subject property suffered a total loss of buildings during the Bush Creek East Wildfire According to the applicants, in order to reinstate electrical service to the property after the wildfire, an electrical room (the electrical service container) had to be located within 1200 mm of the existing BC Hydro pole. In the future, when a permanent office is constructed, it will contain an electrical room and the electrical service container will no longer be required. The applicants have confirmed that the new manufacturing building cannot contain the necessary electrical service as it is more than 100 m from the hydro pole.

**BYLAW ENFORCEMENT:**

Yes. Scotch Creek/Lee Creek Zoning Bylaw No. 825 - manufacturing is not a permitted use in the C1 – Commercial -1 zone.

**POLICY:**[Electoral Area F Official Community Plan Bylaw No. 830](#)

## 13.8 Industrial (ID) Development Permit Area (Scotch Creek)

13.8.1 Area This DPA applies to the areas shown on Schedule F.

## 13.8.2 Guidelines

(a) Light industrial development should be integrated as much as possible into the built fabric of the community, rather than forming isolated auto-oriented enclaves. Block pattern, street design and building placement should be appropriate to a mixed-use area, although industrial use may be the primary land use.

(b) Buildings should face onto the street, and include entries and windows, providing active edges and visual permeability. Where buildings face a parking lot, pedestrian sidewalks should be provided. Buildings should be set back a minimum distance from the street, to avoid the creation of wide barriers.

(c) Where possible, buildings should share common parking lots. Parking should be provided at the rear of buildings, at the interior of blocks, or include a landscape buffer between the parking area and the public street.

(d) Signage should be integrated into the overall site and building, and be legible without being intrusive into the visual landscape.

(e) Green roofs and other sustainable practices are encouraged."

[Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)1.0 Definitions

ACCESSORY BUILDING is a detached structure, not used for human habitation; that is subordinate to, customarily incidental to, and exclusively devoted to the use with which it relates;

ACCESSORY USE is the use of land, buildings and structures that is subordinate to, customarily incidental to, and exclusively devoted to the principal use or single family dwelling with which it relates. An accessory use does not include human habitation;

BUILDING is a structure used or intended for supporting or sheltering a use or occupancy but does not include a recreational vehicle or park model;

FRONT PARCEL BOUNDARY means the parcel boundary that is the shortest parcel boundary common to the lot and an abutting highway or access route in a bare land strata plan, and where in the case of a panhandle lot means the line separating the panhandle driveway from the main part of the lot;

SETBACK is the shortest horizontal distance between any portion of a building or structure that is above finished ground level and each of the respective parcel boundaries;

5.13 Commercial-1 Zone

## (1) Principal Uses

The uses stated in this subsection and no others are permitted in the Commercial - 1 zone as principal uses, except as stated in Part 3: General Regulations:

- |                             |                       |
|-----------------------------|-----------------------|
| (a) Amusement establishment | (c) Convenience store |
| (b) Campground              | (d) Day care          |

- |                                |                                 |
|--------------------------------|---------------------------------|
| (e) Marina                     | (m) Public assembly facility    |
| (f) Mini storage               | (n) Recycling drop-off facility |
| (g) Motel                      | (o) Rental shop                 |
| (h) Office                     | (p) Restaurant                  |
| (i) Outdoor sales              | (q) Retail store                |
| (j) Personal services          | (r) Service station             |
| (k) Plant nursery and services | (s) Single family dwelling      |
| (l) Pub                        | (t) Tourist cabin               |
|                                | (u) Library                     |

## (2) Secondary Uses

The use stated in this subsection and no others are permitted in the Commercial - 1 zone as a secondary use, except as stated in Part 3: General Regulations:

- (a) Accessory use
- (b) Owner/operator dwelling

## (3) Regulations

- (h) Minimum setback from:  
Front parcel boundary: 4.5 m

## **FINANCIAL:**

As the electrical service container is already located on the property, if the Development Variance Permit is not approved, the owners will need to work with BC Hydro to determine a solution for locating the electrical service outside the required CSR D setback. If not, CSR D bylaw enforcement may need to get involved. Furthermore, manufacturing is not a permitted use in the C1 zone, however, the applicants are pursuing rezoning of the subject property and staff are working on the bylaw amendment concurrently with the subject DP and DVP. The rezoning application will be considered by the Board at a future meeting.

## **KEY ISSUES/CONCEPTS:**

### Background

The subject property is zoned C1 – Commercial 1 in Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825), adopted November 2005. The property has been utilized for dock and marine equipment manufacturing since 2010 (previously as Queensboro Marine which has rebranded to Interior Marine Construction.) Bylaw No. 825 does not permit the use manufacturing in the C1 zone. The manufacturing use was temporarily permitted from October 19, 2017, to October 19, 2020, by Temporary Use Permit (TUP) No. 830-04, but the owners did not apply for a TUP renewal or rezoning following its expiry, despite requests from the CSR D. Planning staff informed bylaw enforcement staff about the non-compliant use.

In July 2023, the subject property suffered a total loss of buildings as a result of the Bush Creek East Wildfire. To rebuild, prior to issuance of the Building Permit, the necessary approval to permit the manufacturing use is required. The property owners have applied for a zoning bylaw amendment for the subject property. Staff are working on the bylaw amendment concurrently with the subject DP and DVP applications, however, the bylaw amendment process will take longer than the other permit applications. In the interest of allowing the property owners to move forward with rebuilding so they can keep their business running, and due to the extenuating circumstances caused by the wildfire,

planning staff are processing the DVP and DP applications prior to completion of the zoning bylaw amendment. The property is designated Industrial in the Electoral Area F Official Community Plan (OCP) Bylaw, and the manufacturing use is consistent with the policies of the Industrial designation in the OCP. As part of considering the rezoning application for the subject property, staff are considering creating a new industrial zone and rezoning the entire Industrial designation area on and near Kenwood Gate. Letters were sent January 30, 2024, to the owners of all properties in the designation area explaining this initiative and seeking feedback.

Currently on the subject property is a large fabric covered workshop, which will be removed upon completion of the proposed new manufacturing building, a 92.9 m<sup>2</sup> premanufactured modular office building, which will be relocated following completion of the new manufacturing building, and an electrical service container, which will remain in its current location. The electrical service container was placed in its current location because, according to the applicant, BC Hydro required that the electrical room be within 1200 mm of the existing BC Hydro pole when they were reestablishing power to the subject property following the wildfire. Future plans include to build a larger, permanent office building in the new location of the premanufactured modular office building, relocate the electrical service to there, and remove the container at that time (these plans are not included as part of this DP and will require a new DP). The applicant has stated that the new manufacturing building is too far from the hydro pole to move the electrical service from the container to there (it would have to be within 100 m). A new septic system is also proposed, which has been designed by Franklin Engineering Ltd, and will be located between the manufacturing building and the front parcel line west of the driveway access. The property is serviced by an onsite groundwater well.

An existing sign is also within the permitted west side parcel setback and is included in the Development Variance Permit application to bring it into compliance, if approved.

In addition to the Industrial DP to address the form and character of the proposed development and the Development Variance Permit for the reduced setback for the electrical service container and sign, a Hazardous Lands Development Permit (Flooding and Debris Flow Potential) is required for the proposed new manufacturing building and the office building because the property is located in the Scotch Creek Active Fan. The Hazardous Lands DP is a technical DP which may be issued by the General Manager of Development Services and is being processed concurrently with the Industrial DP and DVP applications.

#### Development Variance Permit

The proposed variance is for the existing electrical service container and existing sign. It is proposed to reduce the front parcel boundary setback from 4.5 m to 0.965 m, only for the electrical service container. As previously noted, this container is only proposed to be utilized as the electrical room until a permanent office building is constructed in the future. At that time, the container will be removed. The timeline for new office construction has not yet been determined.

The Ministry of Transportation and Infrastructure (MOTI) also requires a setback of 4.5 m from a parcel line adjacent to a MOTI road. Staff have advised the applicant that a setback permit may be required from MOTI and the applicant told staff they have reached out to MOTI for confirmation.

The location of the container may impede sightlines looking east down the road when exiting the property due to its location relative to the driveway, however, Kenwood Gate is not a busy road and there is a 6.2 m wide gravel frontage between the paved road and the power pole. Therefore, there is room for a vehicle to move past the container and get a clear view of the potential traffic before pulling out onto the road. Furthermore, vehicles would be unlikely to be turning left (west) out of the subject property's driveway as Kenwood Gate is a no-thru road.

Zoning Bylaw No. 825 includes regulations for 'sight triangles', which is a term used by the Province in the Transportation Act to describe a triangular area on parcels that are at the corner of two intersecting public roads. The sight triangle is created by measuring 6 m along each parcel boundary from the corner at the road intersection and connecting those points. No fences, plants or structures higher than 0.6 m should be placed in the sight triangle. The container on the subject property is more than 10 m from the property's access and therefore, if you were to apply the same measurement method to the intersection of the driveway access and the public road, the structure would not be in the sight triangle.

The existing sign has been in the subject location for approximately 5 years and utilizes sign poles that were pre-existing. The sign advertises Interior Marine Construction and Outback Mini Self Storage, which is on the neighbouring property to the west. In Zoning Bylaw No. 825, signs are listed as exceptions to the setback regulations, provided they are no closer than 1.0 m to side parcel boundaries. This means the sign may be 0 m from the front parcel boundary. The existing sign is located 0.5 m from the west side parcel boundary, which is adjacent to the other property being advertised on the sign. It is proposed to vary the west side parcel boundary setback for the sign only from 1.0 m to 0.5 m to allow it to remain in its current location. The sign should have no negative impact to neighbouring properties. The sign copy area appears to encroach into the MOTI road right-of-way and the applicant has been advised to contact the Ministry about any necessary permits for the sign.

#### Industrial Development Permit (Form and Character)

New development in the Industrial designation requires an Industrial Development Permit to be issued to address the form and character of the property. The general purpose of the Form and Character DPA guidelines are to manage the appearance of proposed development. This often includes screening storage areas from the street view, including privacy slats in chain link fences and/or landscape buffers and minimizing light pollution to neighbouring properties.

As shown on the site plans, the proposed layout will integrate well into existing street layout. Both proposed buildings will face the street. A new door is being added to the premanufactured office building on the side that will face Kenwood Gate for customer entry.

DPA guidelines note that parking should be at the rear of buildings and that signage be integrated into the overall site and building and be legible without being intrusive into the visual landscape. Most of the parking will be staff parking and will be situated behind the manufacturing building apart from two customer parking spaces that will be situated at the front of the subject property next to the office building. The plans demonstrate that the required parking and loading space requirements in Bylaw No. 825 have been met. The property owners have noted that the main sign is already located on site (see photo in attached "DVP825-42\_DP830-425\_Maps\_Plans\_Photos\_redacted.pdf") and a sign will also be mounted on the building as part of the aesthetic. An example of a building and sign with a similar aesthetic is included in the attached "DVP825-42\_DP830-425\_Maps\_Plans\_Photos\_redacted.pdf". The main sign that is already installed also has signage for the neighbouring storage facility.

The electrical service is within a newer, light grey container and is located behind the chain link fence along the front parcel boundary. The premanufactured office building has been updated to have newer blue siding, new windows, and as previously noted, will include a new door facing the street in the building's new location. The proposed manufacturing building has a manufacturing floor area of 550 m<sup>2</sup> plus a staff room, washroom, and storage/parts rooms, and an upper mezzanine for additional storage space. In a letter by D. Bruce MacKinnon, architect for the development, the proposed building is described as a high-quality industrial building to support the manufacturing activities that will present a clean and tidy appearance, while also screening the industrial work yard behind (see attached, "DP825-42\_DP830-425\_Architect\_Letter.pdf"). Mr. MacKinnon also states that the building will be constructed of durable, easily maintained materials that will retain their appearance over time. The

letter also states that a careful choice and placement of landscaping will further enhance the development with plant materials that offer good survivability in an industrial setting with minimal maintenance. A xeriscape landscaping plan prepared by a landscape designer has been submitted along with the application (DVP825-42\_DP830-425\_Maps\_Plans\_Photos\_redacted.pdf"). A variety of shrubs and grasses are proposed within the curbed areas located between the street and buildings.

The property to the west of the subject property, which is used for mini storage and outdoor storage, had an Industrial DP issued in September 2021 and a condition of that DP included the installation and maintenance of grey privacy slats in the chain-link fence along the perimeter of the property, including the gates. Staff recommend the same condition apply to the subject property for this Industrial DP, and the property owners have indicated the proposed privacy slats in the fencing, including the gate, on their site plan. The grey slats will add privacy, security and reflect a professional image for the property. A further condition of the Industrial DP will be that security lighting be directed toward the ground to minimize light pollution and glare originating from the property. The property owners have confirmed that security lighting will be directed down and have included a note on the plans.

The applicants have taken care to submit a comprehensive application that fulfills the guidelines of the Industrial DPA. As the architect noted in their letter (see attached, "DP825-42\_DP830-425\_Architect\_Letter.pdf"), the presentation of the building will provide an incremental improvement to the general street scape in this industrial area, setting a new benchmark for future fire reconstruction in the neighbourhood.

#### Building Permit

A building permit is required for the proposed manufacturing building, premanufactured office building and the electrical container. As of the date of this report, an application has not been submitted, though the applicants have noted they are preparing the applications for submission.

#### **RATIONALE:**

Development Services staff are recommending that the Board consider issuance of DVP No. 825-42 for the following reasons:

- A location for the electrical service container was extremely limited due to the required proximity to the power pole and is not the long-term plan for the subject property,
- The electrical service container is small, approximately 10 m<sup>2</sup> and 2.6 m in height, and should not have a negative effect on the neighbouring properties, and
- The existing sign should have no negative impact to other properties in the area.

Development Services staff are also recommending that the Board consider issuance of Industrial DP No. 830-425 for the following reasons:

- The proposed development adheres to the Industrial DPA guidelines, and
- The property owners have taken care to ensure their proposed development will look professional by providing screening, landscaping, appropriate lighting, and an aesthetically pleasing design with durable, easily maintained materials for the building.

Conditions of the Industrial DP will include:

- a) Grey privacy slats are to be installed and maintained along the entire chain link fence, including the gate,
- b) Signage should be integrated into the overall site and building and be legible without being intrusive into the visible landscape,
- c) Security lighting shall be directed toward the ground in order to minimize light pollution and glare originating from the property, and

- d) The proposed landscaped areas contained by curbing, as shown on the Landscaping Plan, are to be maintained.

**IMPLEMENTATION:**

If DVP825-42 and DP830-425 are approved, staff will prepare a notice to be sent to the Land Title and Survey Authority for registration on title. If DVP825-42 is not approved, the property owners will need to work with BC Hydro to move the electrical service container outside of the required setback and/or relocate the existing sign.

**COMMUNICATIONS:**

Notice regarding Development Variance Permit No. 830-42 were mailed to property owners with 100 m of the subject property. No written submissions have been received as of the date of this report. Any written submissions will be added to the late Board agenda.

As per Development Service Procedures Bylaw No. 4001-2, as amended, notices are no longer required to be mailed to property owners within 100 m of the subject property for Development Permits. Bylaw No. 4001-2 also does not require a Development Notice Sign to be posted or newspaper ads for development permits.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendations.

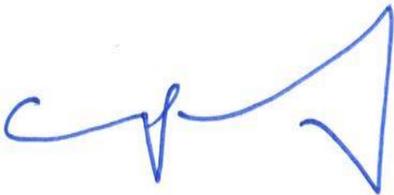
**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Board_DS_DVP825-42_DP830-425.docx
Attachments:	- DVP825-42.pdf - DP830-425.pdf - DVP825-42_DP830-425_Architect_Letter.pdf - DVP825-42_DP830-425_Maps_Plans_Photos_redacted.pdf
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



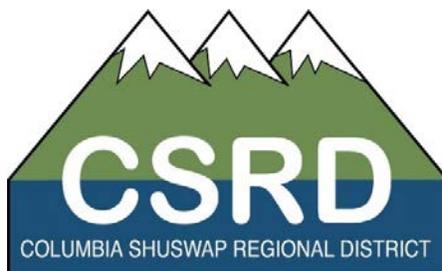
Gerald Christie



Jennifer Sham



John MacLean



**DEVELOPMENT VARIANCE PERMIT NO. 825-42**

OWNER: Leopold Developments Ltd., Inc. No. BC0788402  
7745 – 164 Street  
Surrey, BC  
V4N 0K9

1. This Development Variance Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.

2. This Permit applies only to the lands described below:

Lot C Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP72803 (PID: 025-598-422), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.

3. The Scotch Creek/Lee Creek Zoning Bylaw No. 825 is hereby varied as follows:

- a. Section 3.2(c) Minimum setback for signs be reduced from 1.0 m to 0.5 m for the west interior side parcel boundary, only for the existing sign, and,
- b. Section 5.13(3)(h) Minimum setback from the front parcel boundary be reduced from 4.5 m to 0.965 m, only for the accessory building (electrical service container),

as more particularly shown on the site plans attached hereto as Schedule B.

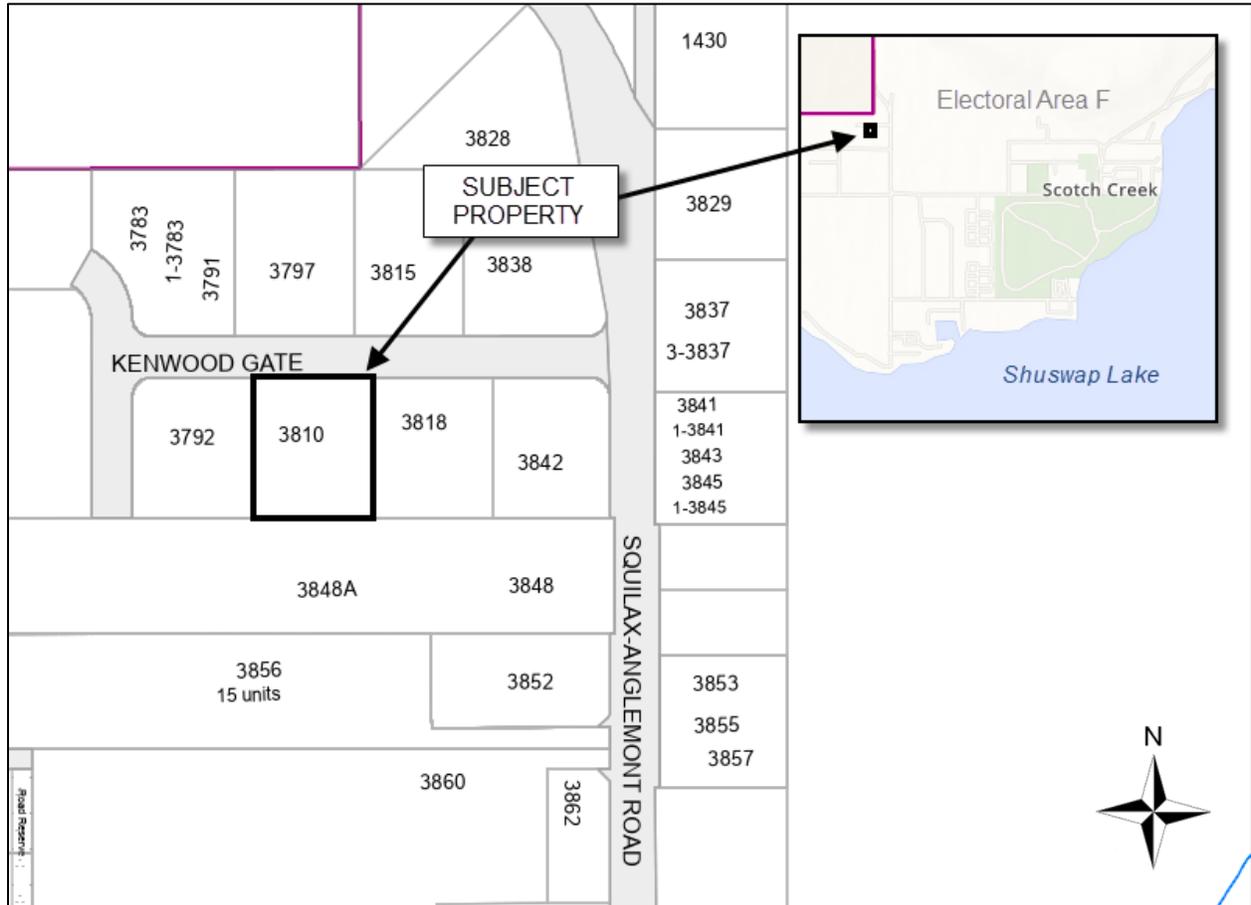
3. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

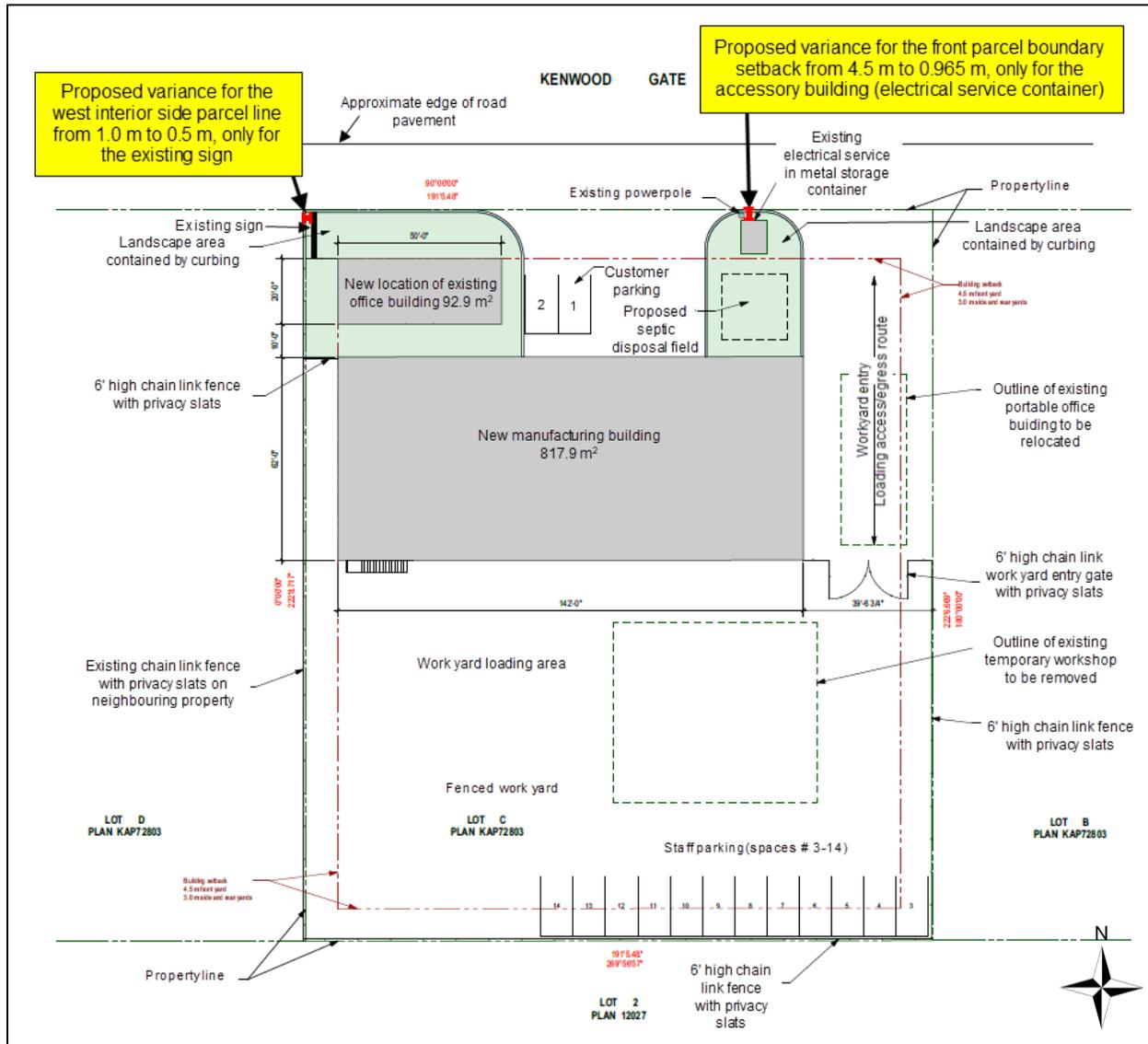
\_\_\_\_\_  
CORPORATE OFFICER

NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

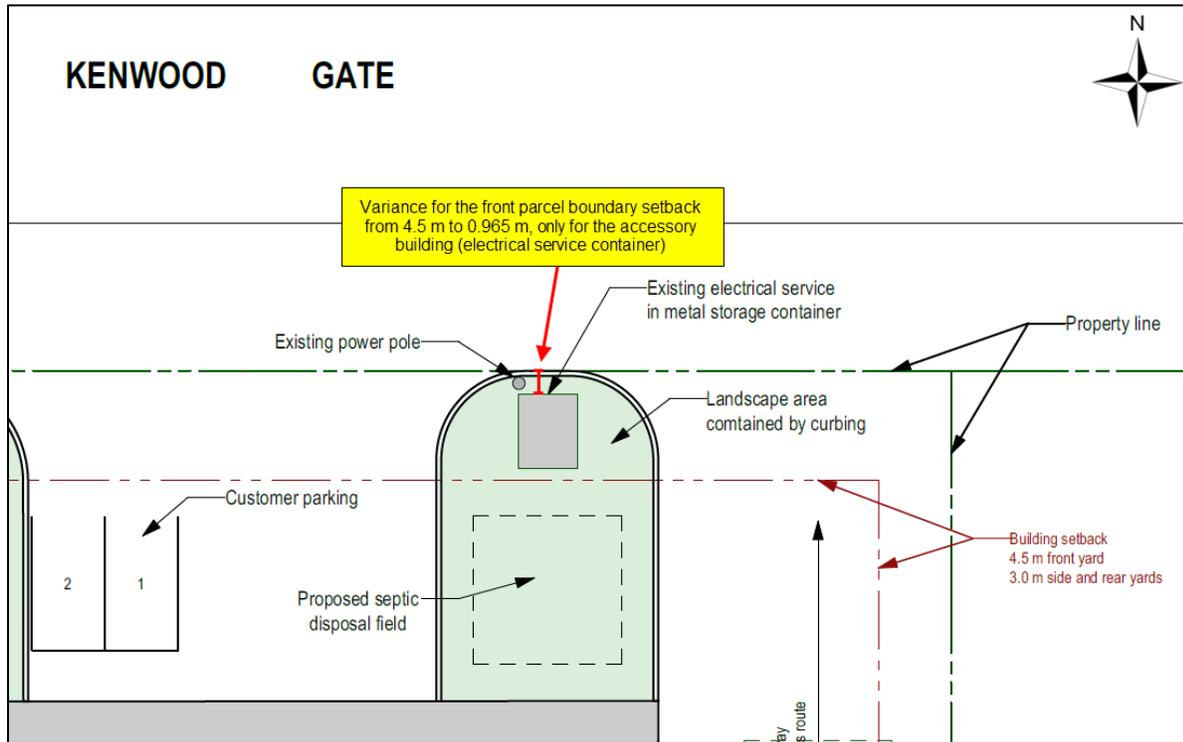
**Schedule A**  
Location Map



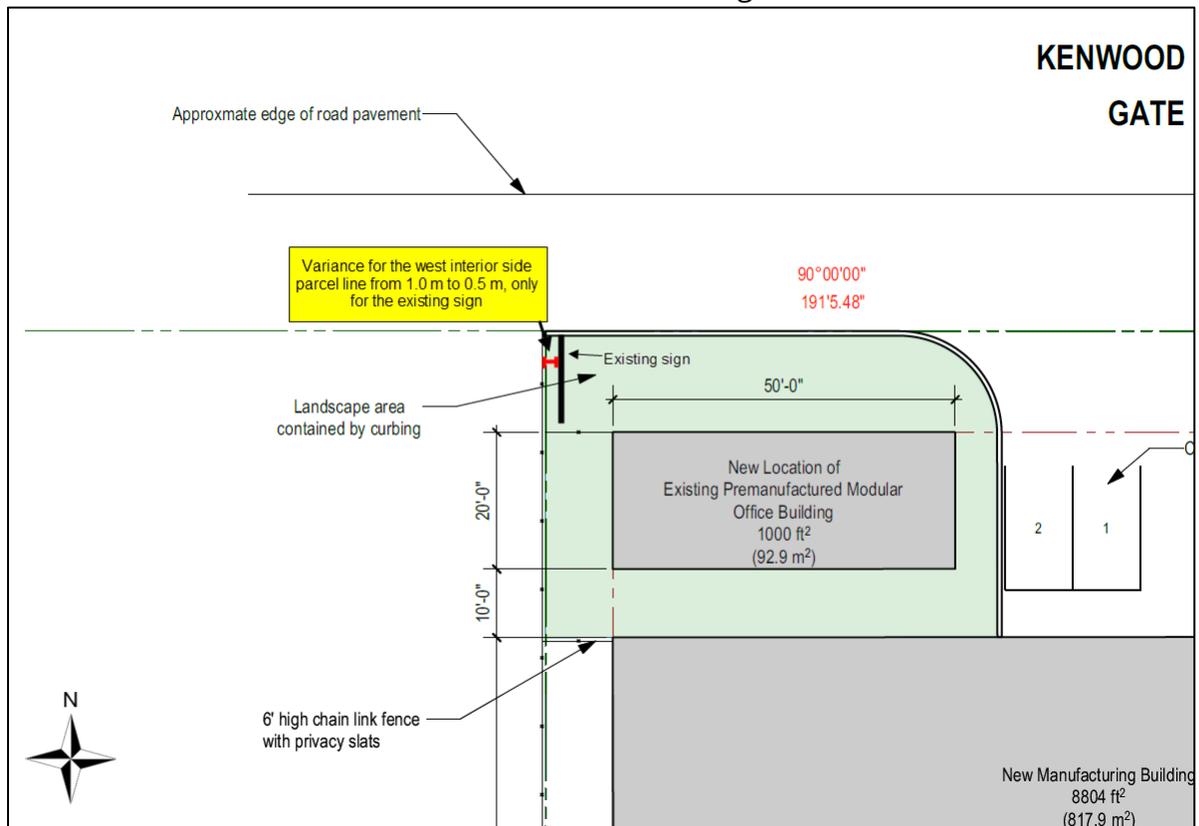
### Schedule B Site Plan

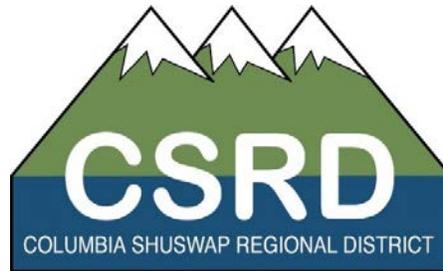


Site Plan Detail – Electrical Container



Site Plan Detail – Sign





### **DEVELOPMENT PERMIT NO. 830-425**

OWNER: Leopold Developments Ltd., Inc. No. BC0788402  
 7745 – 164 Street  
 Surrey, BC  
 V4N 0K9

1. This Industrial Development Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:  
  
Lot C Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP72803 (PID: 025-598-422), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. This Permit is issued pursuant to Section 13.8 of the “Electoral Area F Official Community Plan Bylaw No. 830, as amended,” for the form and character of Industrial development including a new manufacturing building, office building, and electrical service container, and is issued based on the Site Plan attached hereto as Schedule B, the building design drawings attached hereto as Schedule C, and the landscape plan attached hereto as Schedule D.
4. Grey privacy slats are to be installed and maintained along the entire chain link fence, including the gate. The privacy slats shall be installed by the time of final building inspection for the new manufacturing building.
5. Signage should be integrated into the overall site and building and be legible without being intrusive into the visible landscape.
6. Security lighting shall be directed toward the ground in order to minimize light pollution and glare originating from the property.

7. The landscaped areas contained by curbing, as shown on the Landscaping Plan attached hereto as Schedule D, are to be maintained. Planting shall be completed by the time of final building inspection for the new manufacturing building.
8. The existing tent structure shall be removed by time of final building inspection for the new manufacturing building.
9. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
10. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
11. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
12. This Permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_\_ day of \_\_\_\_\_ 2024.

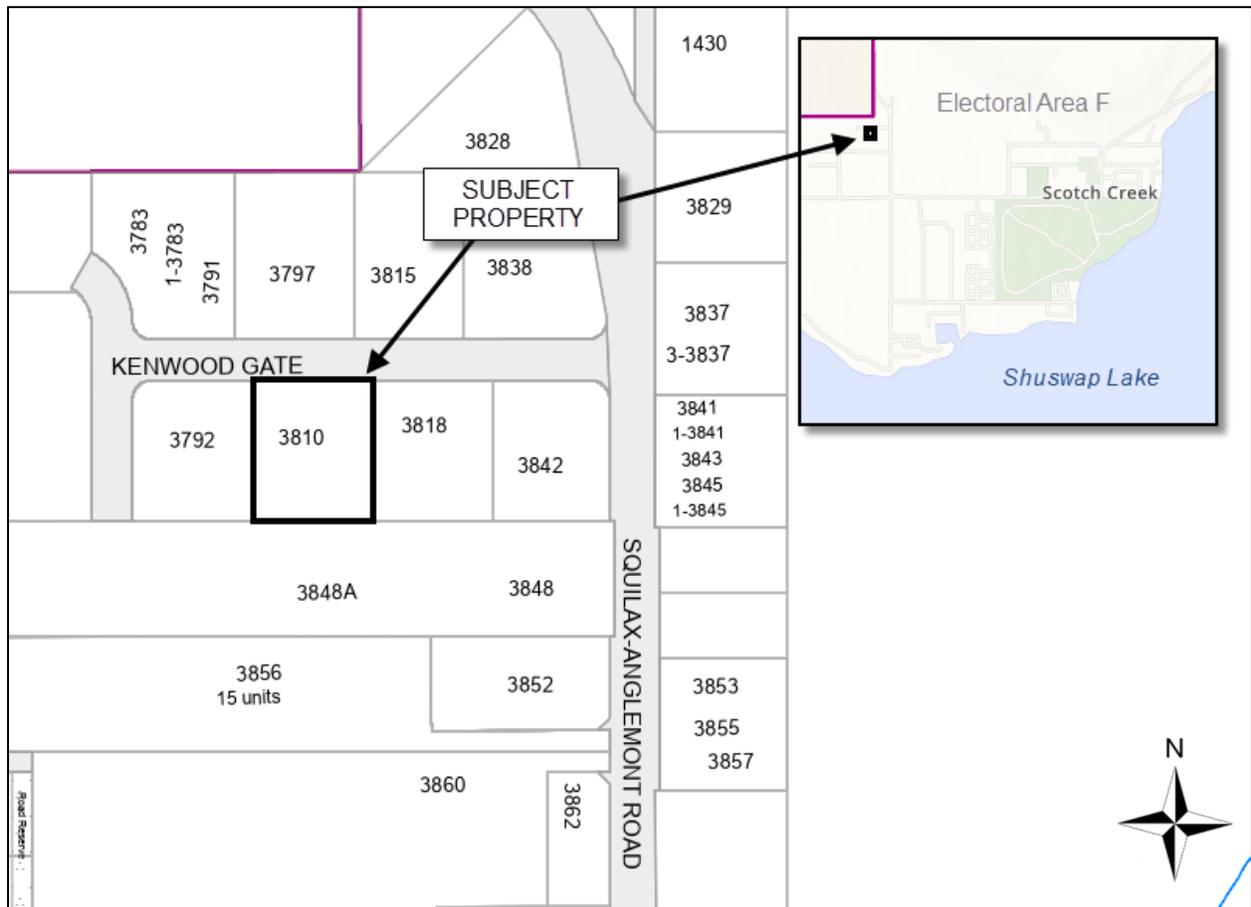
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CORPORATE OFFICER

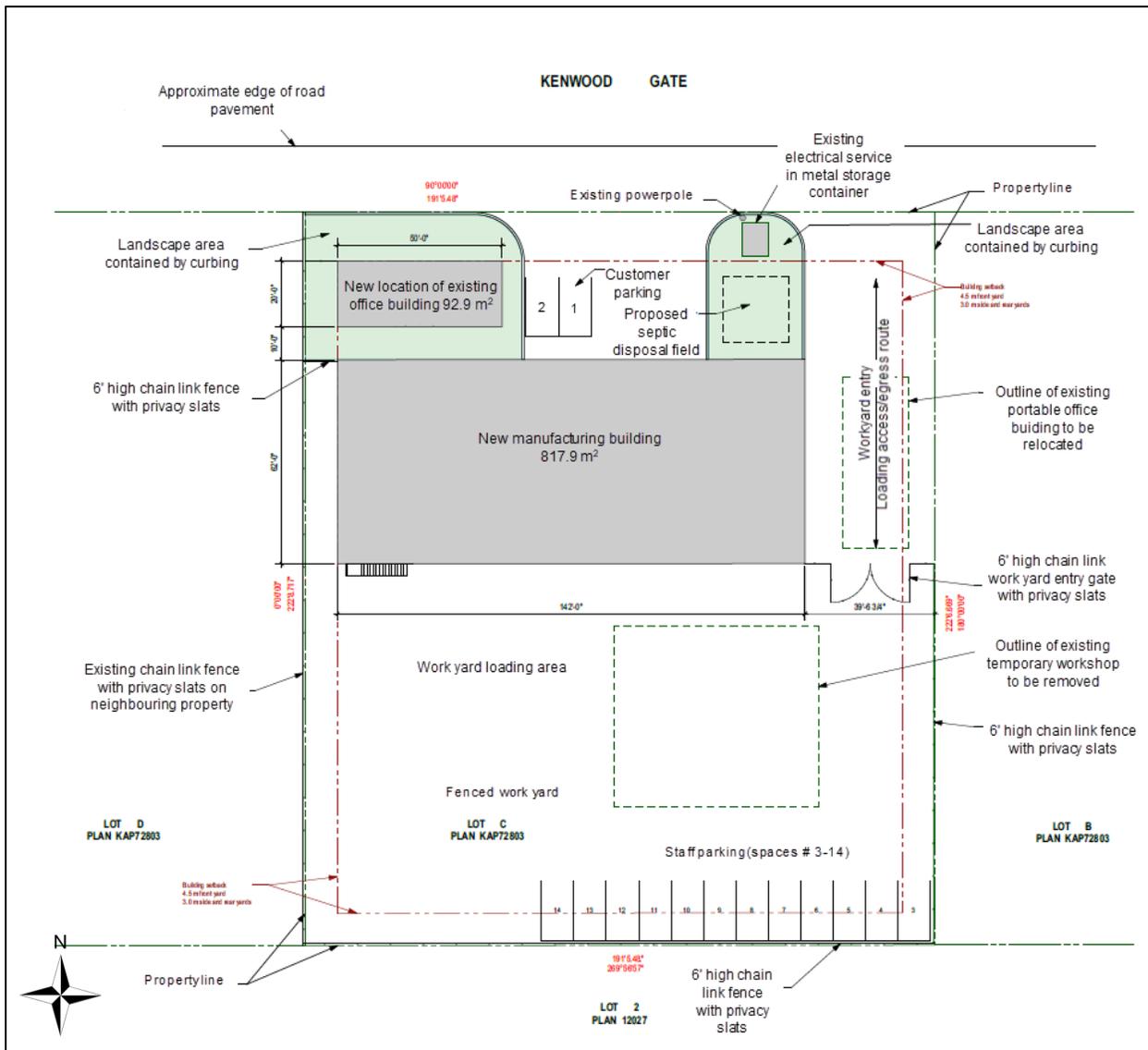
**PLEASE NOTE:**

- 1) Pursuant to Section 504 of the *Local Government Act*, if the development of the subject property authorized by this permit is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.
- 2) This Permit addresses Local Government regulations only. Further permits or authorizations may be required from Provincial and Federal governments. It is the owner's responsibility to call Front Counter BC at 1-877-855-3222 regarding this project.

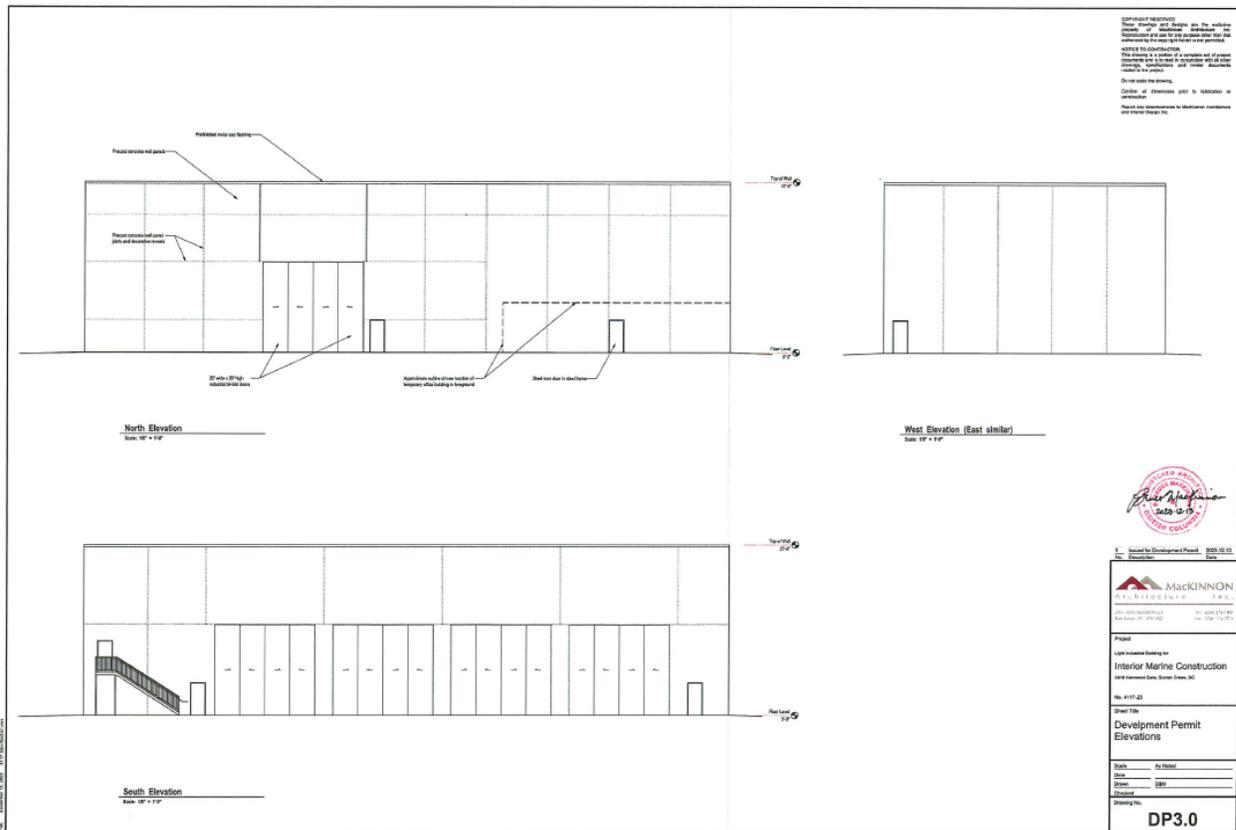
### Schedule A Location Map



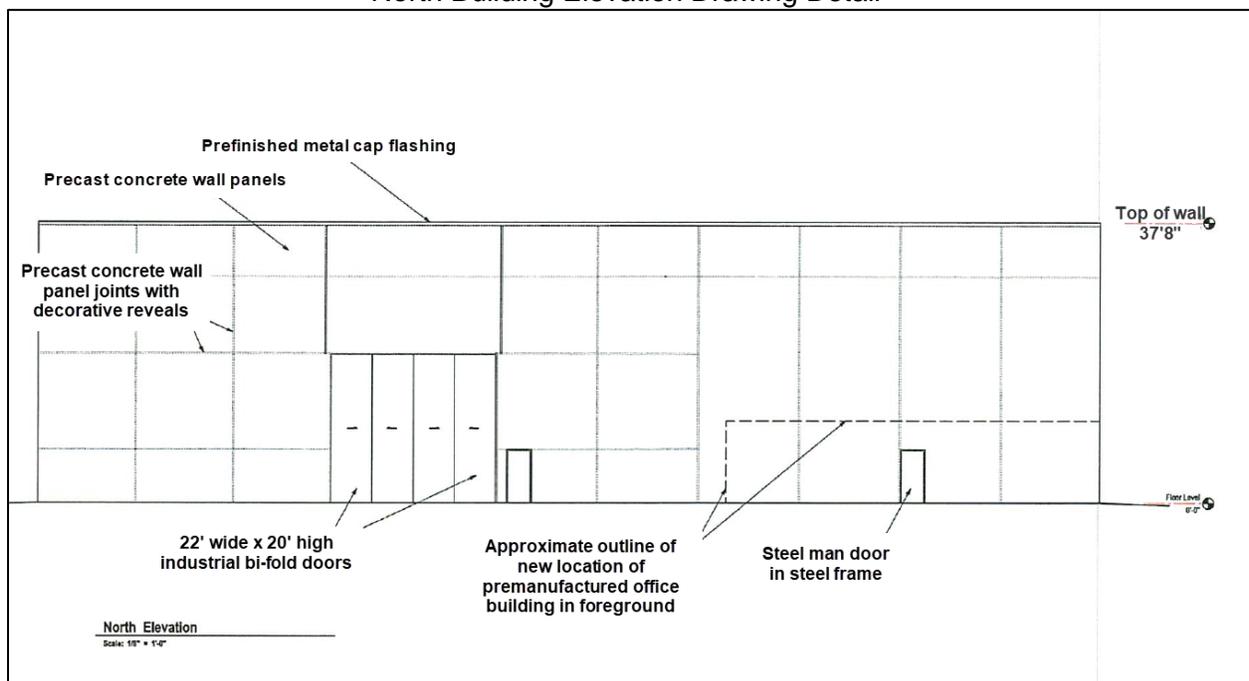
### Schedule B Site Plan



### Schedule C Building Design Drawings



North Building Elevation Drawing Detail



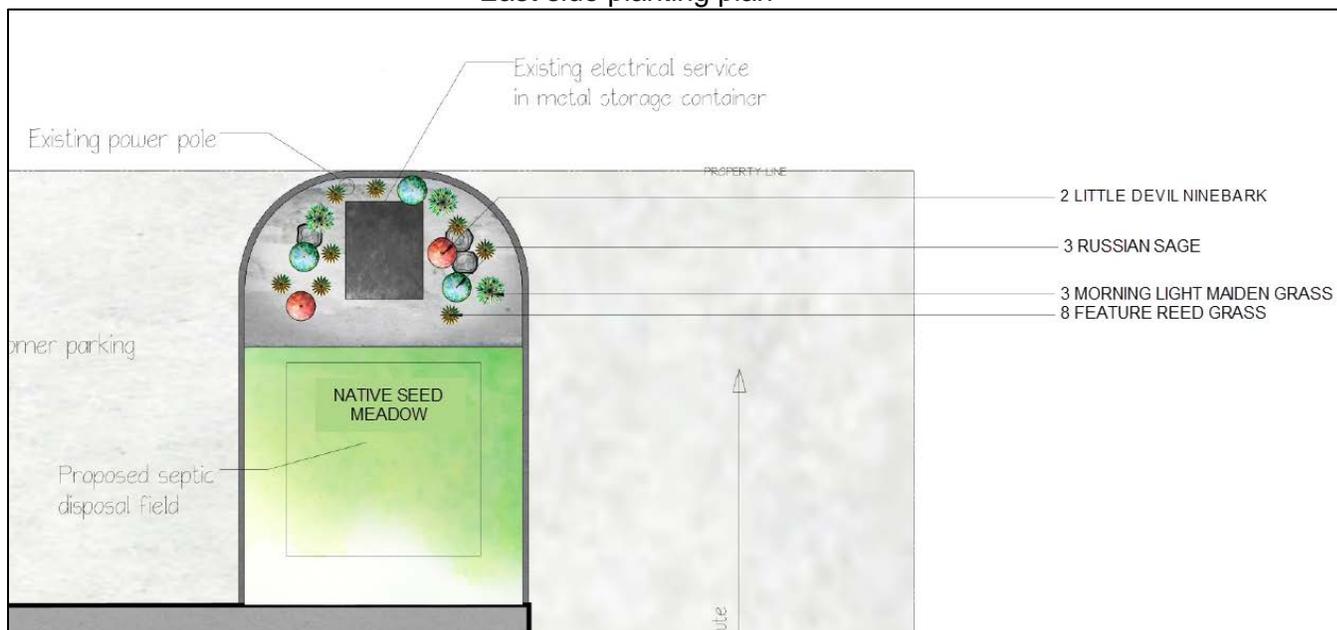
### Schedule D Landscaping Plan



### West side planting plan



### East side planting plan





December 13, 2023

Columbia-Shuswap Regional District  
555 Harbourfront Drive NE  
Salmon Arm, BC

Regarding: Development Permit: 3810 Kenwood Gate, Scotch Creek  
New Manufacturing Building

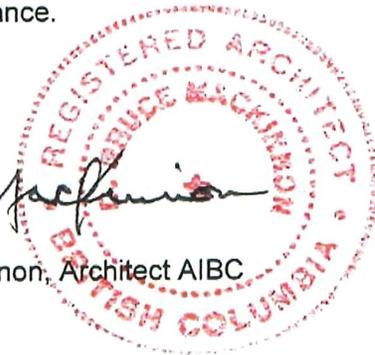
The above referenced Development Permit application is for a new building replacing previous facilities on this property that were destroyed in the Bush Creek East wildfire in August of 2023. The intent of this development is to provide a high quality industrial building to support manufacturing activities, presenting a clean and tidy appearance, while also providing a screen of the industrial work yard behind.

In responding to the context of this property and the surrounding industrial types of uses, this building will be constructed of durable, easily maintained materials that will retain their appearance over time. The presentation of the building will provide an incremental improvement to the general street scape in this industrial area, setting a new benchmark for future fire reconstruction in the neighborhood.

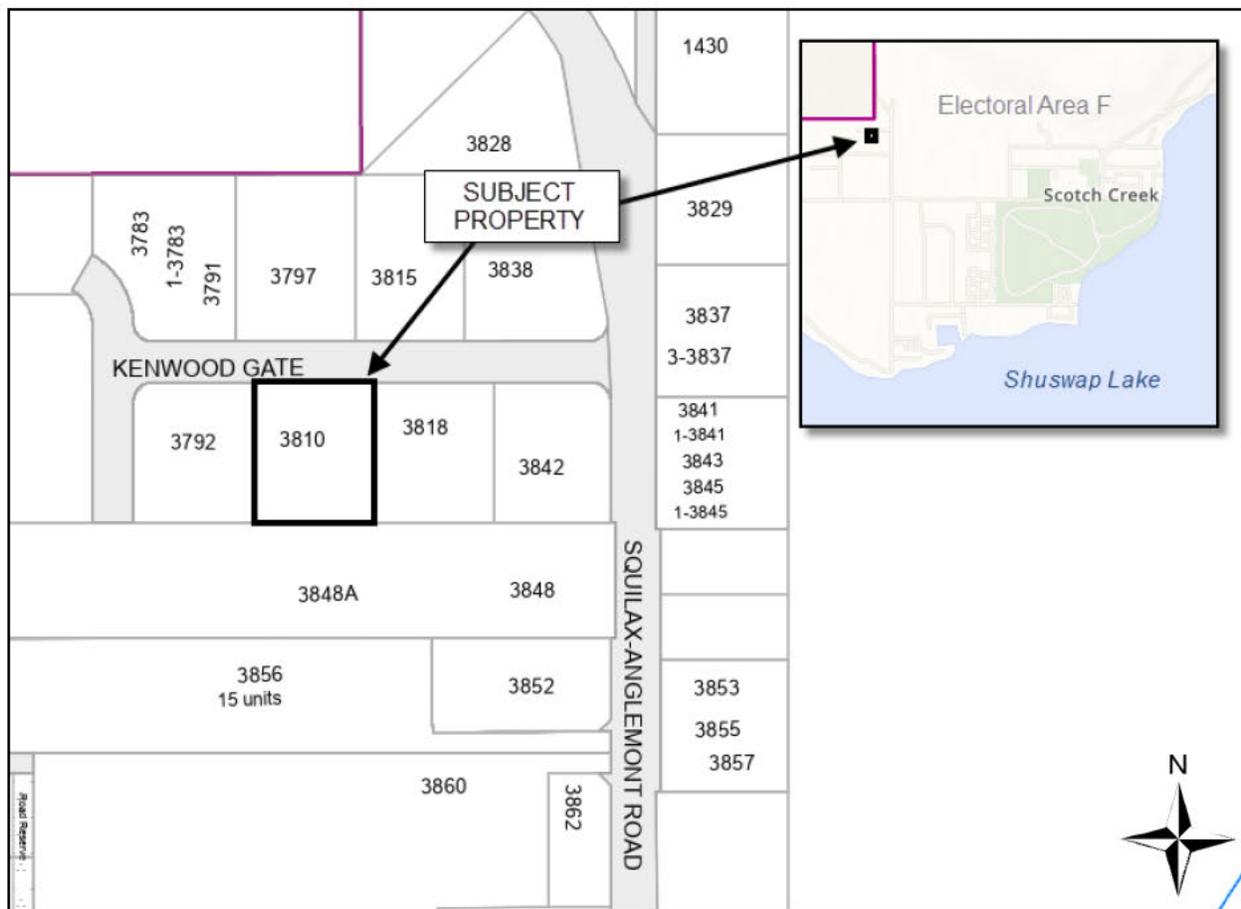
A careful choice and placement of landscaping will further enhance the development with an eye to plant materials that offer good survivability in an industrial setting with minimal maintenance.

Yours truly,

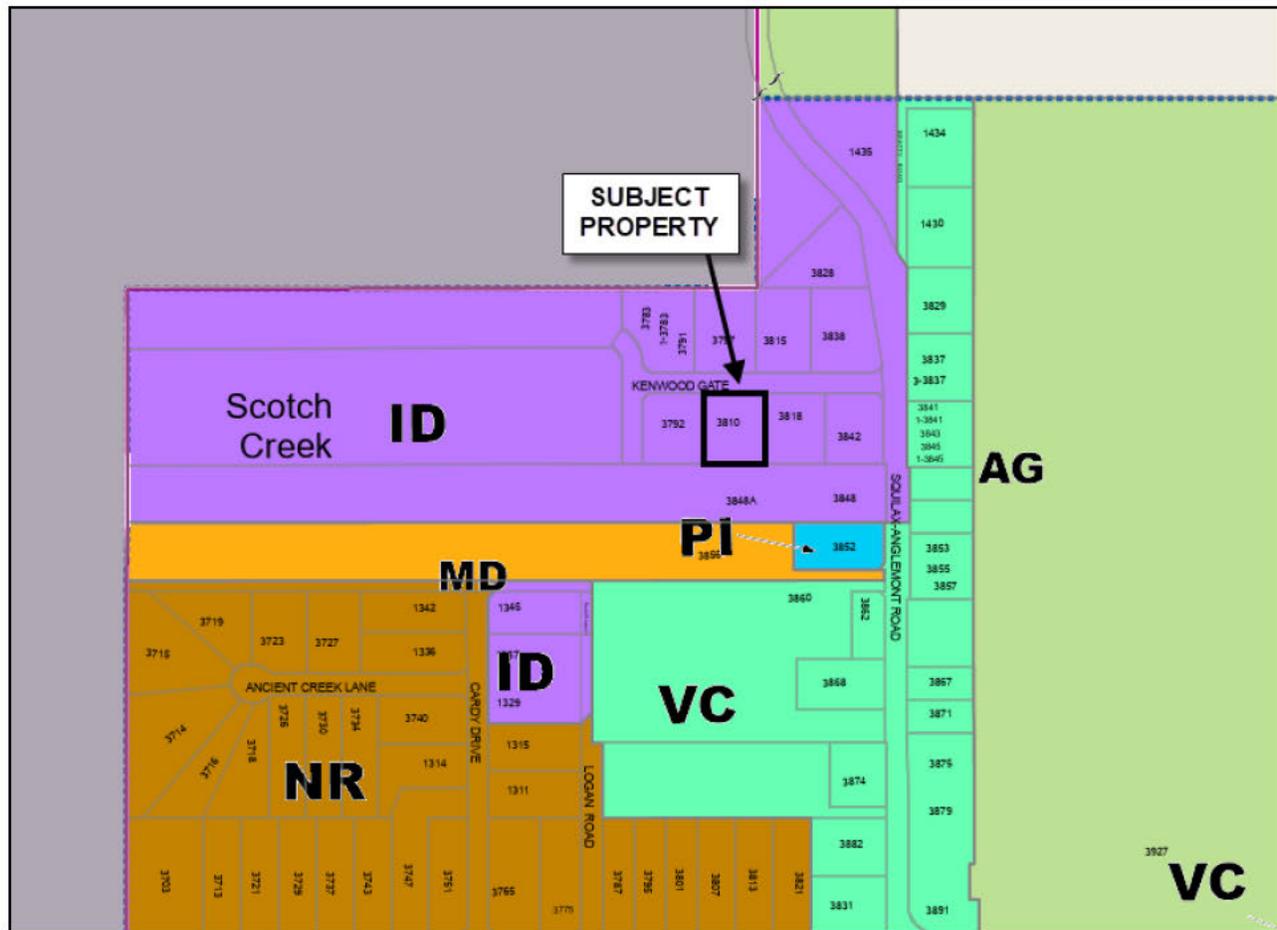
  
D. Bruce MacKinnon, Architect AIBC



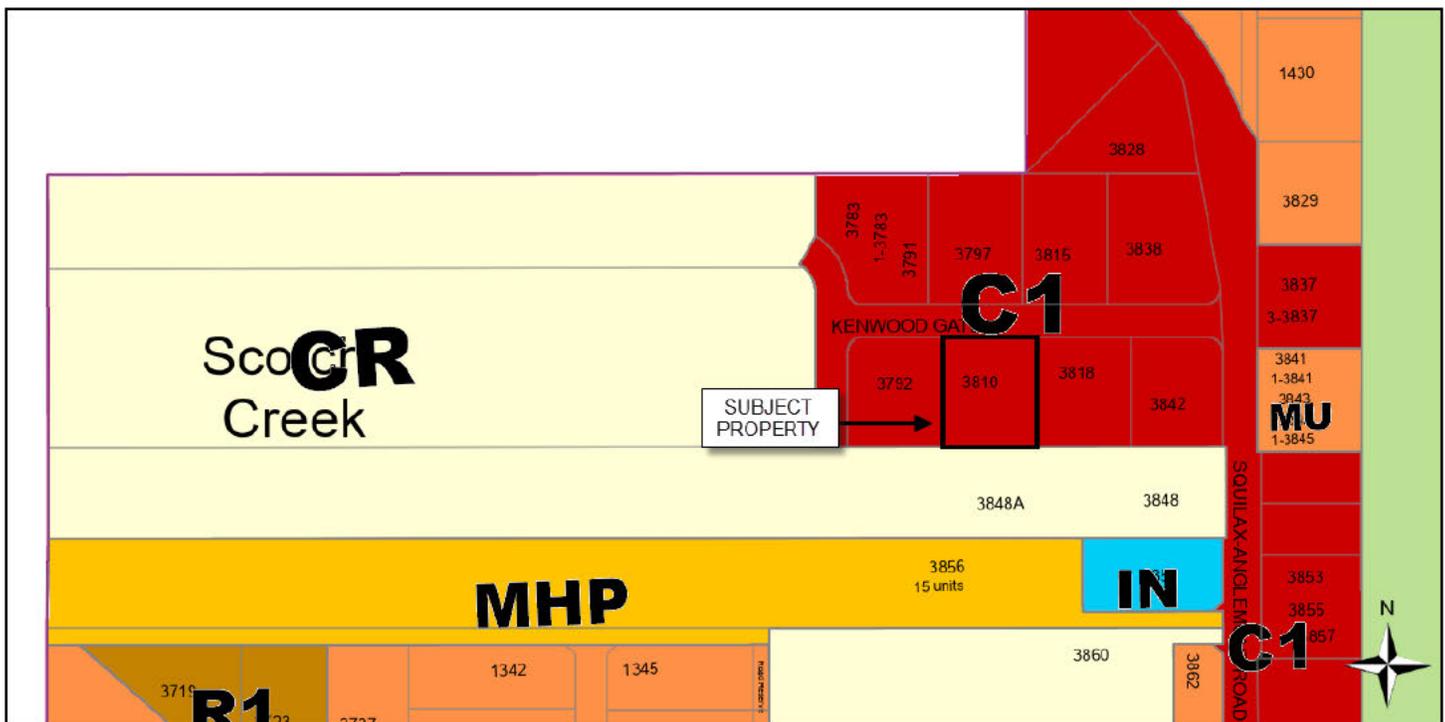
### Location



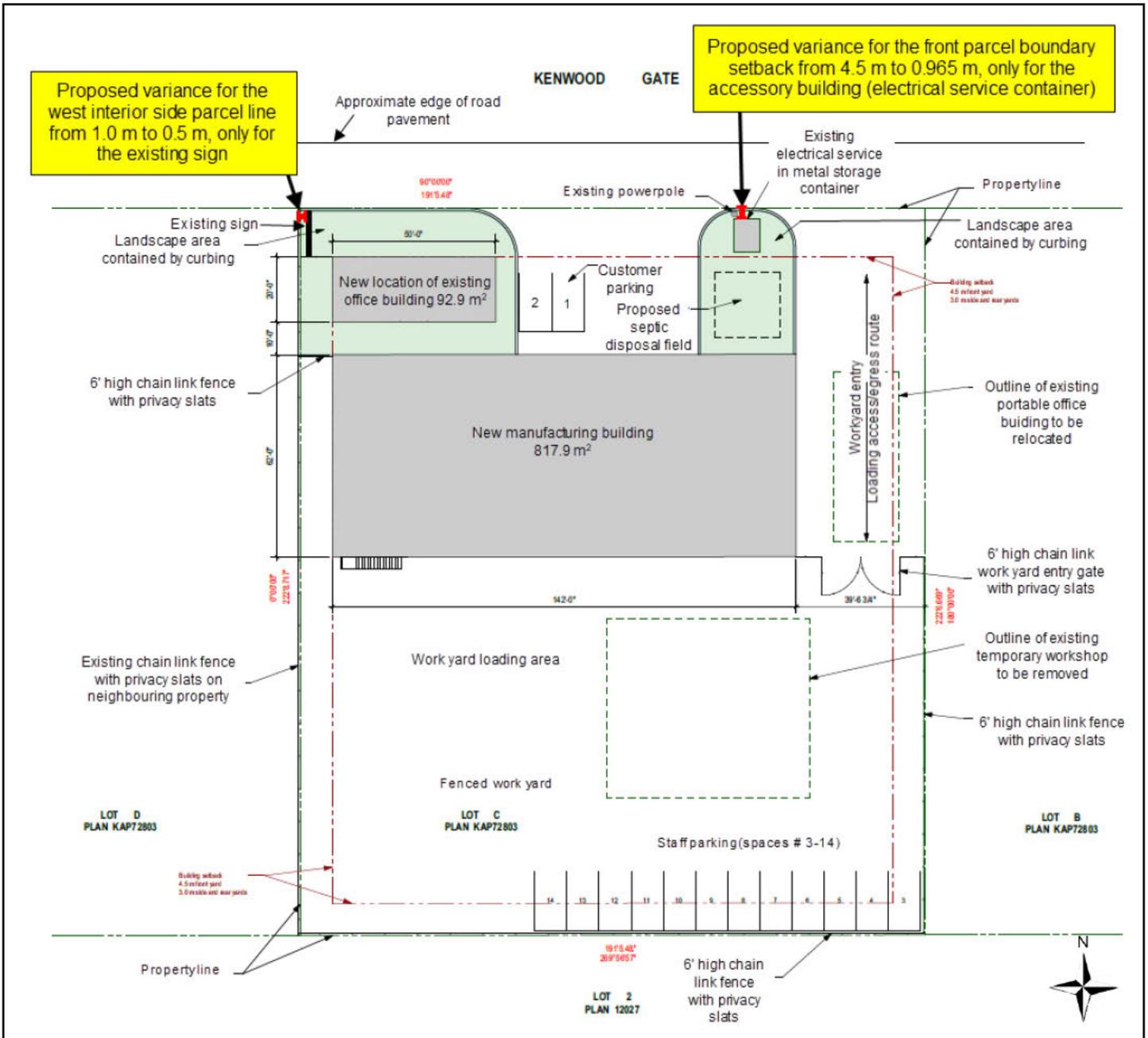
### Electoral Area F Official Community Plan Bylaw No. 830



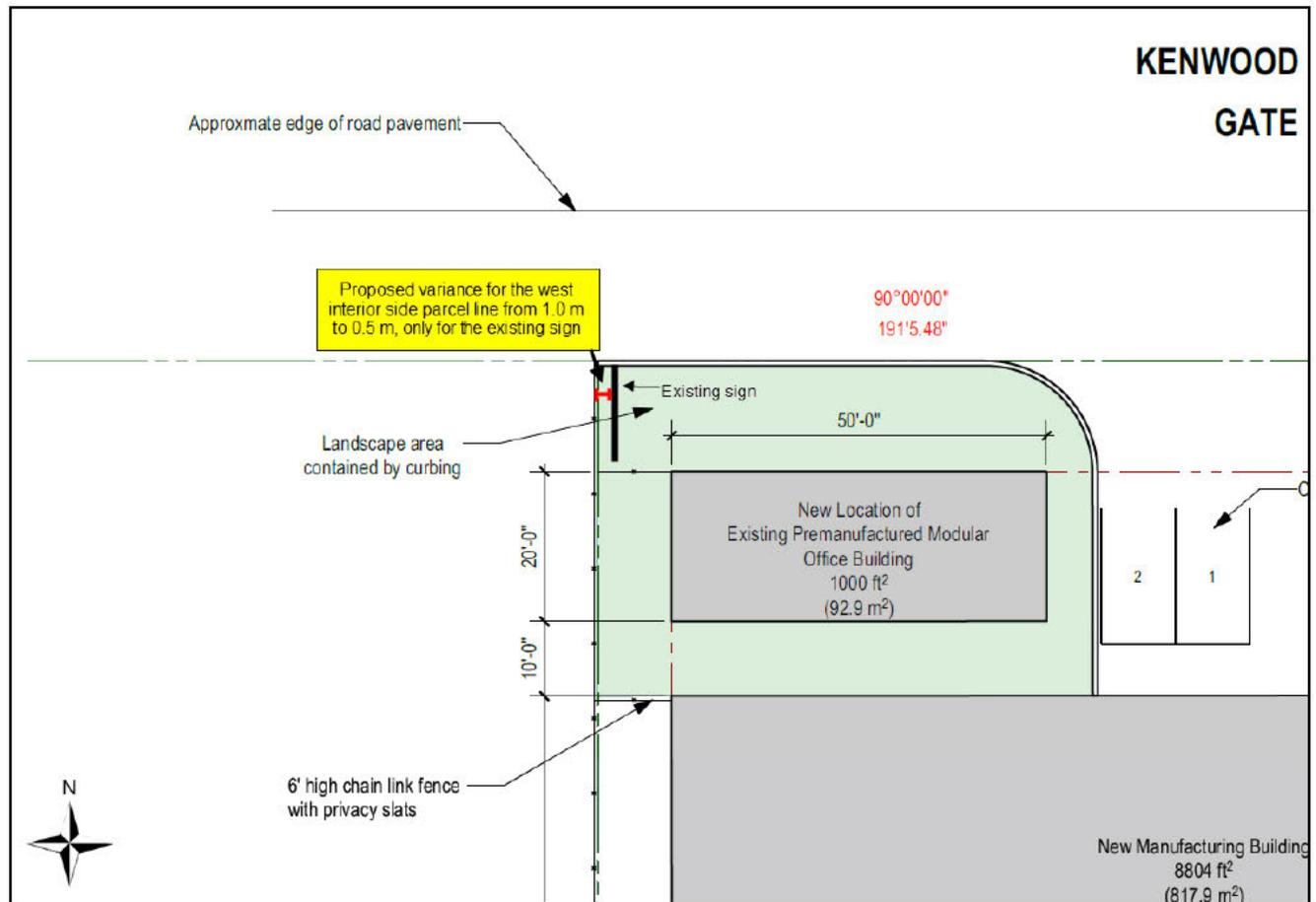
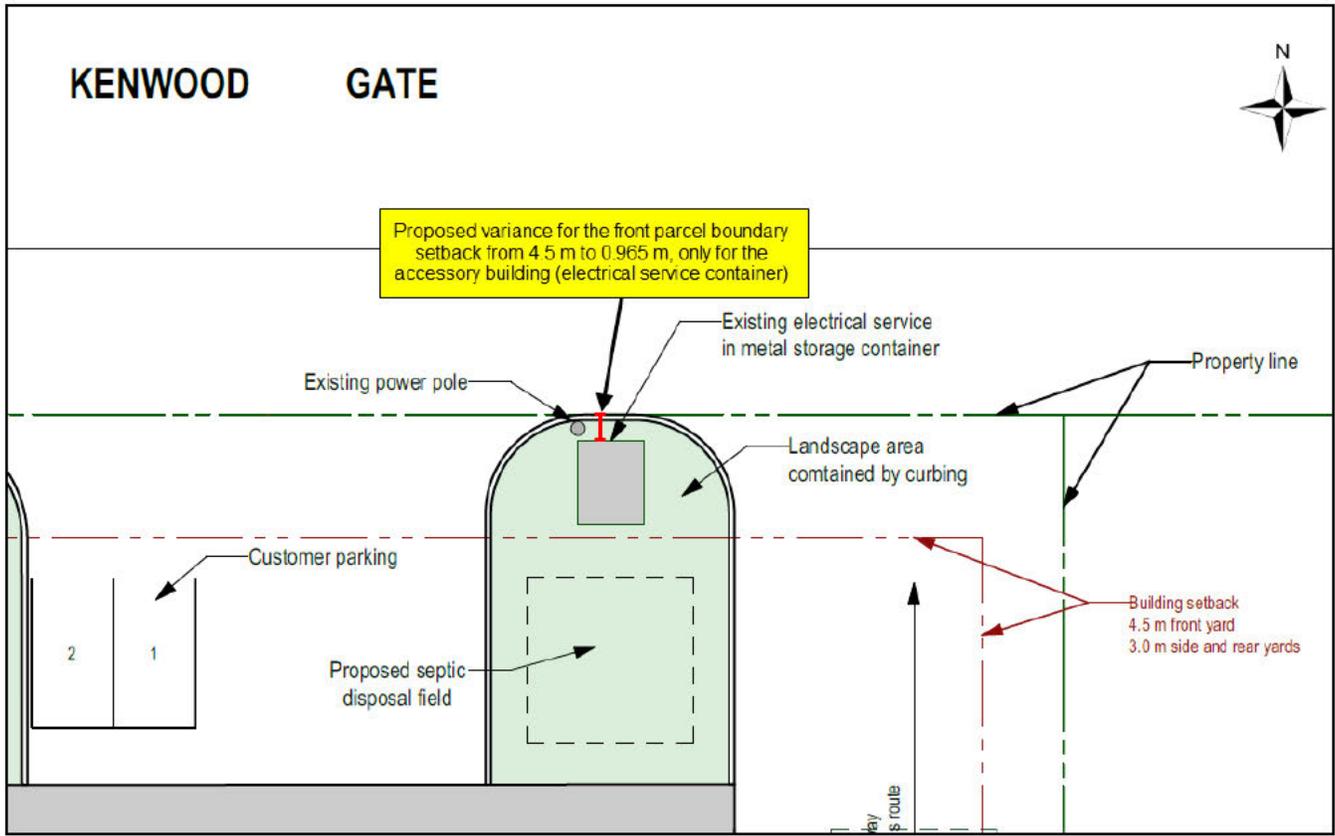
Scotch Creek/Lee Creek Zoning Bylaw No. 825



### Site Plan



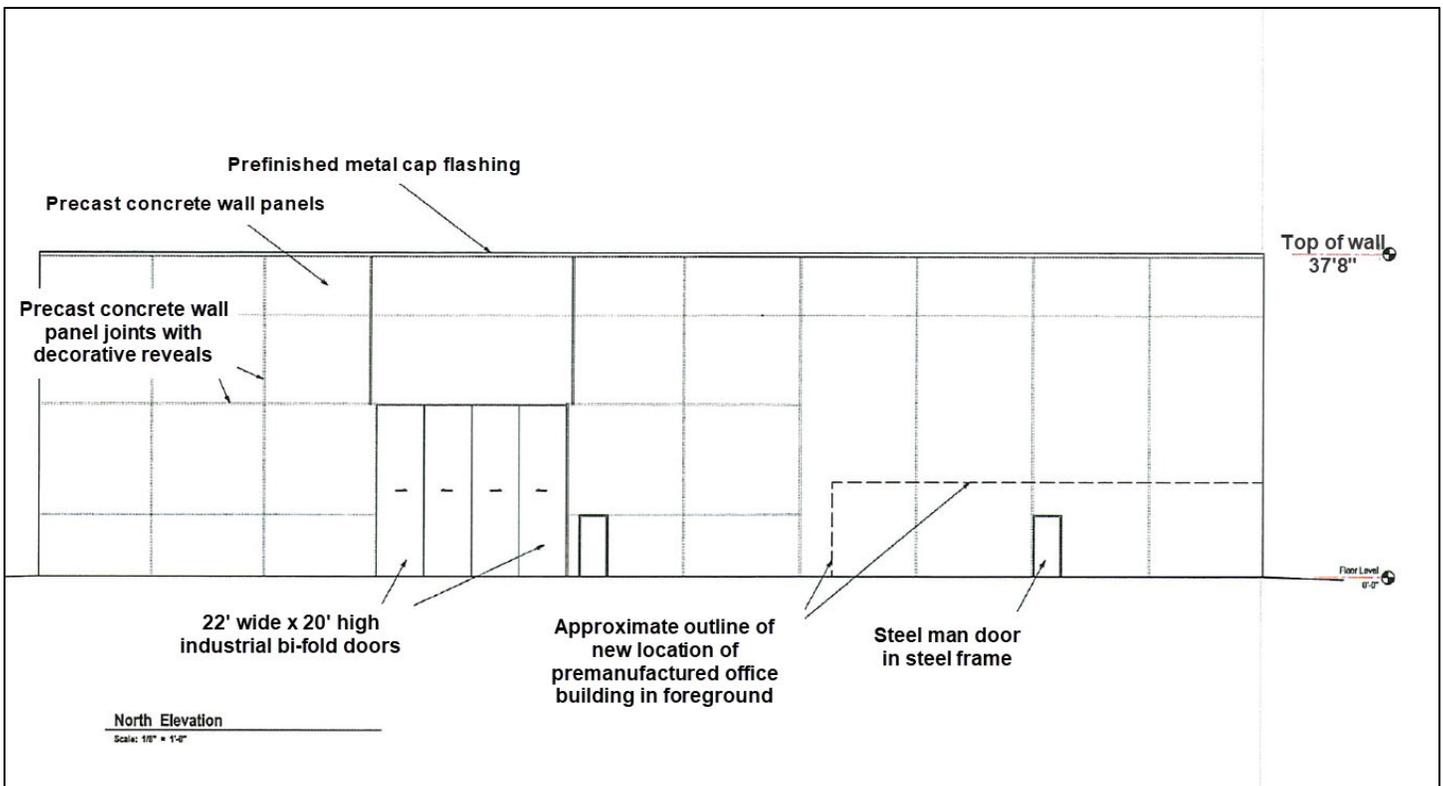
Site Plan Detail for Variance



### Building Drawings



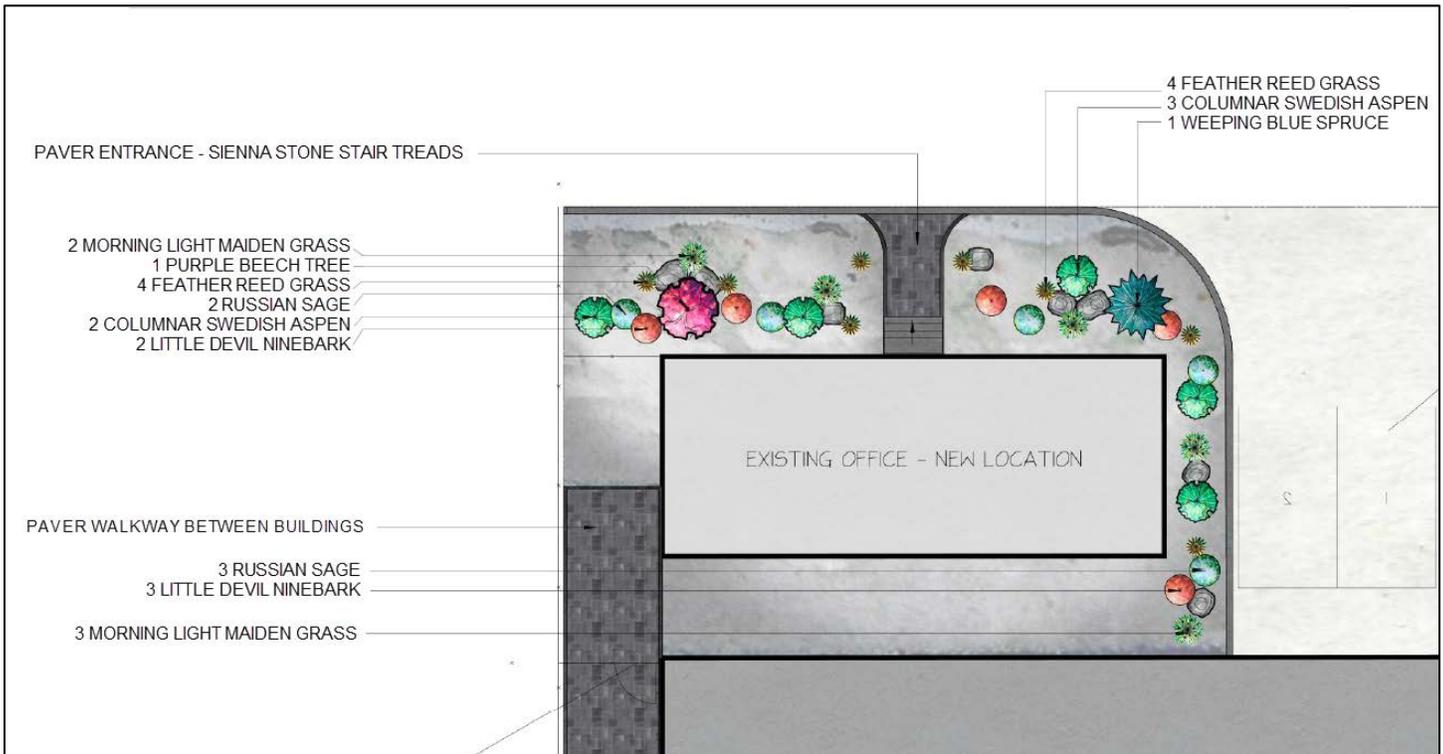
North Building Elevation Drawing Detail



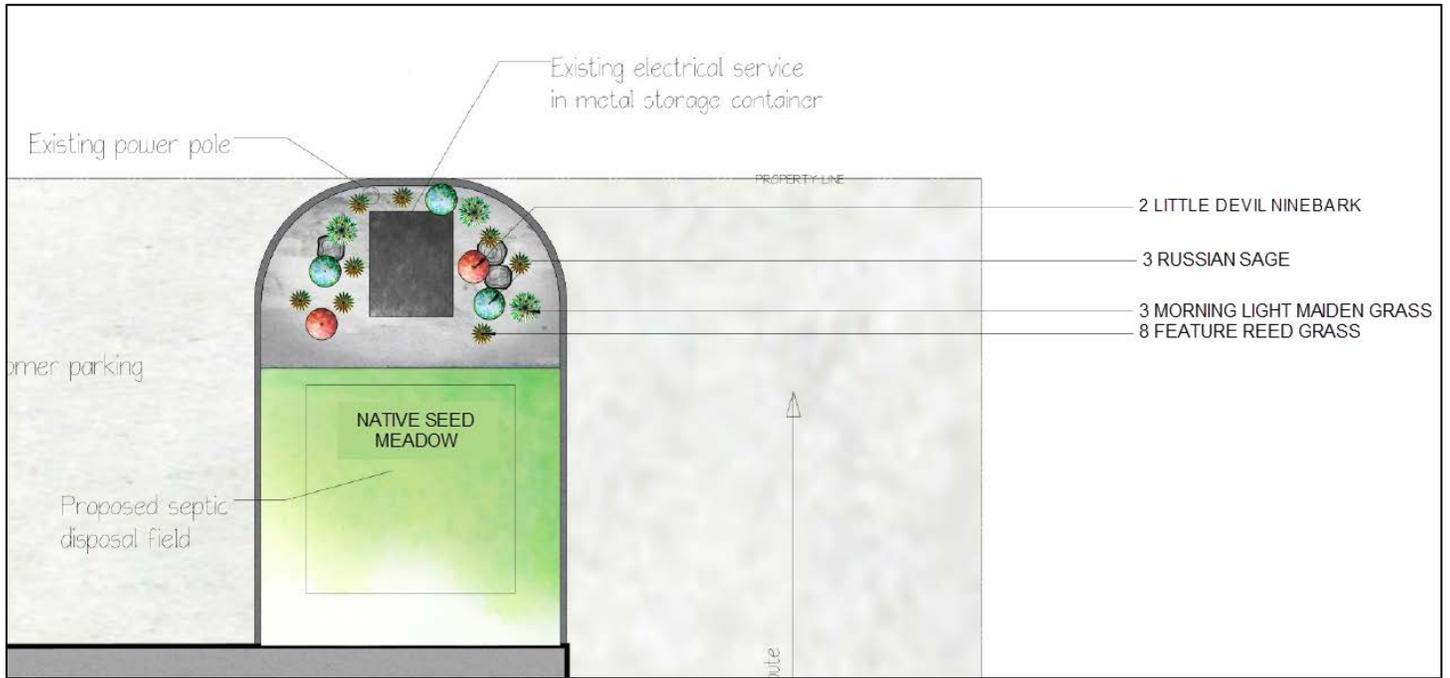
### Landscaping Plan



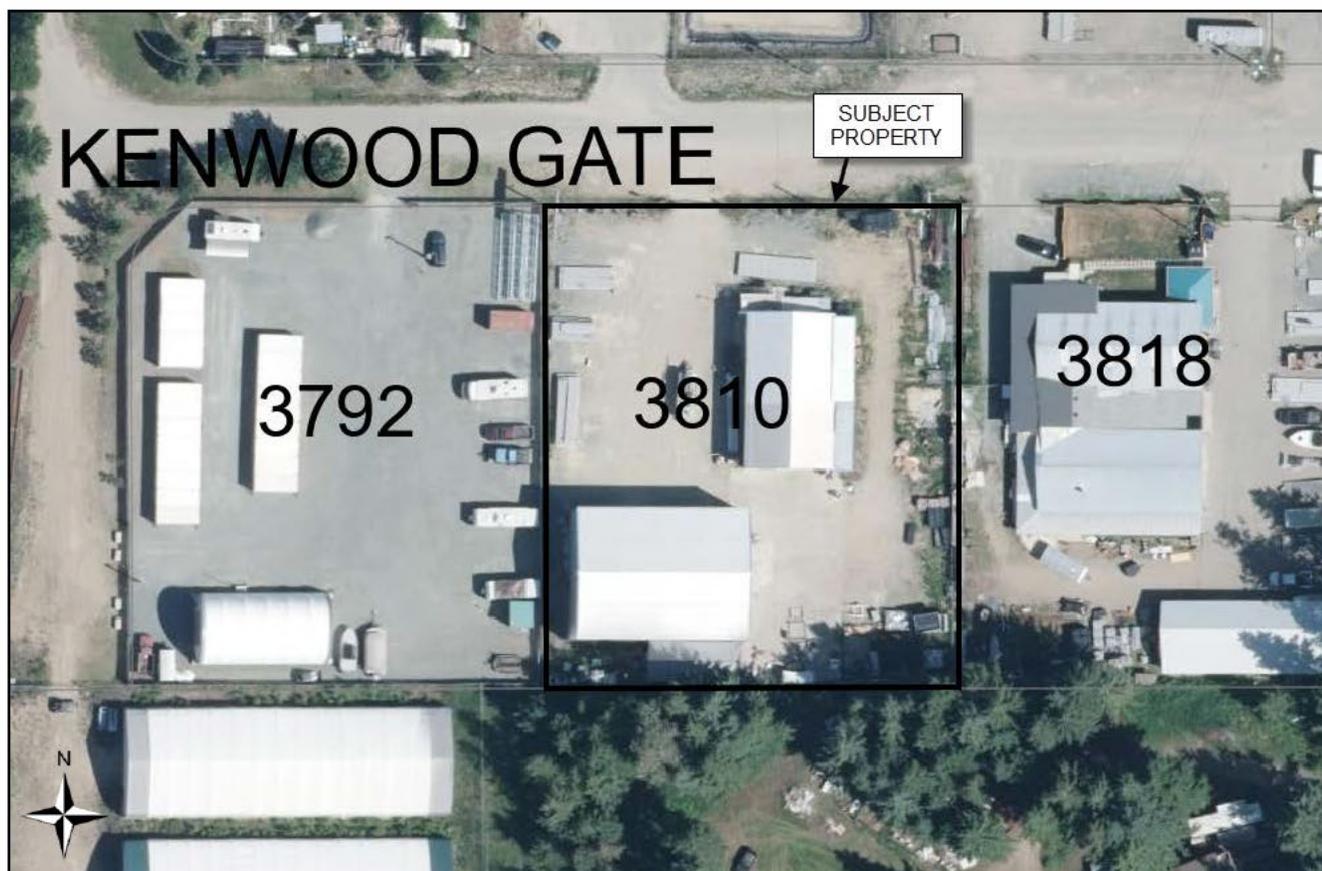
### West side planting plan



### East side planting plan



Orthophotos – June 2023



Orthophoto – Post-wildfire, October 2023



Photos

View from Kenwood Gate looking south of existing tent structure (to be removed), existing portable office trailer (to be relocated) and electrical service container



View from road looking southeast at front of subject property



Electrical service container



Office building – new entry door to be added between windows



Office building



Existing sign

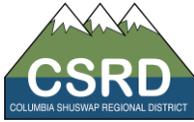


Example of building and new sign aesthetics



Example of grey privacy slats in chain link fence





# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area C: Electoral Area C Official Community Plan Amendment Bylaw No. 725-24 and South Shuswap Zoning Amendment Bylaw No. 701-106
- DESCRIPTION:** Report from Denise Ackerman, Planner I, dated January 26, 2024. 4717 & 4719 Eagle Bay Road, Eagle Bay
- RECOMMENDATION #1:** THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-24" be read a third time this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #2:** THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-24" be adopted this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #3:** THAT: "South Shuswap Zoning Amendment Bylaw No. 701-106" be read a third time this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #4:** THAT: "South Shuswap Zoning Amendment Bylaw No. 701-106" be adopted this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The three subject properties are located at 4717 and 4719 Eagle Bay Road in Eagle Bay. The subject properties are in the Agricultural Land Reserve (ALR), or have portions in the ALR, and are currently designated and zoned GC – Golf Course; however, a golf course has not been developed on the properties. The applicant would like to build a single family dwelling on one of the subject properties, but single family dwellings are not a permitted use in the GC – Golf Course zone. Single family dwellings are a permitted use in the AR2 – Agriculture zone. As such, the applicant has submitted this application to redesignate and rezone all three properties from GC – Golf Course to AR2 – Agriculture.

The Board gave first reading to Electoral Area C Official Community Plan Amendment Bylaw No. 725-24 and to South Shuswap Zoning Amendment Bylaw No. 701-106 at the October 19, 2023 Board Meeting. On December 8, 2023, the Board gave the amendment bylaws (BL725-24 and BL701-106) second reading and directed staff to hold a public hearing. The public hearing was held on January 24, 2024.

## BACKGROUND:

See item 17.3 on the [October 19, 2023 Board Agenda](#) for the Board report for first reading of the amending bylaws.

See item 17.2 on the [December 08, 2023 Board Agenda](#) for the Board report for second reading of the amending bylaws.

**POLICY:**

See attached "[BL725-24 701-106 BL Excerpts.pdf](#)"

**FINANCIAL:**

There are no financial implications to the CSRD as a result of this application. Prior to the consideration of second reading, CSRD Financial Services and Environmental and Utility Services Departments reviewed the proposed OCP amendment as per S.477 of the Local Government Act and found it to be consistent with the CSRD's Financial Plan and Waste Management Plan.

**KEY ISSUES/CONCEPTS:****Public Hearing**

The CSRD held a public hearing on January 24, 2024 at 6:00 PM in the CSRD Boardroom. The public hearing was organized to provide for in person attendance and remote participation via Zoom. The two members of the public who attended the public hearing were the applicants. No other members of the public attended in person or via Zoom. The Public Hearing Notes are attached as "BL725-24\_BL701-106\_Public\_Hearing\_Notes.pdf"

**Public Submissions**

One written submission was submitted, see attached "BL725-24\_BL701-106\_Public\_Submission\_Redacted.pdf".

**Analysis**

The written submission noted concerns with the increase in building and requests in the Eagle Bay area; and the need for the CSRD to have a growth plan in place to address potential impacts of development on infrastructure and traffic flow.

OCP and zoning bylaws are tools which manage growth and development. OCP Bylaw No. 725 is a long-term strategy for land use management and development, and the goals of the OCP are implemented through Zoning Bylaw No. 701. This application is proposing to redesignate and rezone the subject properties from golf course to agriculture and the OCP agriculture policies are supportive of properties such as these subject properties, which are large properties within the ALR, to be zoned agricultural.

Staff also note that development of a golf course on the subject properties would likely lead to an increase in seasonal traffic in comparison to an additional single family dwelling on two of the three parcels (one parcel already has a single family dwelling).

**Rationale**

Staff continue to support the amending bylaws and recommend the bylaws be read a third time and be adopted for the following reasons:

- The GC – Golf Course designation and zoning is no longer appropriate because there are no existing golf course uses, nor the intention to establish any golf course uses on the subject properties;

- OCP policies are supportive of large properties which are within the ALR and which have the potential for agriculture to be designated agriculture;
- Single family dwelling and agriculture are permitted uses in the AR2 – Agriculture zone;
- The proposal is consistent with surrounding and nearby properties in Eagle Bay that are similar in size, in the ALR, designated and zoned agriculture; and,
- Referral comments received from applicable agencies and First Nations and the Public Hearing did not raise any concerns about the proposed bylaw amendments.

**IMPLEMENTATION:**

If Bylaw No. 725-24 and Bylaw No. 701-106 are adopted, Electoral Area C Official Community Plan Bylaw No. 725 and South Shuswap Zoning Bylaw No. 701 will be consolidated with the adopted bylaws.

**COMMUNICATIONS:**

Following second reading, residents and tenants in occupation of properties within 100m of the subject properties received a written notification, notice of the hearing was posted on the CSRD website and social media, and notification of the public hearing was advertised in the January 12<sup>th</sup> and January 19<sup>th</sup> editions of the Shuswap Market News.

If the Board gives third reading and adopts Bylaw No. 725-24 and Bylaw No. 701-106, the applicants will be notified of the Board's decision. The building department will also be notified because the applicants submitted a building permit application for a new single family dwelling on one of the parcels under application. The building permit application was placed on hold until the bylaws were adopted.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendations.

**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Board_DS_BL725-24_BL701-106_third_adopt.docx
Attachments:	<ul style="list-style-type: none"><li>- BL725-24 _Third_Adopt.pdf</li><li>- BL701-106_Third_Adopt.pdf</li><li>- BL725-24_BL701-106_Public_Submission_Redacted.pdf</li><li>- BL725-24_BL701-106_Public_Hearing_Notes.pdf</li><li>- BL725-24_701-106_Maps_Plans_Photos.pdf</li></ul>
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie



Jennifer Sham



John MacLean

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

ELECTORAL AREA 'C' OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 725- 24

A bylaw to amend the "Electoral Area 'C' Official Community Plan Bylaw No.725- 20"

WHEREAS the Board of the Columbia Shuswap Regional District adopted bylaw No. 725,

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 725;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area 'C' Official Community Plan Bylaw No.725" is hereby amended as follows:

A. MAP AMENDMENT

1. Schedule B, Land Use Designations Overview, which forms part of the "Electoral Area 'C' Official Community Plan Bylaw No. 725" is hereby amended as follows:
  - i) Redesignating Legal Subdivision 9 of Section 5 Township 23 Range 9 W6M KDYD except:
    - (1) Parcel A (DD 121692F) on Plan B5870
    - (2) Parcel B (DD 151603F) on Plan B6984
    - (3) Plan H14991
 from Golf Course (GC) to Agriculture (AG), which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.
  - ii) Redesignating Legal Subdivision 15 of Section 5 Township 23 Range 9 W6M KDYD, from Golf Course (GC) to Agriculture (AG), which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.
  - iii) Redesignating Legal Subdivision 16 of Section 5 Township 23 Range 9 W6M KDYD except part included within Lot A shown on Plan attached to DD 228272F, from Golf Course (GC) to Agriculture (AG), which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.
2. Schedule C, Land Use Designations Individual, which forms part of the "Electoral Area 'C' Official Community Plan Bylaw No. 725" is hereby amended as follows:
  - i) Redesignating Legal Subdivision 9 of Section 5 Township 23 Range 9 W6M KDYD except:
    - (1) Parcel A (DD 121692F) on Plan B5870
    - (2) Parcel B (DD 151603F) on Plan B6984
    - (3) Plan H14991
 from Golf Course (GC) to Agriculture (AG), which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.

- ii) Redesignating Legal Subdivision 15 of Section 5 Township 23 Range 9 W6M KDYD, from Golf Course (GC) to Agriculture (AG), which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.
- iii) Redesignating Legal Subdivision 16 of Section 5 Township 23 Range 9 W6M KDYD except part included within Lot A shown on Plan attached to DD 228272F, from Golf Course (GC) to Agriculture (AG), which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.

This bylaw may be cited as "Electoral Area 'C' Official Community Plan Amendment Bylaw No. 725-24"

READ a first time this 19<sup>th</sup> day of October, 2023.

READ a second time as amended this 8<sup>th</sup> day of December, 2023.

PUBLIC HEARING held this 24<sup>th</sup> day of January, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 725 as read a third time.

CERTIFIED a true copy of Bylaw No. 725 as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER



**COLUMBIA SHUSWAP REGIONAL DISTRICT****SOUTH SHUSWAP ZONING AMENDMENT BYLAW NO. 701-106****A bylaw to amend the "South Shuswap Zoning Bylaw No.701- 104"**

WHEREAS the Board of the Columbia Shuswap Regional District adopted bylaw No. 701,

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "South Shuswap Zoning Bylaw No.701" is hereby amended as follows:

**A. MAP AMENDMENT**

1. Schedule C, Zoning Maps, which forms part of the "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:
  - i) Rezoning Legal Subdivision 9 of Section 5 Township 23 Range 9 W6M KDYD except:
    - (1) Parcel A (DD 121692F) on Plan B5870
    - (2) Parcel B (DD 151603F) on Plan B6984
    - (3) Plan H14991from GC – Golf Course Zone to AR2 – Agriculture Zone (4 ha), which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.
  - ii) Rezoning Legal Subdivision 15 of Section 5 Township 23 Range 9 W6M KDYD, from GC – Golf Course Zone to AR2 – Agriculture Zone (4 ha), which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.
  - iii) Rezoning Legal Subdivision 16 of Section 5 Township 23 Range 9 W6M KDYD except part included within Lot A shown on Plan attached to DD 228272F, from GC – Golf Course Zone to AR2 – Agriculture Zone (4 ha), which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.

This bylaw may be cited as "South Shuswap Zoning Amendment Bylaw No. 701-106"

READ a first time this 19<sup>th</sup> day of October, 2023.

READ a second time this 8<sup>th</sup> day of December, 2023.

PUBLIC HEARING held this 24<sup>th</sup> day of January, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

CERTIFIED a true copy of Bylaw No. 701  
as read a third time.

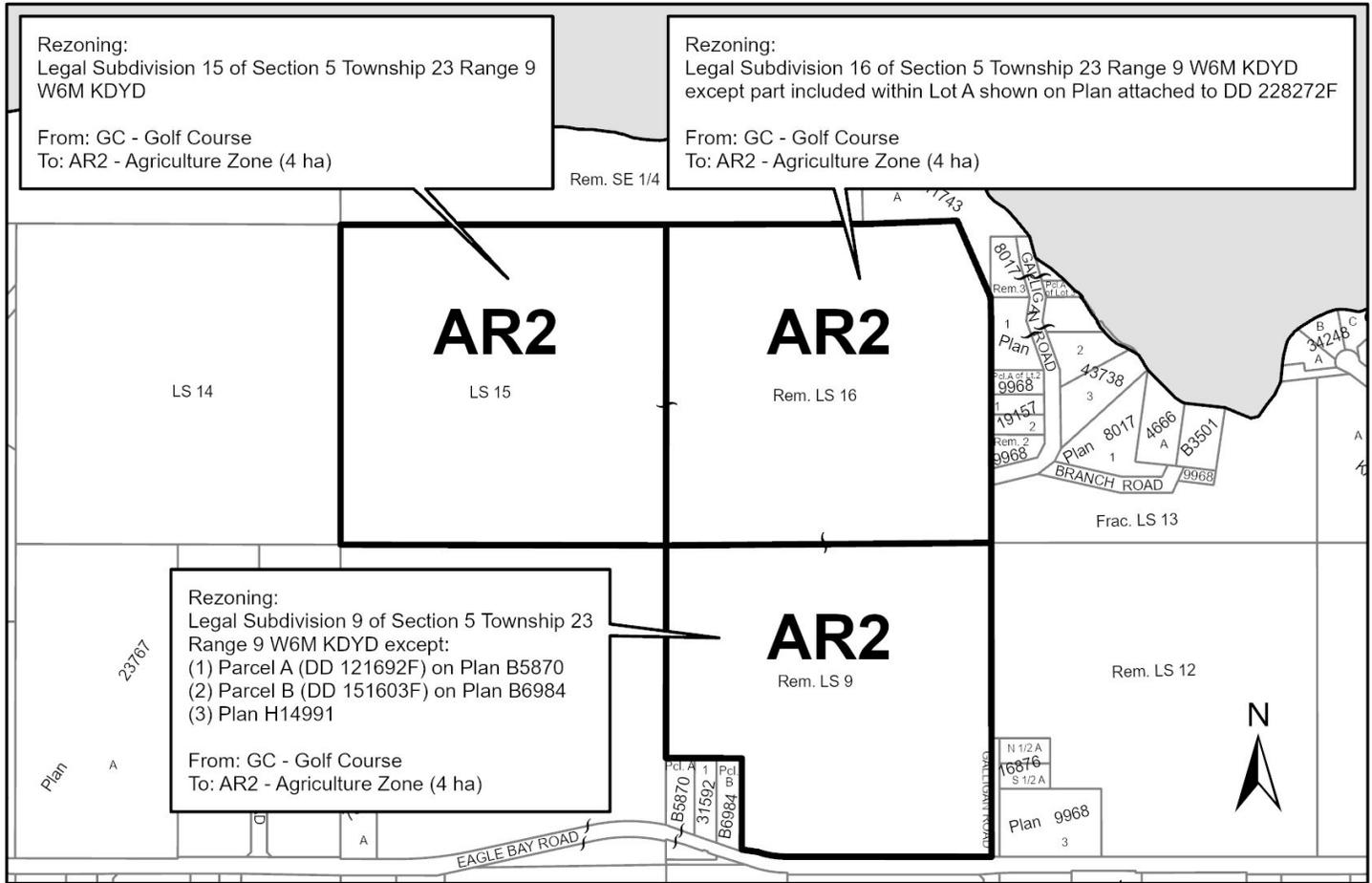
\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 701  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

### Schedule 1 South Shuswap Zoning Amendment Bylaw No. 701-106



**From:** [REDACTED]  
**To:** [Denise Ackerman](#)  
**Subject:** Bylaw 701-106  
**Date:** January 24, 2024 12:44:42 AM

---

To whom it may concern,

With the substantial increase in building and requests in the Eagle Bay area I find this of concern. The majority being the vehicle traffic that comes with building a home. There needs to be a growth plan developed by the CSRD in the area. Eagle Bay is developing and changing without any growth plan put into place to make sure infrastructure is addressed. What road allowances are in place for growth? Shoulders, pedestrian traffic, Maintenance of highway for the barage of vehicles that will have a large impact on traffic flow & congestion.

Regards,

[REDACTED]

Sent from my iPhone

## PUBLIC HEARING NOTES

### Bylaw No. 725-24 and Bylaw No. 701-106

Notes of the Public Hearing held on Wednesday, January 24, 2024 at 6:00 PM at the CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm, BC, regarding Electoral Area C Official Community Plan Bylaw Amendment No. 725-24 and South Shuswap Zoning Amendment Bylaw No. 701-106.

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PRESENT: Chair Gibbons – Electoral Area C Director  
Denise Ackerman – Planner I, Planning Services  
Ken Gobeil – Senior Planner, Planning Services  
Brad Payne, IT/ GIS Manager

2 members of the public, 0 on zoom, 2 members total

#### Call Meeting to Order

Chair Gibbons called the Public Hearing to order at 6:01 pm. The Chair stated that this public hearing is being held both in person and electronically and acknowledged that staff would be moderating the electronic part of the meeting. The Chair also provided instructions for technical assistance during the meeting.

#### Land Acknowledgement

The Chair acknowledged that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secwepemc, Sylix Okanagan, Sinixt and Ktunaxa Nation. We are privileged and grateful to be able to live, work and play in this beautiful area.

#### Introductions

The Chair introduced the CSRD staff present at the public hearing.

#### Instructions

The Chair stated that the public hearing was convened pursuant to Section 464 of the Local Government Act to allow the public to make representations to the Board respecting matters contained in **Electoral Area C Official Community Plan Bylaw No. 725-24 and South Shuswap Zoning Amendment Bylaw No. 701-106**.

Following instructions for the public hearing, the Chair advised that all persons who believe that their interest in property may be affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known; however, it is important that you restrict your remarks to matters contained in the proposed bylaw.

The Planner noted that the hearing has been called under Section 464 of the *Local Government Act*, which states:

- The Board shall not adopt a bylaw amendment unless it has held a public hearing.
- The Board has delegated the holding of the public hearing to **Electoral Area C Director Gibbons**.

- It is expected that the Public Hearing Report will be submitted to the Board for consideration at its meeting on **February 15, 2024**.
- The Chair may adjourn the hearing without further notice if the time and place for resumption of the hearing is stated to those present.

The Planner explained the notification requirements set out in the Local Government Act and noted the Public Hearing was placed in the Shuswap Market News on **January 12<sup>th</sup>** and **January 19<sup>th</sup>, 2024**. Property owners within 100 m of the subject property were given notification of this public hearing 10 days prior to the meeting date.

#### Proposed Bylaw Amendment Presentation

The Planner provided a summary of the proposed bylaw amendment and reviewed the purpose of the bylaw. The Planner also summarized the referral comments received by the CSRD to the public in attendance. The Planner stated more information on the application and process to date is available in the public information package. The link to the package is available on the webpage for this public hearing.

#### Public Participation

The Chair stated that everyone will be given an opportunity to speak to the bylaw amendment and provided instructions for those who wish to participate in the meeting via Zoom and for those who are in attendance in person. The Chair also explained that written comments could be submitted in person or through the public planning email [plan@csrd.bc.ca](mailto:plan@csrd.bc.ca), up until the closing of the floor of the public hearing.

The Chair opened the floor for comments at 6:12 pm.

Hearing no representations or questions regarding proposed Bylaw No. 725-24 and 701-106, the Chair called three times for further submissions before declaring the public hearing closed at 6:13 pm.

CERTIFIED as being a fair and accurate report of the public hearing.

#### Original Signed by

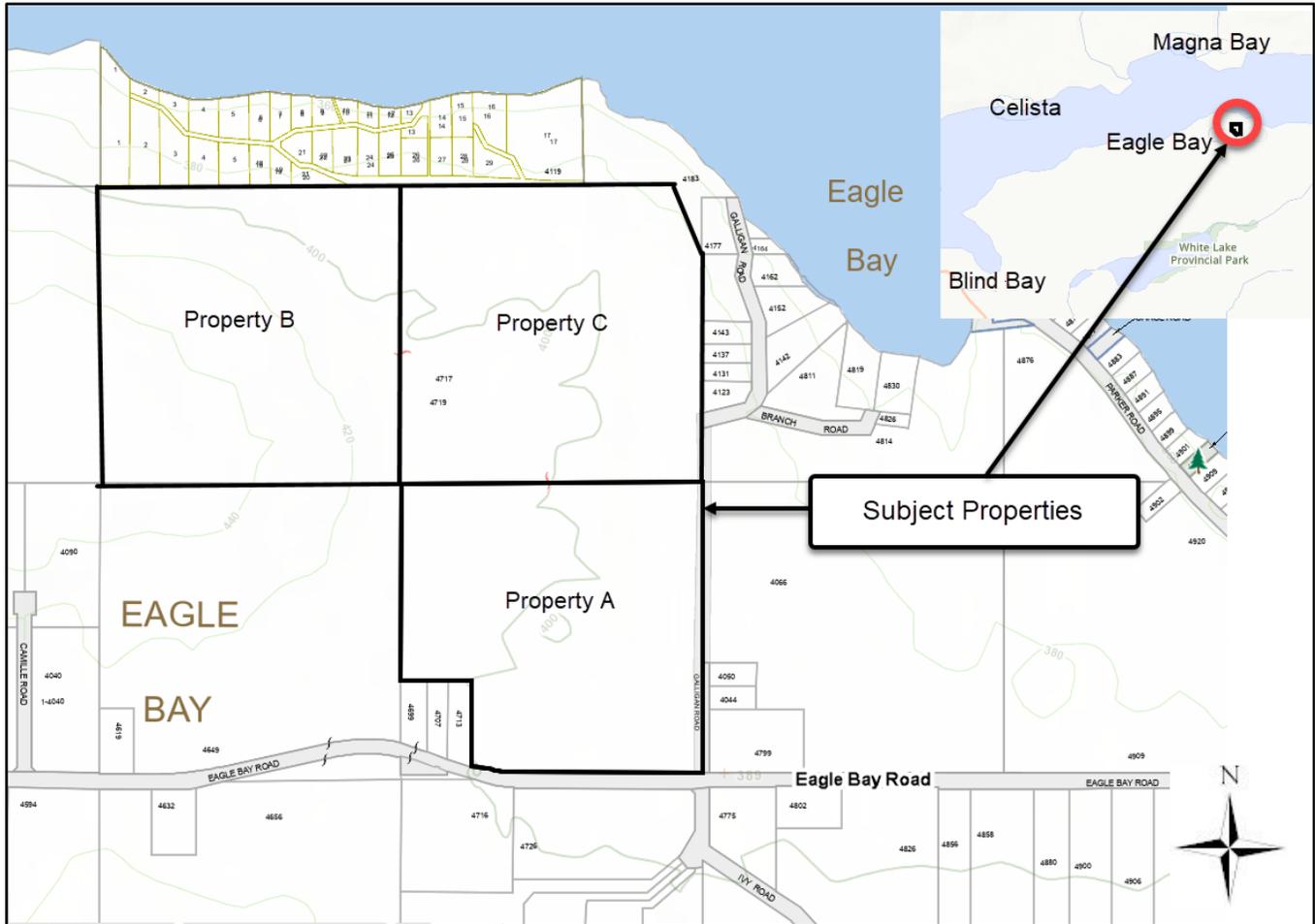


Director Gibbons  
Public Hearing Chair

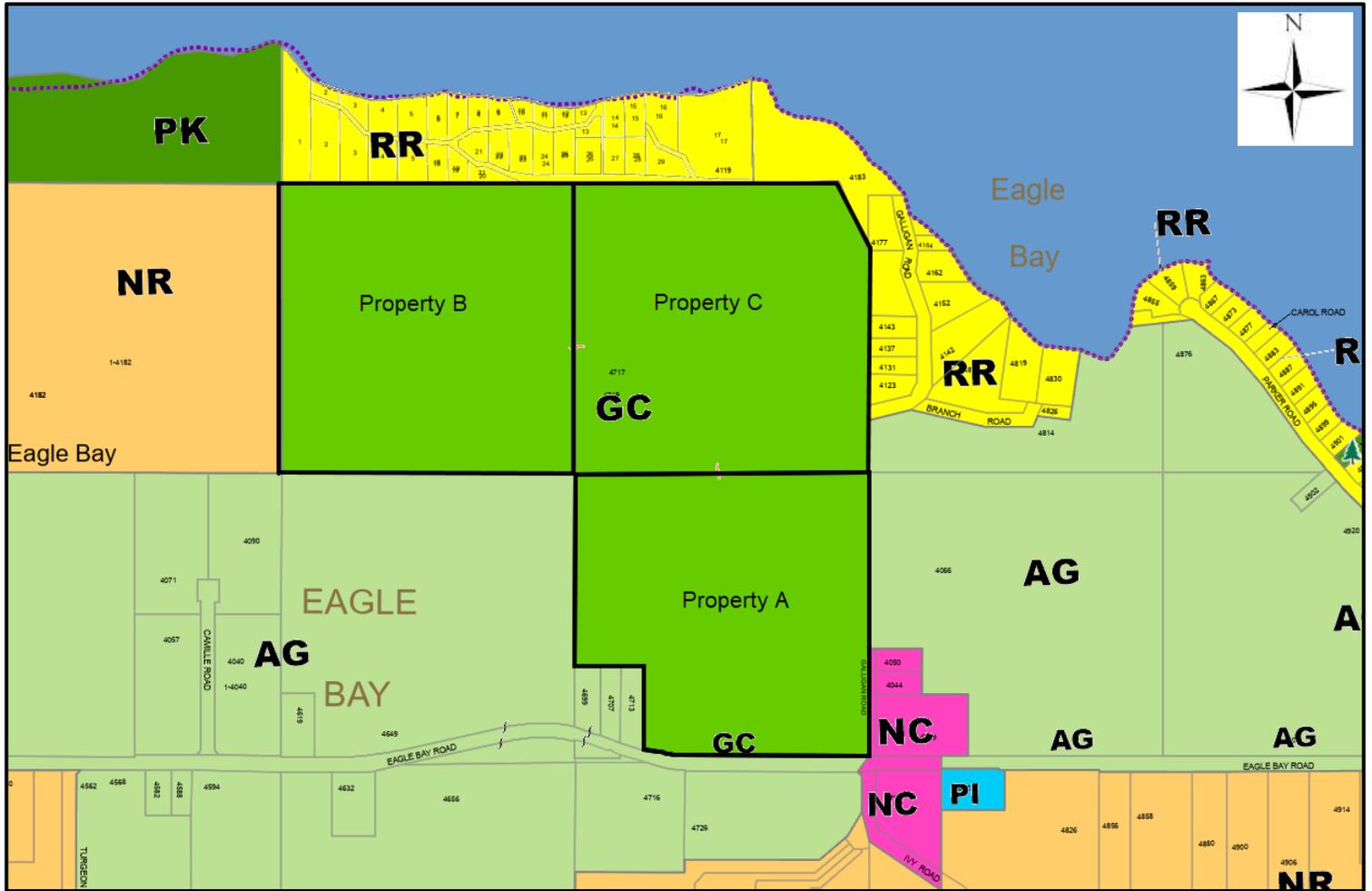


Denise Ackerman  
Planner I

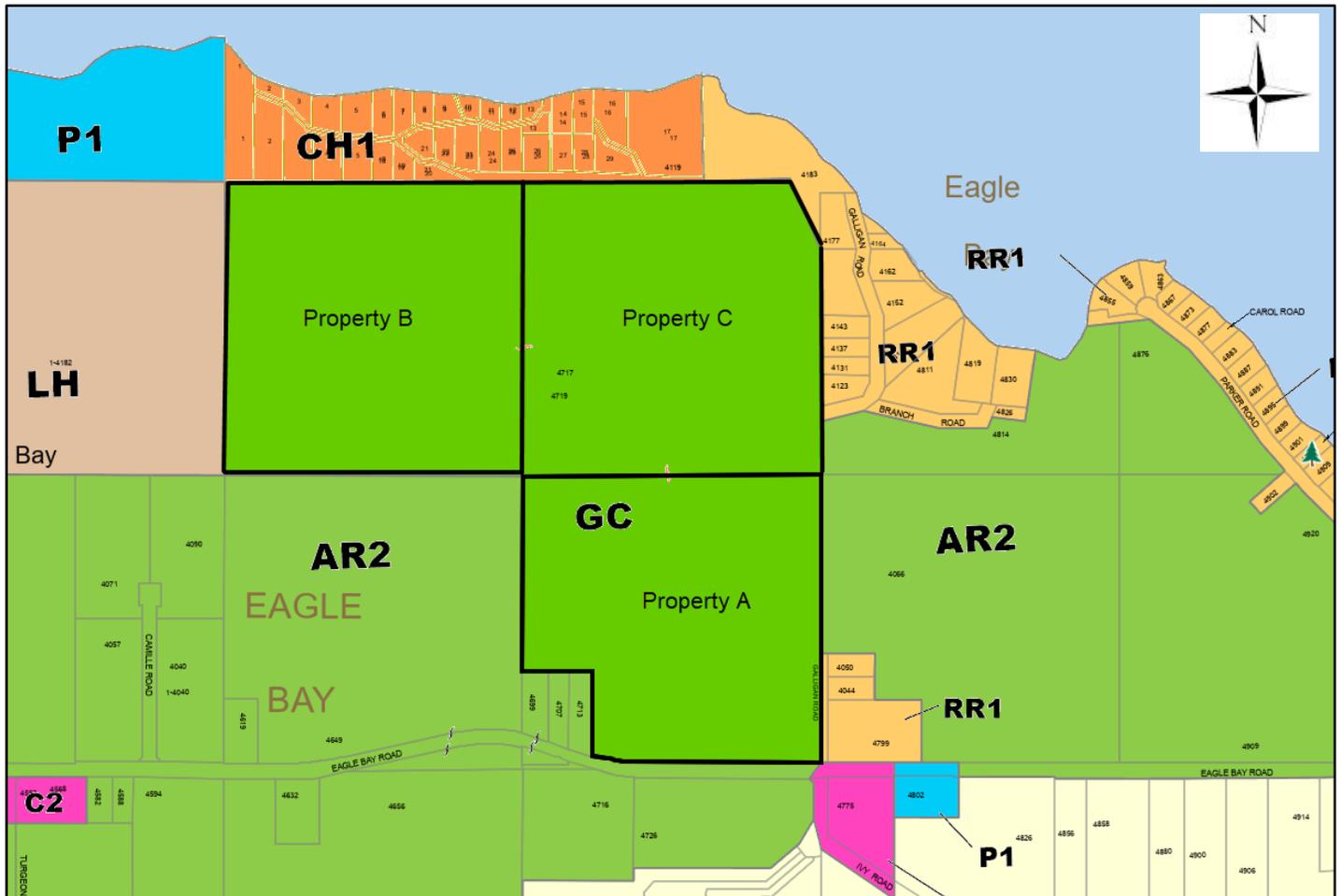
### Location Map



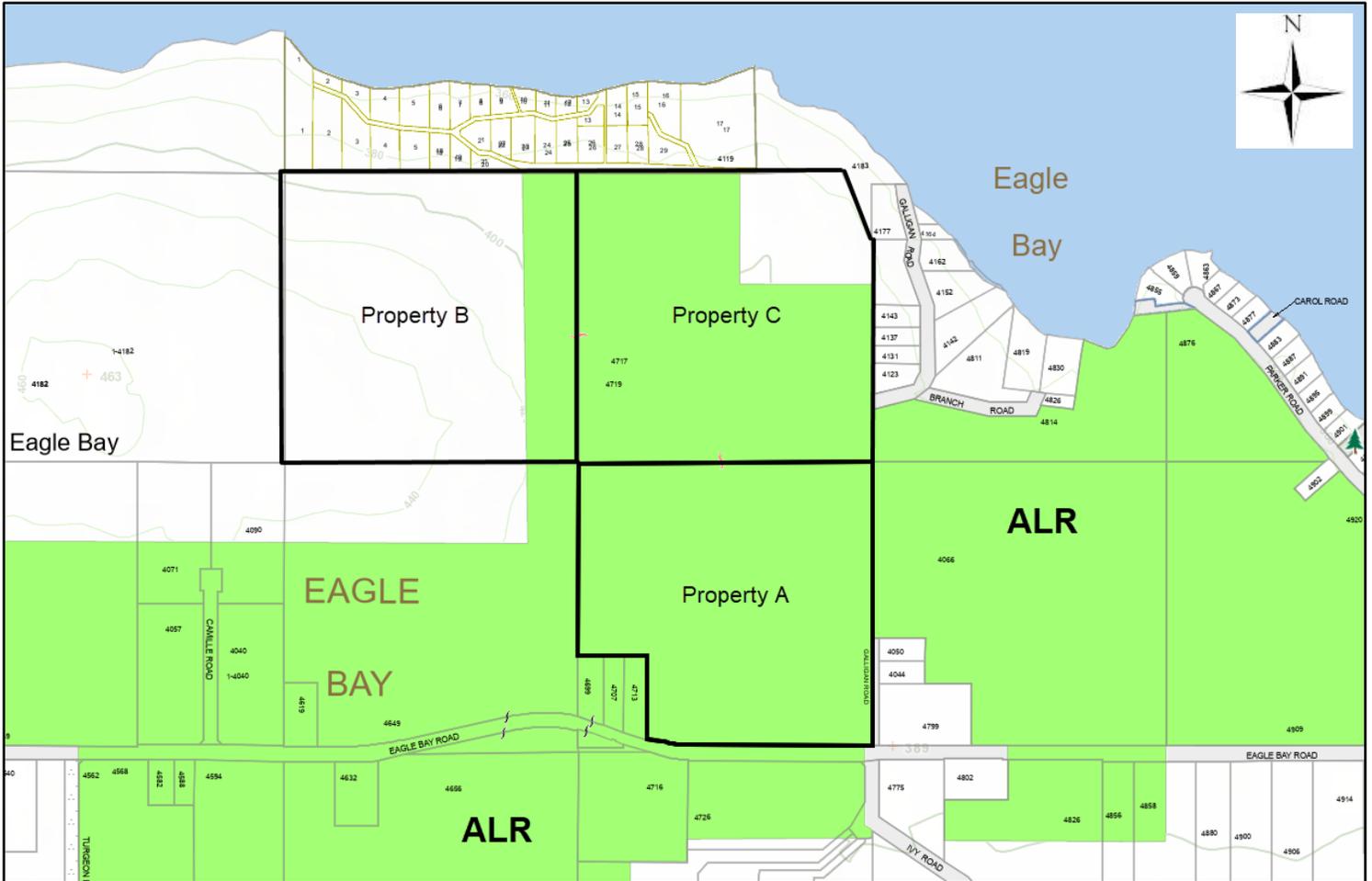
### Electoral Area C Official Community Plan Bylaw No. 725



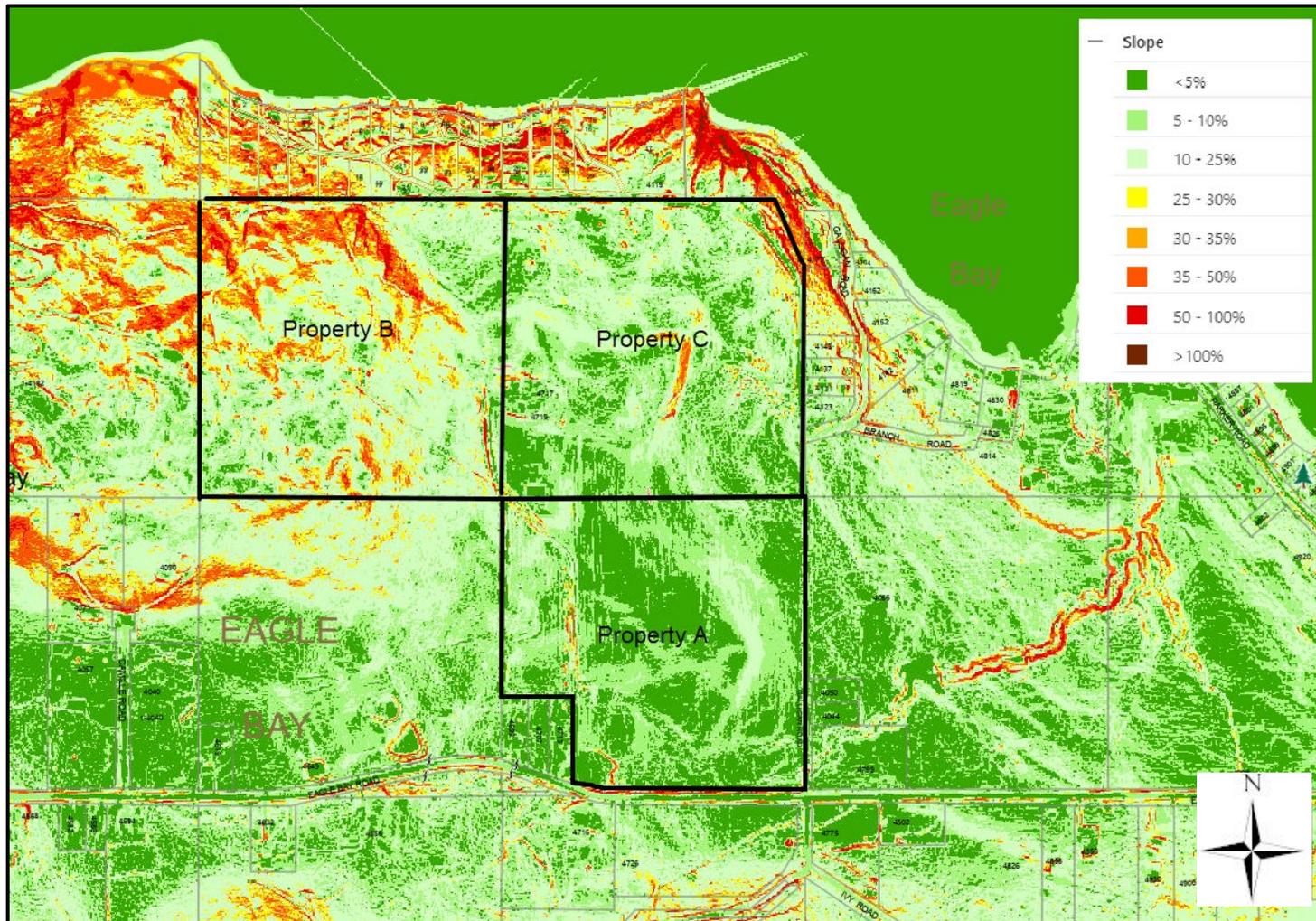
### South Shuswap Zoning Bylaw No. 701



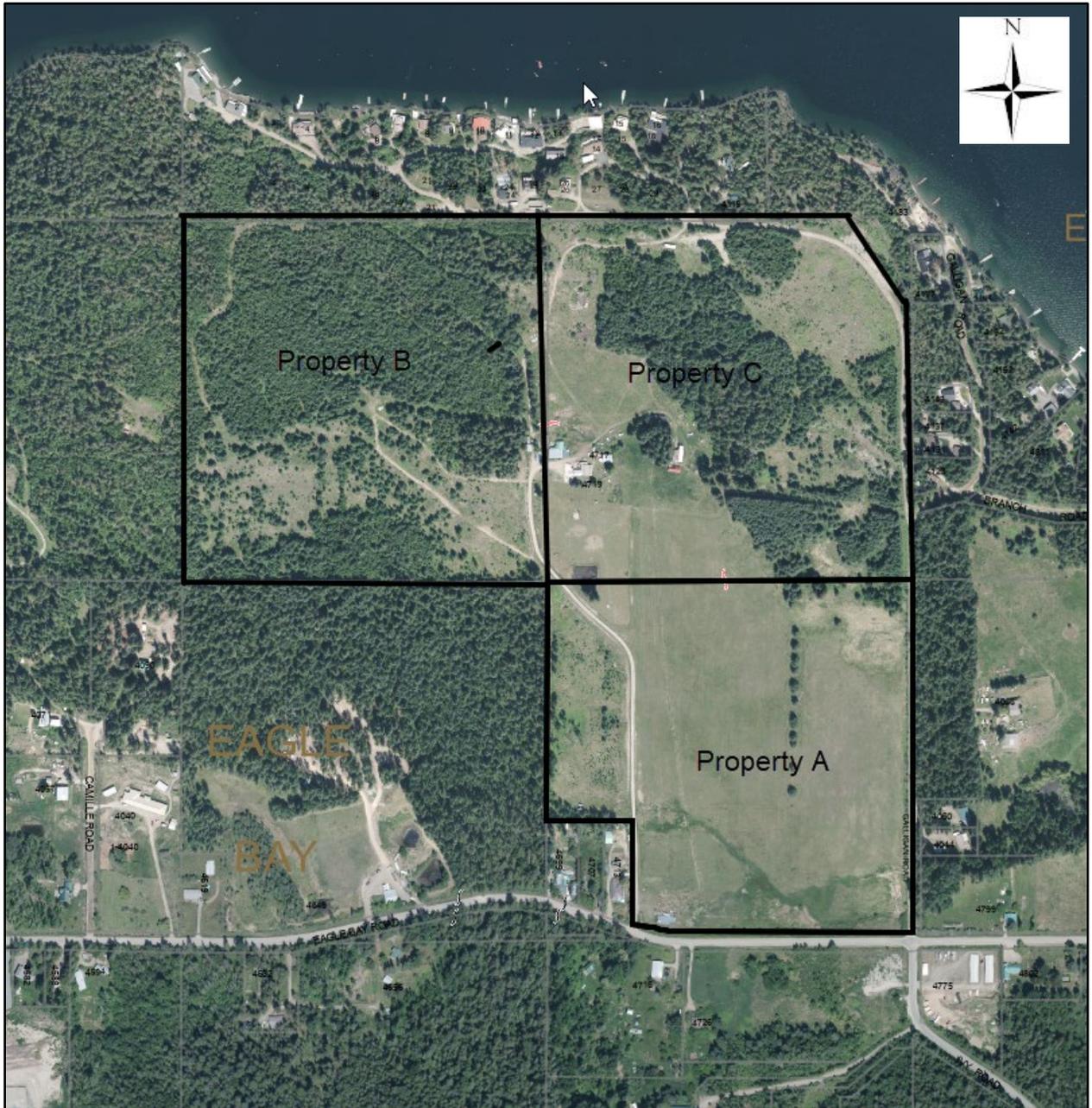
### ALR Map



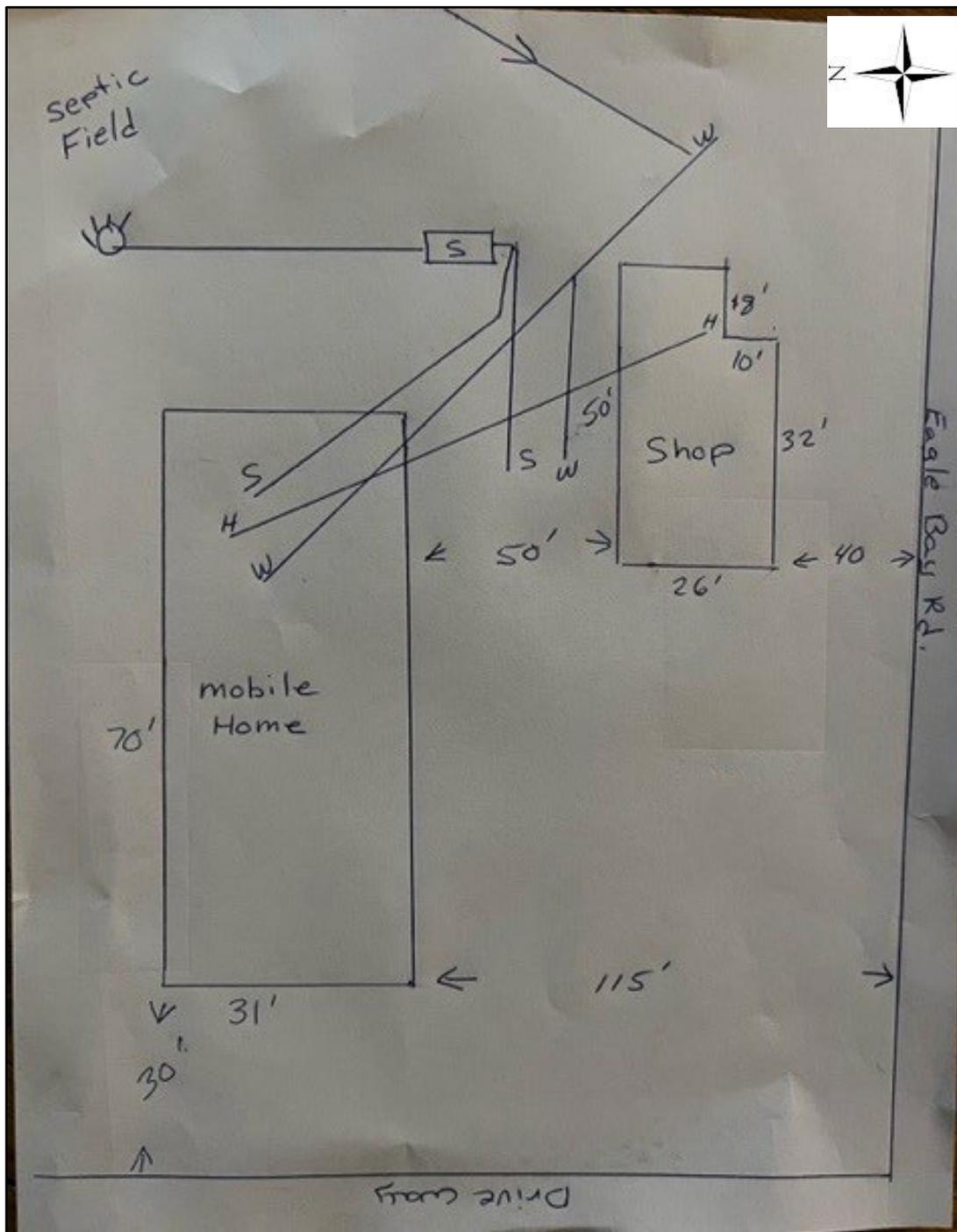
### Slopes Mapping



2023 Ortho Photo



### Site Plan



**Site Photos**



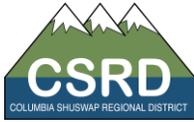
Old clubhouse/driving range building on Property A which will be converted to an accessory building to be used for storage/shop.



Property A looking northeast



Single family dwelling on Property C



# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area E: Electoral Area E Zoning Amendment Bylaw No. 841-02

**DESCRIPTION:** Report from Jan Thingsted, Planner III, dated January 25, 2024. 3250 Oxbow Frontage Road, Yard Creek.

**RECOMMENDATION:** THAT: "Electoral Area E Zoning Bylaw Amendment Bylaw No. 841-02" be given second reading, as amended, this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The subject property is located at 3250 Oxbow Frontage Road in the Yard Creek area of Electoral Area E and is designated Resort (RT) in Electoral Area E Official Community Plan (Bylaw No. 840) and Resort Commercial (RC3) in Electoral Area E Zoning Bylaw (Bylaw No. 841). The RC3 zone permits a campground for the travelling public.

At the January 19, 2023 Board Meeting, the Board gave first reading to an amending bylaw for the subject property that would permit the creation of a resort with seasonal recreational vehicle (RV) strata lots and seasonal dwelling strata lots.

Since first reading, the applicant has made numerous changes to the proposal that require amendments to the bylaw. Staff have received servicing briefs and technical documentation that address issues identified by staff at the time of first reading. Referrals were sent out to applicable agencies and First Nation following first readings. Responses have been received and are summarized below and attached to this report.

Staff are now recommending that the Board consider giving Electoral Area E Zoning Bylaw Amendment Bylaw No. 841-02 (Bylaw No. 841-02) second reading, as amended.

## BACKGROUND:

See item 16.2 on the [January 19, 2023 Board Meeting Agenda](#) for the report presented at First reading. See: "BL841-02\_Maps\_Plans\_Photos.pdf" for updated maps and plans.

## POLICY:

See "[BL840 BL841 Excerpts BL841-02.pdf](#)" for excerpts of the relevant policies and land use regulations from Bylaw No. 840 and Bylaw No. 841.

## FINANCIAL:

There are no financial implications associated with this application.

**KEY ISSUES/CONCEPTS:**

At the January 19, 2023 Board Meeting, the Board gave first reading to an amending bylaw that would permit the creation of a seasonal resort on the subject property with strata lots for RVs and seasonal dwelling unit lots serviced by a community water system and community sewer system.

Staff recommended at the time that additional information regarding servicing and appropriate lot sizing be provided prior to the bylaw being consideration for second reading.

The bylaw was also sent out to applicable agencies and First Nations for comment.

**Proposed bylaw changes since First Reading**

Since first reading, the applicant has made numerous changes to the resort proposal. These changes require amendments to the proposed bylaw and are noted below:

- Adding seasonal park model space as a permitted use in Development Area 1.
- Changing the accommodation term for seasonal dwelling unit from less than one hundred eighty-two (182) days per calendar year to anytime of the year for stays of less than one hundred twenty (120) consecutive days.
- Increasing the minimum size of seasonal recreational vehicle or park model space lots from 234 m<sup>2</sup> to 260 m<sup>2</sup>.
- Increasing the minimum size of seasonal dwelling unit lots from 225 m<sup>2</sup> to 270 m<sup>2</sup>.
- Adding an average lot size requirement of 290 m<sup>2</sup> for seasonal dwelling unit lots and seasonal recreational vehicle or park model space lots.
- Specifying the maximum number of seasonal dwelling unit and seasonal recreational vehicle or park model space lots created by subdivision.
- Increasing the maximum parcel coverage for seasonal dwelling unit and seasonal recreational vehicle or park model space lots created by subdivision from 50% to 60%.
- Updating the CDE7 zoning map to show reconfigured development areas.
- Updating the servicing requirements:
  - adding the option that a community sewer system can meet either the Public Health Act or Environmental Management Act
  - not requiring that a community sewer system serve more than 50 connections or parcels
- increasing the seasonal dwelling unit maximum height from 6 m to 9 m.
- Changing the minimum lot width and length for seasonal dwelling unit and seasonal recreational vehicle or park model space lots from 22.5 m x 10.0 m to 20.0 m x 13.0 m.

**Water Supply, Wastewater Management, and Stormwater Management**

The Board report presented at first reading notes that prior to consideration of second reading, staff will work with the applicant to obtain additional servicing details and determine which type of servicing is most appropriate for the proposed development.

The applicant has submitted a Preliminary Infrastructure and Servicing Report prepared by Franklin Engineering Ltd., dated April 25, 2023 and an Initial Wastewater Investigation report prepared by Highland Consulting Inc., dated June 10, 2023 (last revised January 24, 2024).

See: "BL841-02\_Initial\_Waste\_Water\_Investigation\_2024-01-24.pdf" attached.

See: "BL841\_02\_Preliminary\_Infrastructure\_Servicing\_Report\_2023\_05\_05.pdf" attached."

### Water Supply

Water is to be supplied to the resort by an existing well and an expanded water system. The Drinking Water Protection Act requires that a construction permit be obtained prior to construction of an extended water supply system. An operating permit will also be required.

### Wastewater Management

The Resort designation in Bylaw No. 840 (OCP) includes a policy stating that resorts in which density is increased must be connected to a community sewer system:

#### *Policy 4.9.2*

*All new resort subdivisions and all new rezoning applications which would increase existing densities or require additional sewer or water capacity must be connected to both a community sewer system and a community water system. Where community sewer and water system servicing is not feasible, the maximum allowable density is 1 unit/ha.*

*COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more connections, or parcels. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and is approved and operated under the Environmental Management Act;*

Generally, if the ultimate build out of a development creates flow rates greater than 22.7 m<sup>3</sup>/day, the wastewater system falls under Ministry of Environment (MOE) jurisdiction and is required to be designed to Municipal Wastewater Regulation (MWR) standards of the Environmental Management Act. Flow rates of 22.7 m<sup>3</sup>/day or less fall under the jurisdiction of Interior Health Agency and must be designed to meet the Sewage System Regulation (SSR) of the Public Health Act. MWR standards involve a more comprehensive process, requiring the submission of an environmental impact study. Provincial oversight is intended to ensure alignment with broader environmental goals.

Although it is proposed in the Initial Wastewater Investigation report that the resort will have a total flow rate of 42.1 m<sup>3</sup>/day, the proposal is that the resort be serviced by a decentralized collection system with two independent wastewater treatment plants designed to meet the Sewerage System Regulation (SSR). The system serving the seasonal recreational vehicle or park model space lots would have an estimated flow rate of 22.1 m<sup>3</sup>/day (based on 53 RV lots and three park models), while the system serving the seasonal dwelling unit lots would have an estimated flow rate of 20.0 m<sup>3</sup>/day (based on 20 seasonal dwelling unit lots).

The rationale provided by the applicant for the two-system approach is that the two development areas will have different effluent characteristics (e.g., higher chemical content in RV/park model effluent), and different operational requirements (e.g., no winter accommodation of seasonal RV/park model lots). The report notes that the proposed design complies with the SSR, and that wastewater management can be implemented without posing a health or environmental risk.

Although the OCP specifies that resorts must be serviced by a community sewer system with 50 or more connections and operated under the Environmental Management Act, the proposed CDE7 servicing standard does not specify the minimum number of connections and allows compliance with either the Public Health Act (SSR) or Environmental Management Act (MWR). Ultimately, it is the total daily flow

rate of each system that will determine the servicing standard. It should be noted that both SSR and MWR standards require Provincial permits for installation and operation.

See: "BL841-02\_Initial\_Waste\_Water\_Investigation\_2024-01-24.pdf" attached.

See: "[BL840 BL841 Excerpts BL841-02.pdf](#)" for excerpts of the relevant policies from Bylaw No. 840.

### Stormwater Management

The conceptual stormwater management plan proposes that runoff from gravel roads and building roofs be infiltrated into the ground. Runoff from building roofs is proposed to be captured using eavestroughs routed to splash pads or individual rock pits. Major storms will have overland flow considerations addressed.

### **Strata Lot Sizes**

Since first reading, the applicant has proposed:

- Increasing the minimum size of seasonal recreational vehicle or park model space lots from 234 m<sup>2</sup> to 260 m<sup>2</sup>
- Increasing the minimum size of seasonal dwelling unit lots from 225 m<sup>2</sup> to 270 m<sup>2</sup>
- Adding an average lot size requirement of 290 m<sup>2</sup> for seasonal dwelling unit lots and seasonal recreational vehicle or park model space lots.

Updates to the lot sizes and dimensions will better accommodate the permitted uses in each development area. The lot layout site plans submitted by the applicant demonstrate how seasonal dwelling units, seasonal recreational vehicle or park models, and their accessory uses, and parking can fit on the smallest permitted parcel size of 250 m<sup>2</sup>.

See: "BL841-02\_Maps\_Plans\_Photos.pdf" for lot layout plans.

### **Agency and First Nation Referral Responses**

Referrals were sent by staff to the applicable agencies and First Nations listed below in the Communications section. Responses have been attached to this report and are summarized below.

See "BL841-02\_Agency\_Comments.pdf" for complete agency and First Nations responses.

CSRD Environmental and Utility Services noted in their response that further servicing details would be required. Staff has since discussed the resort's servicing proposal with the Manager of Utility Services who was satisfied with two-system approach and confirmed that the CSRD does not currently have the capacity to acquire new community sewer systems.

Interior Health noted that a construction permit will be required for any expansion, alteration or modification of the water system.

The Archaeology Branch indicated that there are no known archaeological sites recorded on the subject property. However, they note that there is high potential for previously unidentified archaeological sites to exist on the property and strongly recommend that the applicant engage an eligible consulting archaeologist prior to any land-altering activities. Ultimately, it is the property owner's responsibility to ensure that land altering-works activities do not contravene the Heritage Conservation Act.

Splatsin notes that the works are taking place in Splatsin's area of Caretaker responsibility and recommend that an archaeologist from Yucwmenlúcwu be engaged to conduct an Archaeological

Overview Assessment (AOA) to determine potential impacts and to assess the level of work required to protect archaeological resources prior to development.

Adams Lake Indian Band notes that there are 38 cultural heritage sites within 5 km of the proposed footprint and recommends implementing an archaeological chance find procedure prior to conducting any ground disturbance activities.

Okanagan Indian Band notes that the proposed activity is within OKIB's Area of Interest within the Syilx (Okanagan Nation) Territory, and the lands and resources are subject to our unextinguished Aboriginal Title and Rights. OKIB requested payment for review of the referral. A response letter was provided to OKIB explaining that pursuant to Policy P-21, the CSRD does not compensate any non-CSRD party or agency for providing referral comments or consultation regarding the processing or development of policies, bylaws or permits.

Skwlāx te Secwepemcúlecw (Little Shuswap Band) identifies the project area as within a high potential area for unrecorded archaeology sites. They recommend that the proponent engage the Archaeology Branch or BC Association of Professional Archaeologists to determine if further archaeological work is warranted.

All agency and First Nations comments received by the CSRD have been forwarded to the applicant.

### **Amending Bylaw to create the new CDE7 Zone**

Although the list of proposed bylaw changes since first reading is substantial, the main intent of the amendment is still focused on the creation of a strata lot resort that permits seasonal accommodation in cabins and recreational units (seasonal dwelling units and seasonal recreational vehicles or park models). The resort is not intended to provide year-round residential use. The OCP Resort Designation does not permit full-time residential use and the proposed CDE7 does not permit full-time accommodation.

The addition of park models to Development Area 1 is the biggest change to the proposed bylaw amendment since first reading. Although park models are not dwelling units and therefore not regulated by the BC Building Code, they still have wastewater flow rates more comparable to dwelling units than recreational vehicles. The proposed bylaw amendment addresses this issue by requiring Development Area 1 (DA1) to be connected to an Environmental Management Act (MWR) approved community sewer system if the total flow rate exceeds 22.7 m<sup>3</sup>/day.

The change to the accommodation term for seasonal dwelling units (from less than one hundred eighty-two days per calendar year to anytime of the year for stays of less than one hundred twenty consecutive days) was requested by the applicant so that prospective owners will have year-round access to their units. The applicant notes that their clientele will likely seek both winter and summer recreation and will therefore need year-round access to accommodation. The bylaw amendment has been drafted to permit year-round access but preclude continuous accommodation. The applicant has confirmed that the resort's strata bylaws will prevent full-time residential use of the seasonal dwelling units. Staff are comfortable with year-round access of seasonal dwelling units since they will be constructed to meet CSA standards for residential use and will require a building permit.

The accommodation term for a recreational vehicle or park model space remains the same; seasonal accommodation is only permitted between March 1 and October 31 of each calendar year. Recreational

vehicles and park models are not designed, certified nor constructed as full-time dwellings or for four-season use.

Updates to the lot sizes and dimensions were made to better accommodate the permitted uses in each development area. The lot layout plans submitted by the applicant demonstrate how seasonal dwelling units, seasonal recreational vehicle or park models, and their accessory uses, and parking can fit on the smallest permitted parcel size of 250 m<sup>2</sup>.

The increase in maximum parcel coverage from 50% to 60% for seasonal dwelling unit and seasonal recreational vehicle or park model space lots will better enable the accommodation of permitted uses.

The maximum height increase for seasonal dwelling units from 6 m to 9 m will better accommodate two-story buildings with pitched roofs.

See: "BL841-02\_Second\_Amended.pdf" for the bylaw being presented for consideration of second reading, as amended.

### **Analysis**

Although numerous changes have been proposed by the applicant to the proposed amending bylaw since first reading to create a new CDE7 zone for the subject property, staff feel that that required technical documentation provided since that time provides sufficient rationale and support for the changes noted above.

The resort's water and sewer infrastructure will be required to meet either the Public Health Act or Environmental Management Act depending on the ultimate build-out.

The strata lot sizes proposed in the CDE7 zone have been sized appropriately (minimum lot area, minimum lot width, and minimum lot depth) to accommodate sufficient room for the listed permitted uses while meeting the minimum setback requirements and maximum parcel coverage.

Referral comments received from CSRD Utilities and Interior Health do not identify any concerns with the proposal other than noting that servicing standards must be met.

The Archaeology Branch and majority of First Nations note in their response that the subject property is in an area with high archaeological potential and recommend that an archaeologist review the proposed land-altering activities. In response, the applicant has indicated that a preliminary archaeological impact assessment will occur prior to any construction.

Staff has informed the applicant about property owner responsibilities under the Heritage Conservation Act to help increase awareness of the recommended provincial protocols during land development activities.

### **RATIONALE:**

Staff are recommending that the Board give Bylaw No. 841-02 second reading, as amended for the following reasons:

- The amending bylaw remains consistent with the objective and policies of the OCP's Resort designation.
- The subject property has been a campground resort for over 30 years and is not expected to create any further impact on surrounding properties if rezoned to CDE7.

- Documentation has been provided demonstrating how strata lots can accommodate the uses permitted in each development area.
- A wastewater study has been provided showing how the resort's proposed community sewer system can be implemented without posing a health or environmental risk.
- A preliminary servicing brief has been provided to address the resort's water supply and stormwater management.
- Referral comments received from the CSRD, Interior Health, and First Nations have been address and do not pose any concerns.

### **IMPLEMENTATION:**

Since the subject property is located within 800 m of a controlled access highway, the bylaw will need to be sent to the Ministry of Transportation and Infrastructure (MOTI) requesting statutory approval under Section 52(3)(a) of the *Transportation Act* prior to consideration of adoption.

### **COMMUNICATIONS:**

#### **Notice of Development Sign**

A Notice of Development sign was placed on the subject property in February 2023 by the applicant and a photo of the sign on the property was provided to staff.

#### **Newspaper Ad Public Notification**

As per Section 464(2) of the Local Government Act, a public hearing is not required for the proposed zoning bylaw amendment as the proposal is consistent with the Resort policies in Electoral Area E Official Community Plan Bylaw No. 840. In accordance with Section 467 of the Local Government Act, prior to first reading staff placed two ads in the Shuswap Market News (on January 6 and 13, 2023) notifying of the application and that a public hearing is not required.

If the Board gives Bylaw No. 841-02 second reading, as amended, notification letters will be sent to all property owners of land located within 100 m of the subject property and two additional newspaper ads will be published prior third reading. Deadline for written submissions will be at 4 pm the Tuesday prior to the Board considering third reading. All written public submissions received regarding the proposed bylaw amendment will be attached to a future report for consideration by the Board.

#### **Referrals**

Bylaw No. 841-02 was referred to the following agencies and First Nations. Responses are briefly noted below. Full referral comments have been compiled and are attached to the Board agenda.

See: "BL841-02\_Agency\_referral\_responses.pdf" attached.

<b>Agency</b>	<b>Response</b>
CSRD Utilities	Utilities has no additional comments; however, further servicing details will be required.
Adams Lake Indian Band	Through a preliminary analysis ALIB has identified some concerns, which include:

	<p>38 cultural heritage sites within 5 km of the proposed footprint. Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.</p> <p>Adams Lake does not object to the bylaw amendment. However, ALIB recommends implementing an archaeological chance find procedure prior to conducting any ground disturbance activities.</p>
Skw'lax te Secwepemcúłecw (Little Shuswap Lake Band)	Our team of in-house RPCA archaeologists have identified the project area as within a high potential area for unrecorded archaeology sites. Please ensure the proponent is provided with the attached Local Government Handout and that they engage the Archaeology Branch or BC Association of Professional Archaeologists (contacts within handout) to determine if further archaeological work is warranted.
Lower Similkameen Indian Band	No Response
Neskonlith Indian Band	No Response
Okanagan Indian Band	To ensure OKIB has sufficient capacity to conduct a Preliminary Office Review of your referral for its potential adverse impact on the OKIB's Syilx Aboriginal Title and Rights we require payment of a Referral Processing Fee.
Okanagan Nation Alliance	No Response
Penticton Indian Band	The Penticton Indian Band reviewed the proposal and deferred further consultation and engagement to the Okanagan Indian Band.
Shuswap Indian Band	No Response
Splatsin First Nation	These works are taking place in Splatsin's area of Caretaker responsibility. We direct that a registered professional archaeologist from Yucwmenlúcwu be engaged to conduct an AOA to determine potential impacts and to assess the level of work required to protect archaeological resources prior to development.
Interior Health	The Interior Health Drinking Water Team has no objection to the proposed expansion and zoning bylaw amendment from the Sicamous RV and Cabin Resort property located at 3250 Oxbow Frontage Road. A Construction Permit will be required for any expansion, alteration or modification of the water system.
Ministry of Environment and Climate Change Strategy	No Response
Ministry of Transportation and Infrastructure	No response
Ministry of Forests - Archaeology Branch	According to Provincial records, there are no known archaeological sites recorded on the subject property. If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation)

	<p>are planned on the subject property, a Provincial heritage permit is not required prior to commencement of those activities. However, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the property.</p> <p>The Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites. Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they must stop all activities immediately and contact the Archaeology Branch for direction.</p>
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**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

**BOARD'S OPTIONS:**

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Board_DS_BL841-02_second_amended.docx
Attachments:	<ul style="list-style-type: none"> <li>- BL841-02_Second_amended.pdf</li> <li>- BL841_02_Preliminary_Infrastructure_Servicing_Report_2023-05-05.pdf</li> <li>- BL841-02_Initial_Waste_Water_Investigation_2024-01-24.pdf</li> <li>- BL841-02_Agency_First_Nation_Referral_Responses.pdf</li> <li>- BL841-02_Maps_Plans_Photos.pdf</li> </ul>
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie



Jennifer Sham



John MacLean

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**ELECTORAL AREA E ZONING AMENDMENT BYLAW NO. 841-02**

A bylaw to amend the "Electoral Area E Zoning Bylaw No. 841"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 841;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 841;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in an open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 841 "Electoral Area E Zoning Bylaw No. 841", is hereby amended as follows:

A. TEXT AMENDMENT

i. Schedule A, Zoning Bylaw Text, Section 4 'Zones' is hereby amended by the following:

a. adding a new section 4.26 "Comprehensive Development E7 Zone" immediately following Section 4.25 with the following text:

**.1 Purpose**

To accommodate a bare land strata subdivision resort (Sicamous RV and Cabin Resort). Sicamous RV and Cabin Resort consists of seasonal recreational vehicle or park model space lots, seasonal dwelling unit lots, property management facilities, communal property amenities, caretaker residence, and accessory uses.

**.2 Connection to Approved Community Water and Sewer Systems**

All development within CDE7 shall be serviced by a *community water system*. Notwithstanding the definition of *community sewer system*, all development within CDE7 shall be serviced by a *community sewer system* that is approved and operated under either the Public Health Act or Environmental Management Act and can serve less than 50 connections or *parcels*.

**Development Area 1 (Seasonal Recreational Vehicle or Park Model Space Lots)**

**.3 Permitted Principal Uses**

(a) *seasonal recreational vehicle or park model space*

**.4 Permitted Secondary Uses**

- (a) *accessory use*
- (b) *recreational vehicle or park model deck*
- (c) *recreational vehicle or park model shelter*
- (d) *storage shed*
- (e) *short-term rental*

**.5 Regulations Table**

MATTER REGULATED	REGULATION
(a) Minimum average* <i>parcel</i> size created by <i>subdivision</i> <ul style="list-style-type: none"> <li>• Where a <i>parcel</i> is served by both a <i>community water system</i> and <i>community sewer system</i></li> <li>• In all other cases</li> </ul> <p>*the total area of the land in Development Area 1 (exclusive of those portions intended to provide access routes) divided by the number of strata lots intended to be created</p>	<ul style="list-style-type: none"> <li>• 290 m<sup>2</sup></li> <li>• 1 ha</li> </ul>
(b) Minimum <i>parcel</i> size created by <i>subdivision</i> <ul style="list-style-type: none"> <li>• Where a <i>parcel</i> is served by both a <i>community water system</i> and <i>community sewer system</i></li> <li>• In all other cases</li> </ul>	<ul style="list-style-type: none"> <li>• 260 m<sup>2</sup></li> <li>• 1 ha</li> </ul>
(c) Minimum <i>parcel</i> dimensions created by <i>subdivision</i> <ul style="list-style-type: none"> <li>• Minimum <i>parcel</i> length</li> <li>• Minimum <i>parcel</i> width</li> </ul>	<ul style="list-style-type: none"> <li>• 20 m</li> <li>• 13 m</li> </ul>
(d) Maximum number <i>parcels</i> created by <i>subdivision</i>	65
(e) Maximum <i>parcel</i> coverage	60%
(f) Maximum number of: <ul style="list-style-type: none"> <li>• <i>recreational vehicle or park model decks</i> per <i>parcel</i></li> <li>• <i>recreational vehicle or park model shelters</i> per <i>parcel</i></li> <li>• <i>storage sheds</i> per <i>parcel</i></li> <li>• <i>accessory buildings</i> (no walls) per <i>parcel</i></li> </ul>	<ul style="list-style-type: none"> <li>• one</li> <li>• one</li> <li>• one</li> <li>• one</li> </ul>
(g) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>• <i>recreational vehicle or park model deck</i></li> <li>• <i>recreational vehicle or park model shelter</i></li> <li>• <i>storage shed</i></li> <li>• <i>accessory building</i> (no walls)</li> </ul>	<ul style="list-style-type: none"> <li>• 4 m</li> <li>• 6 m</li> <li>• 4 m</li> <li>• 6 m</li> </ul>
(h) Maximum <i>gross floor area</i> for: <ul style="list-style-type: none"> <li>• <i>recreational vehicle or park model deck</i></li> <li>• <i>recreational vehicle or park model shelter</i></li> <li>• <i>storage shed</i></li> <li>• <i>accessory building</i> (no walls)</li> </ul>	<ul style="list-style-type: none"> <li>• 30 m<sup>2</sup></li> <li>• 100 m<sup>2</sup></li> <li>• 15 m<sup>2</sup></li> <li>• 15 m<sup>2</sup></li> </ul>

<p>(i) Minimum <i>setback</i> from:</p> <ul style="list-style-type: none"> <li>• <i>front parcel boundary</i></li> <li>• <i>front parcel boundary</i> abutting a bare land strata access route</li> <li>• <i>interior side parcel boundary</i></li> <li>• <i>exterior side parcel boundary</i></li> <li>• <i>exterior side parcel boundary</i> fronting a bare land strata access route</li> <li>• <i>rear parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> <li>• 2 m</li> <li>• 1.5 m</li> <li>• 4.5 m</li> <li>• 2 m</li> <li>• 1.5 m</li> </ul>
<p>(j) Parking</p>	<p>one <i>parking space</i> per <i>parcel</i></p>
<p>(k) Accommodation</p>	<p>Notwithstanding the definition of <i>temporary</i> and <i>seasonal</i>, accommodation of a <i>recreational vehicle</i> or <i>park model space</i> is only permitted between March 1 and October 31 of each calendar year.</p>

### **Development Area 2 (seasonal dwelling unit lots)**

#### **.6 Permitted Principal Uses**

(a) *seasonal dwelling unit*

#### **.7 Permitted Secondary Uses**

- (a) *accessory use*  
 (b) *short-term rental*

#### **.8 Regulations Table**

MATTER REGULATED	REGULATION
<p>(a) Minimum average* <i>parcel</i> size created by <i>subdivision</i></p> <ul style="list-style-type: none"> <li>• Where a <i>parcel</i> is served by both a <i>community water system</i> and <i>community sewer system</i></li> <li>• In all other cases</li> </ul> <p>*the total area of the land in Development Area 2 (exclusive of those portions intended to provide access routes) divided by the number of strata lots intended to be created</p>	<ul style="list-style-type: none"> <li>• 290 m<sup>2</sup></li> <li>• 1 ha</li> </ul>
<p>(b) Minimum <i>parcel</i> size created by <i>subdivision</i></p> <ul style="list-style-type: none"> <li>• Where a <i>parcel</i> is served by both a <i>community water system</i> and <i>community sewer system</i></li> <li>• In all other cases</li> </ul>	<ul style="list-style-type: none"> <li>• 270 m<sup>2</sup></li> <li>• 1 ha</li> </ul>

MATTER REGULATED	REGULATION
(c) Minimum <i>parcel</i> dimensions created by <i>subdivision</i> <ul style="list-style-type: none"> <li>• Minimum <i>parcel</i> length</li> <li>• Minimum <i>parcel</i> width</li> </ul>	<ul style="list-style-type: none"> <li>• 18 m</li> <li>• 15 m</li> </ul>
(d) Maximum number of <i>parcels</i> created by <i>subdivision</i>	20
(e) Maximum <i>parcel</i> coverage	60%
(f) Maximum number of: <ul style="list-style-type: none"> <li>• <i>seasonal dwelling units</i> per <i>parcel</i></li> <li>• <i>accessory buildings</i> per <i>parcel</i></li> </ul>	<ul style="list-style-type: none"> <li>• one</li> <li>• one</li> </ul>
(g) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>• <i>seasonal dwelling unit</i></li> <li>• <i>accessory building</i></li> </ul>	<ul style="list-style-type: none"> <li>• 9 m</li> <li>• 6 m</li> </ul>
(h) Maximum gross floor area for: <ul style="list-style-type: none"> <li>• <i>seasonal dwelling unit</i></li> <li>• <i>accessory building or structure</i></li> </ul>	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup></li> <li>• 30 m<sup>2</sup></li> </ul>
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>• <i>front parcel boundary</i></li> <li>• <i>front parcel boundary</i> abutting a bare land strata access route</li> <li>• <i>interior side parcel boundary</i></li> <li>• <i>exterior side parcel boundary</i></li> <li>• <i>exterior side parcel boundary</i> fronting a bare land strata access route</li> <li>• <i>rear parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> <li>• 2 m</li> <li>• 1.5 m</li> <li>• 4.5 m</li> <li>• 2 m</li> <li>• 1.5 m</li> </ul>
(j) Parking	two <i>parking spaces</i> per <i>parcel</i>
(k) Accommodation	Notwithstanding the definition of <i>temporary</i> and <i>seasonal</i> , accommodation of a <i>seasonal dwelling unit</i> is permitted anytime of the year for stays of less than one hundred twenty (120) consecutive days.

**Development Area 3 (communal property amenities and management facilities)****.9 Permitted Principal Uses**

- (a) *communal property amenities*
- (b) *property management facilities*
- (c) *single detached dwelling*
- (d) *visitor parking*

**.10 Permitted Secondary Uses**

- (a) *accessory use*

**.11 Regulations Table**

MATTER REGULATED	REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	1 ha
(b) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	one
(c) Maximum <i>parcel</i> coverage	50%
(d) Maximum <i>height</i> for <i>principal structures</i> and <i>buildings</i> in Development Area 3	11.5 m
(e) Maximum <i>height</i> for <i>accessory structures</i> and <i>buildings</i> in Development Area 3	6 m
(f) Total maximum <i>gross floor area</i> of all <i>buildings</i> and <i>structures</i> in Development Area 3:	5000 m <sup>2</sup>
(g) Minimum setback from: <ul style="list-style-type: none"> <li>• <i>Front parcel boundary</i></li> <li>• <i>Front parcel boundary</i> abutting a bare land strata access route</li> <li>• <i>Interior side parcel boundary</i></li> <li>• <i>Exterior side parcel boundary</i></li> <li>• <i>Exterior side parcel boundary</i> fronting a bare land strata access route</li> <li>• <i>Rear parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> <li>• 2 m</li> <li>• 1.5 m</li> <li>• 4.5 m</li> <li>• 2 m</li> <li>• 1.5 m</li> </ul>
(h) Required number of visitor <i>parking spaces</i>	15

B. MAP AMENDMENT

Schedule B (Zoning Maps), which forms part of the "Electoral Area E Zoning Bylaw No. 841" is hereby amended by:

- a) Rezoning the southeastern portion of Lot 2, Section 24 Township 22 Range 7, West of the 6th Meridian, Kamloops Division, Yale District, Plan 18124 which is more particularly shown on Schedule 1 attached hereto and forming part of this bylaw from: RC3 - Resort Commercial 3 to: CDE7 Development Area 1 (Approx. 3.44 HA);
- b) Rezoning the southwestern portion of Lot 2, Section 24 Township 22 Range 7, West of the 6th Meridian, Kamloops Division, Yale District, Plan 18124 which is more particularly shown on Schedule 1 attached hereto and forming part of this bylaw from: RC3 - Resort Commercial 3 To: CDE7 Development Area 2 (Approx. 1.24 HA); and,
- c) Rezoning the northern portion of Lot 2, Section 24 Township 22 Range 7, West of the 6th Meridian, Kamloops Division, Yale District, Plan 18124 which is more particularly shown on Schedule 1 attached hereto and forming part of this bylaw from: RC3 - Resort Commercial 3 To: CDE7 Development Area 3 (Approx. 1.75 HA)

2. This bylaw may be cited as "Electoral Area E Zoning Amendment Bylaw No. 841-02".

READ a first time this \_\_\_\_\_ January \_\_\_\_\_ day of \_\_\_\_\_ 19<sup>th</sup> \_\_\_\_\_, 2023.

READ a second time, as amended, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

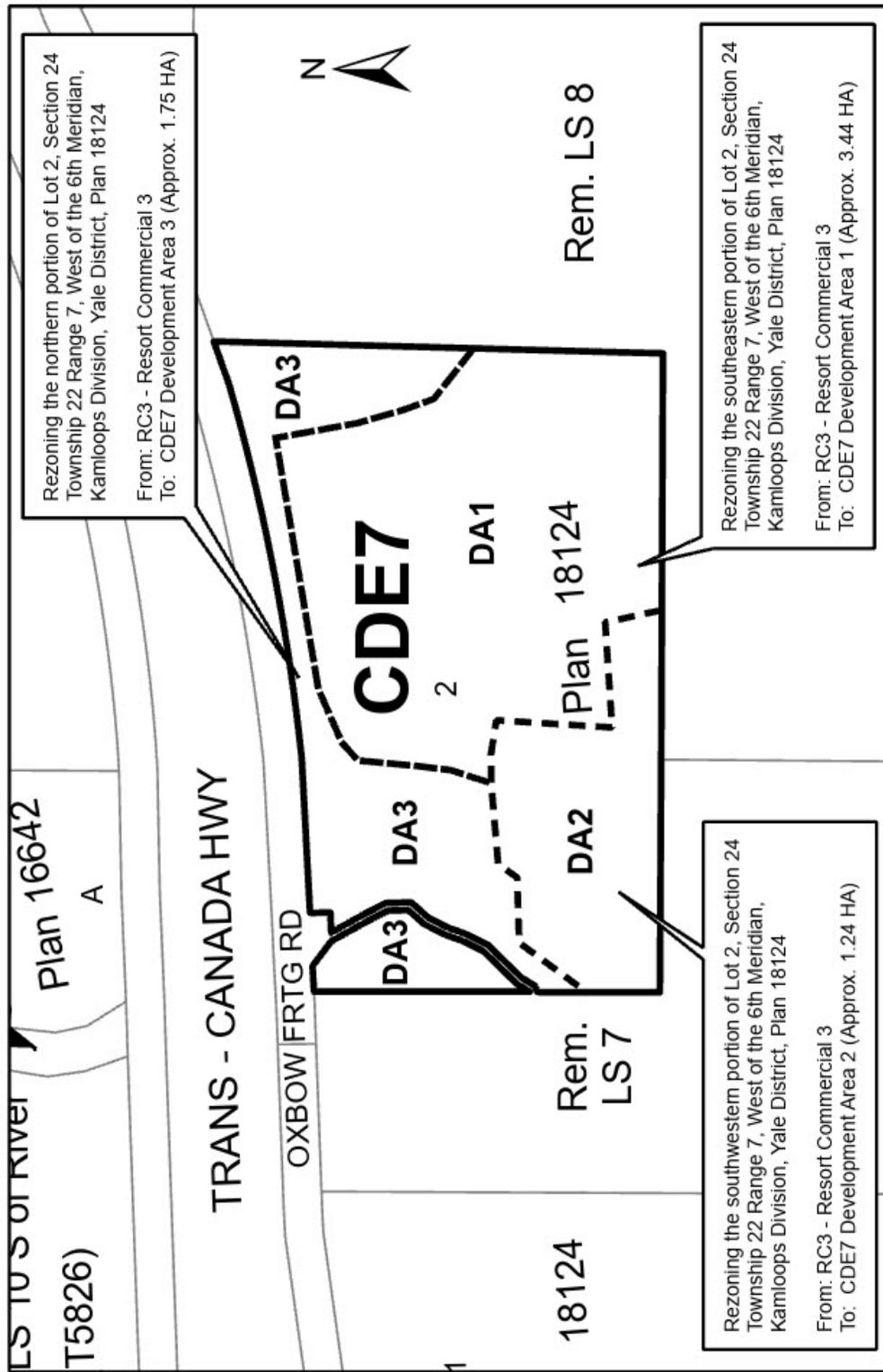
CERTIFIED a true copy of Bylaw No. 841-02  
as read a third time.

CERTIFIED a true copy of Bylaw No. 841-02  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

BYLAW 841-02 Schedule 1



# SICAMOUS RV AND CABIN RESORT

## Preliminary Infrastructure and Servicing Report



May 5, 2023

*Prepared for:*

Pinnacle Lifestyles  
15 Royal Vista Place NW, Suite 320  
Calgary, AB, T3R 0P3

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## Document Control Record

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Document Control				
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## **I. Executive Summary**

Franklin Engineering Ltd. has been retained to outline the proposed servicing requirements for the proposed development, Sicamous RV and Cabin Resort, located at 3250 Oxbow Frontage Road in Malakwa, BC.

The proposed development is approximately 16.28 acres (6.59 ha) in size and lies within the Columbia Shuswap Regional District (CSRD). The property will follow the CSRD Zoning Bylaw No. 841 and the Official Community Plan (OCP) Bylaw No. 840.

The subject property will be rezoned from a Resort Commercial 3 (RC3) Zone to a Comprehensive Development E7 (CDE7) Zone. The proposed CDE7 designation will accommodate the campground consisting of up to 111 sites that will be developed into recreational vehicle (RV) lots, cabins, property management facilities, and resort facilities.

Servicing requirements include access, water, sanitary, stormwater management, and electrical & internet connections. Water will be supplied by an existing well and an expanded water system. Upgrades will be required to increase the available capacity, storage, and treatment of the system. The wastewater system is proposed to include two separate septic systems: one system will be for seasonal operation while the other system will be operating on a year-round basis. Power will be provided from an existing utility facility on site. Stormwater management will include infiltration and overland flow paths.



Franklin Engineering Ltd.  
 416A 4 St NE P.O. Box 2590  
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## 1.0 Introduction

The following report is intended to provide supporting information to demonstrate how the services are to be provided to the proposed development. Sicamous RV and Cabin Resort, located at 3250 Oxbow Frontage Road in Malakwa, BC, covers approximately 16.28 acres (6.59 ha) of land.

## 2.0 Property Zoning

The subject property is located within the Columbia Shuswap Regional District (CSRD) and will be following the CSRD Zoning Bylaw No. 841 and Official Community Plan (OCP) Bylaw No. 840.

### 2.1 Existing

The property on 3250 Oxbow Frontage Road is zoned as a Resort Commercial 3 (RC3) and listed as a Resort (RT) in the CSRD OCP. RC3 Zones serve to accommodate campgrounds and tourist cabins. The actual use of the subject property has been for Campground Commercial (236).

### 2.2 Proposed

A zoning amendment has been proposed for the subject property to enable a Bare Land Strata development. The zoning will be amended from RC3 to the proposed Comprehensive Development E7 (CDE7). The OCP will remain RT.

Zone CDE7 has been designated specifically for the property at 3250 Oxbow Frontage Road. The proposed subdivision will consist of up to 111 sites developed into RV share lots, cabins, property management facilities, and resort facilities.

## 3.0 Road Design

### 3.1 Access

The property will be accessed from Oxbow Frontage Road which consists of a paved two-lane road with no curb and gutter or sidewalks, but open ditches for drainage. The entrance to the development area is located at the intersection of Trans-Canada Highway and the most southern end of Oxbow Frontage Road. Existing onsite roads will be upgraded for internal access, with one new proposed road located in the South-West corner of the property to accommodate the new cabin lots.

Oxbow Frontage Road has been confirmed a safe access from the Trans-Canada Highway. Existing traffic volumes have been assessed to be low. Access to the property will be designed per the Ministry of Transportation and Infrastructure (MOTI) specifications and all roadwork will be designed using professional engineering practice.

### **3.2 Parking**

Visitor parking will be available on site. The location of the parking area is to be determined. The proposed parking area will be designed to meet the parking requirements demonstrated in the CSRD Zoning Bylaw.

## **4.0 Water Supply and Distribution**

### **4.1 Supply**

The subject property is currently serviced by a well and water system on site. The proposed water supply will involve the expansion to the existing water system to provide for the new lots. Source quantity is not expected to be an issue with expansion focusing on the treatment and distribution upgrades.

### **4.2 Design Demand**

The seasonal and year-round residential demands was estimated to be 22.8 m<sup>3</sup>/day and 22.7 m<sup>3</sup>/day, respectively. Taking both residential demands, irrigation demands, and water loss into consideration, the maximum daily demand (MDD) for the distribution system peaks to be approximately 165.3 m<sup>3</sup>/day (36,360 IGPD) for up to 111 sites.

### **4.3 Treatment and Distribution**

The treatment facility is located in the existing lodge and will be upgraded with appropriate treatment standards to the Canadian Drinking Water Guidelines as may be required. Distribution is currently proposed to be a pump pressure system. An Interior Health Authority (IHA) Waterworks Construction Permit (WCP) will be required for the development of this water system.

## **5.0 Wastewater**

The property's wastewater treatment systems will be filed under the BC Sewerage System Regulation (SSR). Two wastewater treatment systems are proposed to serve the campground. The system operating year-round will be located on the northwest side of the property while system operating on a seasonal basis will be located on the northeast side of the property.

### **5.1 Design Demand**

The peak daily design flow for each sand bed filter system was estimated to be 22.7 m<sup>3</sup>/day (4993 IGPD).

---

## 6.0 Stormwater Management

The conceptual stormwater management plan involves runoff from gravel roads and building roofs to be infiltrated into the ground. Runoff from building roofs will be captured using eavestroughs routed to splash pads or individual rock pits. Major storms will have overland flow considerations addressed.

## 8.0 Power and Telecommunications

The development property will be serviced from an existing utility service on the site.

## 9.0 Conclusion

This report outlines the requirements to service the Sicamous RV and Cabin Resort development located on 3250 Oxbow Frontage Road.

The development property must be rezoned to the proposed CDE7 designation for the use of the RV sites, cabins, property management facilities, and resort facilities.

For up to 111 sites on the development property, the maximum daily demand (MDD) for water was estimated to be 165.3 m<sup>3</sup>/day (36,360 IGPD) while the total peak daily design for sewage was estimated to be 45.4 m<sup>3</sup>/day (9987 IGPD). To meet the design demands for water and wastewater, the following services have been proposed: water will be supplied from an existing well and an expanded community water system; sewage disposal will involve two separate systems with two separate dispersal fields, where one system will be operating year-round for cabins, and the other system will be under a seasonal operation for the RV sites.

Stormwater management will involve the collection and detention of stormwater runoff with possible catch basins, rock pits, and splash pads. Overland flow considerations will also be addressed for major storm events.

# INITIAL SEPTIC INVESTIGATION

HCL Project # 23601

Tax Role # 20-789-01142.550

CSRD # BL841-02

## Sicamous RV and Cabin Resort Initial Waste Water Investigation



Prepared By:

Highland Consulting Ltd

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HIGHLAND CONSULTING LTD  
CIVIL ENGINEERING



<i>Rev</i>	<i>Desc.</i>	<i>By</i>	<i>Date</i>
A	For Review	PK	June 10, 2023
B	Issued to Client	PK	Jan 22, 2024
C	Issued to Client	PK	Jan 24, 2024



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### **4.2. Sewage System Regulation (SSR)**

#### ***4.2.1. Hydraulic Loading Rate***

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***APPENDICES***

***APPENDIX A – Location Map***

***APPENDIX B - Soil Logs***

***APPENDIX C - SSR and MWR: Jurisdictional Flow Divide for Onsite Sewerage Systems***

***APPENDIX D - Legal Information***



## 1. PROJECT BACKGROUND

It is Highland Consulting Ltd's (HCL) understanding that Pinnacle Lifestyles are currently undertaking a resort master plan and are planning a Bare Land Strata development consisting of phased recreation vehicle (RV) / cabins on subject property consisting of 16.28 acres (6.59 ha) existing RV park located at 3250 Oxbow Frontage Road in Malakwa, BC.. The proposed RV and Cabin lots are planned to have full-services (water, power, septic, internet service).

The proposed development (at build out) is estimated to create approximately 20 two-bed cabins and 53 RV sites (with associated amenity buildings) which is planned to have a community Waste Water Treatment Plant (WWTP) and Water Treatment Plant (WTP) with associated ground water source supply. Detailed phasing has not been determined at this stage, however it is believed that the development will proceed in a phased manner and follow the lot layout already created by the client.

## 2. OBSERVATIONS

Based on an initial desk top review and discussions with the client it is understood that the client is proposing to rezone within the Columbia Shuswap Regional District (CSRD) from a Resort Commercial 3 (RC3) Zone to a Comprehensive Development E7 (CDE7) Zone.

A 'Preliminary Infrastructure and Servicing Report' was produced by Franklin Engineering which requires supporting information for the proposed SSR system to be presented to the CSRD for their approval process.

## 3. WASTE WATER

It is understood that Phase 1 of the project will consist of 20 two bedroom cabins, with a total flow of 20 m<sup>3</sup>/day maximum daily flow rates. Phase 2 is planned to accommodate 53 RV's with associated amenity building and 3 park models with a total flow rate of 22.07 m<sup>3</sup>/day and due to the location of the proposed infrastructure is to be in a separate collection system and septic discharge area.

Flow rates of 22.7 m<sup>3</sup>/day or less falls under Interior Health Agency (IHA) jurisdiction and is required to be designed to the sewage system Regulation and conform to the Sewage System Standard Practice Manual Version 3. Generally, if the ultimate build out of development creates flow rates greater than 22.7 m<sup>3</sup>/day, the system falls under Ministry of Environment (MOE) jurisdiction and is required to be designed to Municipal Wastewater Regulation (MWR) standards.



### 3.1 FLOW RATES

<b>PHASE 1 - Cabins</b>			
<b>Accommodation</b>	<b># Units</b>	<b>Flow per unit (L/day)</b>	<b>Daily Flow (L/day)</b>
<b>Type/Phase</b>			
Resort Cabin	20	1000	20000
		<b>Sub Total Flow</b>	<b>20000</b>
<b>PHASE 2 - RV</b>			
<b>Accommodation</b>	<b># Units</b>	<b>Flow per unit (L/day)</b>	<b>Daily Flow (L/day)</b>
<b>Type/Phase</b>			
RV Site with Hook up	53	170	9010
Park Model	3	1000	3000
5 Bed House	1	1900	1900
Laundry Machines	3	1800	5400
Toilet (Use)	76	10	760
Shower (Use)	50	40	2000
		<b>Sub Total Flow</b>	<b>22070</b>
		<b>Total Flow (L)</b>	<b>42070</b>

\*Daily per capita design flow rates are obtained for Maximum Daily Flow from Sewage System Standard Practice Manual (Version 3), Ministry of Health. Further investigation is required.

### 3.2 EXISTING SEWAGE SYSTEM REVIEW

It is beyond the scope of this report to review the existing septic system filed under IH servicing the current development.

### 3.3. COLLECTION SYSTEM

There are a number of options for providing a waste water collection system, with consideration given to phasing of the development, operational costs of the WWTP, Maintenance requirements, capital investment costs and effluent quality with associated ground discharge area requirements.

#### *Decentralized Waster Water Collection System*

With a decentralized waste water collection approach, waste water is collected in a number of ‘cluster’ systems which comprise of septic tanks in the vicinity of the dwellings. The Septic Tank Effluent Pump (STEP) system pumps Primary treated effluent (solid removal) to a low pressure sanitary main (typically 50 – 150mm Dia.) which would connect to the proposed WWTP/discharge area. There are a number of advantages with a decentralized system which are summarized in Figure 2.



The smaller unit size of the decentralized system allows closer matching of capacity to actual growth (phasing). Decentralized capacity can be built cluster-by-cluster, in a ‘just-in-time’ fashion. This provides a number of important benefits such as deferment of capital costs.

As decentralized systems pump effluent through small diameter pipes, as opposed to traditional gravity sewers, the system can accommodate any level of water conservation found to be economically attractive or ecologically necessary, without concern of blockages resulting from inadequate flushing volumes.

**Centralized Waste Water Collection**

Centralized waste water collection systems involves raw waste water collection by means of gravity pipes and lift stations, where the WWTP is required to manage/treat raw sewage with solid handling.

	<b>Advantages</b>	<b>Disadvantages</b>
<b>Decentralized Waste Water Collection</b>	<ul style="list-style-type: none"> <li>-Lower O&amp;M cost at WWTP</li> <li>-Enables Capacity building</li> <li>-Offset cost of septic tank to lot owner</li> <li>-Lower WWTP infrastructure costs</li> <li>-Facilitates Water conservation</li> <li>-Isolates excessive flows from dwellings</li> <li>-Avoids catastrophic failure (i.e. lift station failure)</li> </ul>	<ul style="list-style-type: none"> <li>-Pumping of individual septic tank every 3-5 years</li> <li>-Home owner responsible for septic tank</li> </ul>
<b>Centralized Waste Water Collection</b>	<ul style="list-style-type: none"> <li>-No STEP system required</li> </ul>	<ul style="list-style-type: none"> <li>-Mechanical systems generally require more operation and maintenance.</li> <li>-Higher power consumption.</li> <li>-Solid handling requirements at WWTP.</li> <li>-Higher infrastructure costs</li> </ul>

**Figure 2 . Comparison of Waste Water Collection Systems**

It is recommended that the common septic tanks be located in suitable locations to allow ongoing maintenance, out of the flood plain area and have a minimum of 3 days retention volume (2 days for MoE). Septic tanks are to be water tight including risers and lids to prevent any storm water entering the system and increasing projected flow rates.



## 4. SEWERAGE SYSTEM REQUIREMENTS

### 4.1. Municipal Wastewater Regulations (MWR)

Generally, if the ultimate build out of development creates flow rates greater than 22.7 m<sup>3</sup>/day (5000 lgal/day), the system falls under Ministry of Environment (MOE) jurisdiction and is required to be designed to Municipal Wastewater Regulation (MWR) standards.

MoE Registration including Operation and Maintenance Manual, First Nations consultation and Environmental Impact Study is required to be submitted 90 days prior to construction. A draft financial security/assurance plan would also be required.

Please note that the MWR requires 60m setback from potable water wells for confined aquifer and 60m setback from unconfined aquifer for flows of <37 m<sup>3</sup>/day.

MoE Registration including (i)Operation and Maintenance Manual, (ii)First Nations consultation and (iii)Environmental Impact Study is required to be submitted 90 days prior to construction. A financial security/assurance plan may also be required.

#### 4.1.1. Hydraulic Loading Rate

A HLR for the native soils are selected from previous soil analysis with a Hydraulic Loading Rate (HLR) of 40 L/m<sup>2</sup>/day (Type 1 effluent) and 5 min/inch percolation rate. For the purposes of this report and comparison with MWR and SSR requirements the following is based on Phase 1 flow rates of 20 m<sup>2</sup>/day.

Treatment Standard	Percolation Rate (cm/inch)	Length of pipe Required (m) Primary & Secondary	Equiv. Field Area (m <sup>2</sup> )
Class D (Type 1 equiv.)	5	860	2580
Class C (Type 2 equiv.)	5	300	900
Class B (Type 3 equiv.)	5	300	900

*Figure 3. Septic area for Sicamous RV (MWR)*



#### 4.1.2. Critical Setbacks

The critical Standards are highlighted in the MWR.

**Table 5 – Minimum Setback Requirements**

Row	Feature	Minimum Setback Distance (m)	
		maximum daily flow	
		< 37 m <sup>3</sup> /d	≥ 37 m <sup>3</sup> /d
1	property boundary	3	6
2	building drain, buffer strip	5	10
3	body of water	30	30
4	water within the Okanagan Basin	30	150
5	water well	60	90
6	water well within unconfined aquifer	60	300

**Figure 4. Minimum Setback requirements (MWR)**

#### 4.1.3. Monitoring Requirements

**Table 6 – Monitoring Requirements If Maximum Daily Flow < 50 m<sup>3</sup>/d**

	Class A	Class B	Class C
flow frequency	weekly	weekly	weekly
BOD <sub>5</sub> , TSS frequency and type	monthly grab samples	monthly grab samples	quarterly grab samples
fecal coliform frequency and type	monthly grab samples	monthly grab samples	none
turbidity frequency and type	monthly grab samples	none	none
nitrogen total, and NO <sub>3</sub> (as N frequency and type)	monthly grab samples	none	none

**Figure 5. Monitoring Requirements (MWR)**

#### 4.1.4. Security

Under the MWR regulations, dischargers must provide financial security for any private residential development that has a sewage facility. There are three options available: (i) post financial security in the form of a capital replacement fund and cash security; (ii) partner with local government to ensure the discharge is under a local service area bylaw; or (iii) ensure the discharge is registered or covered by an approved assurance plan. Partnering with local government would not apply.

#### **Security**

The requirements that the discharger has established security and a capital replacement fund, the following is required:



- Security in an amount calculated by multiplying the maximum daily flow in m<sup>3</sup>/d by \$1,400. Based on 42.07 m<sup>3</sup>/d the amount equates to **\$58,898**;
- a capital replacement fund composed of cash, securities, bonds or other financial instruments or insurance, or a combination of these, that
  - (i) ensures that the potential cost, whenever it may arise, of full replacement of a wastewater facility will be covered,
  - (ii) is adjusted annually to match inflation based on the Industrial Product Price Index in respect of capital equipment, produced by Statistics Canada, with the year the wastewater facility was registered as the base year, and
  - (iii) is not assignable or refundable.

### ***Assurance Plan***

The assurance plan is intended to ensure that dischargers have sufficient managerial, technical and financial resources available to provide for the ongoing operation and maintenance of a sewage facility. More specifically, the Regulation states the following:

"assurance plan' means a program, the insurance instruments of which are provided by a company registered under the Insurance Act with the Superintendent of Insurance, having sufficient quality assurance and technical, financial and management resources to provide, or warrant the provision of, repairs to, or operation, maintenance or replacement of each sewage facility registered under the program. "

## **4.2. Sewage System Regulation (SSR)**

Typically flow rates of 22.7 m<sup>3</sup>/day or less falls under Interior Health Agency (IHA) jurisdiction and is required to be designed to the sewage system Regulation and conform to the Sewage System Standard Practice Manual Version 3.

A site investigation report, soil assessment and detailed design of system are required to be filed with IHA, prior to construction. Water wells and water intakes are required to be located greater than 30m from proposed septic field area.

### ***4.2.1. Hydraulic Loading Rate***

A HLR for the native soils are selected from a soil analysis and the proposed 20,000 L/day flow rate used to establish conceptual design.



Treatment Standard	HLR (L/m <sup>2</sup> /day)	Length of pipe Required (m)	Basal Required (m <sup>2</sup> )	Trench Field area (m <sup>2</sup> )
Type 1	40	833.3	500.0	1500.0
Type 2	65	512.8	307.7	923.1
Type 3	130	256.4	153.8	461.5

*Figure 6. Septic area for Sicamous RV (SSR)*

#### 4.2.2. Critical Standards

The critical Standards are highlighted in the Standard Practice Manual (SPM).

MINIMUM HORIZONTAL DISTANCE TO	FROM DISPERSAL SYSTSEM	FROM WATERTIGHT TREATMENT OR PUMP TANK
	METERS	METERS
Drinking water supply well <sup>1</sup>	30	30
High pumping rate Water Supply System well <sup>2</sup>	60	30
High pumping rate Water Supply System well in unconfined aquifer <sup>2</sup>	90	30
Source of drinking water or water suction lines	30	15
Irrigation well	15	7.5
Monitoring well or geothermal well <sup>3</sup>	3	3
Permanent fresh water body <sup>4</sup>	30	10
Seasonal fresh water body <sup>5</sup>	15	10
Break-out point or downslope drain <sup>6</sup>	7.5	0
Marine water body <sup>7</sup>	15	10
Water lines (under pressure)	3	3

*Figure 7. Critical Setbacks Phase 1 (SSR)*



**4.2.3. Monitoring Requirements**

SYSTEM OR TREATMENT TYPE	INSPECTION (BY MAINTENANCE PROVIDER)	FLOW	BOD AND TSS	FECAL COLIFORMS	NOTES
Type 1	12 months	12 months			
ET or ETA	6 months	6 months			During the wet season
Type 2	6 months	6 months	6 months		
Type 3	1 month, 7 months, 13 months	1 month, 7 months, 13 months	1 month, 7 months, 13 months	1 month, 7 months, 13 months	
Lagoon	12 months				Flow monitoring for diagnosis only

**Figure 8. Monitoring requirements for Phase 1 (SSR)**



### 4.3. Jurisdictional Flow Divide for Onsite Sewerage Systems – SSR and MWR

The Ministry of Health and the Ministry of Environment have jointly developed a guideline to clarify the meaning of section 2 of the Sewerage System Regulation and section 4 of the Municipal Wastewater Regulation. The document specifies the maximum design daily flows for onsite sewage systems permitted under each regulation and represent the dividing line between large and small onsite systems. (Refer to Appendix C)

As discussed previously, in general terms, the Sewerage System Regulation regulates sewage systems with design daily domestic sewage flows of less than 22,700 litres per day (22.7 m<sup>3</sup> per day) and the Municipal Wastewater Regulation regulates maximum daily wastewater flows of greater than or equal to 22,700 litres per day as follows:

***Section 2 of the Sewerage System Regulation applies to the construction and maintenance of:***

- a) A holding tank
- b) A sewerage system that serves a single family residence or a duplex,
- c) A sewerage system or combination of sewerage systems with a combined design daily domestic sewage flow of less than 22,700 litres that serves structures on a single parcel, and
- d) A combination of sewerage system with a combined design daily domestic sewage flow of less than 22,700 litres that serves structures on one or more parcels or strata lots or on a shared interest.

***Section 4 of the Municipal Wastewater Regulation includes the following subsections which align with the Sewerage System Regulation:***

- 1) In this section, ‘parcel’, ‘sewerage system’ and ‘strata lot’ have the same meanings as in the Sewerage System Regulation, B.C. Reg. 326/2004.
- 2) Subject to subsection 3, this regulation applies to all discharges
  - a. To the ground, if the discharge
    - i. Is equal to or exceeds maximum daily flows of 22.7 m<sup>3</sup>/d, and
    - ii. Is from a sewerage system or combination of sewerage systems that serve structures on one or more parcels or strata lots, or on a shared interest, and
  - b. To water.
- 3) This regulation does not apply to a discharge to ground or water if the discharge is from a sewerage system that serves only a single family residence or duplex.
- 4) This regulation applies to all uses of reclaimed water unless the reclaimed water is from a sewerage system that serves only a single family residence or duplex.

For further clarity, the following descriptions are intended to provide more detail on these regulatory provisions:

- Design daily flow is considered to be synonymous with the terms “estimated daily domestic sewage flow” and “maximum daily flow” as referenced in the Sewerage System Regulation and



the Municipal Wastewater Regulation, respectively. It represents the maximum flow that the system will be designed to discharge.

- Sewerage System Regulation section 2(b) stands on its own, independent of the other subsections. Accordingly, a sewerage system serving one single family residence or duplex falls under the Sewerage System Regulation regardless of design daily flow rate.

- Any structures with domestic sewage served by combined systems either fall under the Sewerage System Regulation sections 2(c), 2(d), or under the Municipal Wastewater Regulation depending on the design daily flow described by the following sections. Further description is also provided in the diagrams below.

- o Within the Sewerage System Regulation sections 2(c) and 2(d):

- A ‘combination’ of sewerage systems refers to the physical connectivity of sewage infrastructure within a single system (e.g., several septic tanks serving several structures, but all tanks connected to a single dispersal field). This interpretation is intended to align with the methods used to design sewerage systems by considering cumulative design daily flow for sizing systems or for determining dispersal areas.

- ‘Combination’ does not refer to separate sewerage systems that are not physically connected. Accordingly, flows through separate systems should not be added together as a means of determining Sewerage System Regulation / Municipal Wastewater Regulation jurisdiction because that is not a consideration in their design.

- The design daily flow of individual systems, either single or in combination, must be assessed. If an individual system has less than 22.7 m<sup>3</sup>/day design daily flow, the Sewerage System Regulation applies regardless of whether multiple systems are located on the same land parcel or on several land parcels.

- o Under the Municipal Wastewater Regulation:

- by default, those systems not captured by the Sewerage System Regulation fall under the either the Municipal Wastewater Regulation or the Environmental Management Act, including:

- any system where the treatment works are not physically connected to the source of the sewage, and

- all physically combined systems with design daily flows greater than or equal to 22.7 m<sup>3</sup>/day are captured under the Municipal Wastewater Regulation

- Sewerage System Regulation sections 2(c) and 2(d) apply not only to single family residences or duplexes, but all other structures discharging domestic sewage as well (e.g., apartments and commercial buildings with domestic sewage).



#### 4.4. Summary of Jurisdictional Flow Divide for Onsite Sewerage Systems

Although the proposed development is on one land parcel (16.747 acre) with a total flow rate of 39.07 m<sup>3</sup>/day, provided that the proposed phase 1 (20 m<sup>3</sup>/day) and Phase 2 (19.07 m<sup>3</sup>/day) are separate systems (not sharing common low pressure main or tanks) and the design complies with the SSR, wastewater management can be implemented without posing a health or environmental risk. In addition, this rationale is consistent with the 'The Sewerage System Regulation and Municipal Wastewater Regulation: Jurisdictional Flow Divide for Onsite Sewerage Systems' dated October 2017 (Appendix C).

Collection systems are typically not addressed under the MWR which are governed under municipal jurisdiction. For private developments the collection system can be overlooked. Under the SSR the collection system is required to be designed by the professional.

As the development is tourist based, there may be variation in flow rates (weekend/holidays) therefore it is recommended to consider this for the detailed septic design. WWTP package plants typically require additional operation and maintenance with regards to peak flow rates which may affect the treatment process. A combined in ground treatment such as the Intermittent Sand Filter (ISF) would allow the system to consistently meet the requirements. The MWR design legislation typically supports traditional trench design and deviation from this would require permission from the director.

It is our professional opinion that two SSR systems designed for each application is the most feasible solution with regards to health and environment impact to the subject property.

### 5. WASTE WATER TREATMENT OPTIONS

A typical WWTP would comprise of mechanical system which may include (but limited to) technology such as; (i) Activated sludge, (ii) Rotating Biological Contactor (RBC), (iii) Sequencing Batch Reactor (SBR) and (iv) Membrane Filtration. The WWTP would typically be designed as a package plant with associated pumps, tankage, and clarification process.

A biological treatment system would include (i) Sand filtration, (ii) Combined ground disposal and Treatment, (iii) Constructed Wetland Treatment and (iv) Solar Aquatic Treatment System (Living Machine), (v) Lagoon.

Intermittent sand filters are an aerobic system similar to Recirculating Sand Filters. In addition to physically filtering the water, they perform as a biological filter. Micro organisms, highly adapted to decomposing wastewater, live on the sand grains. These organisms convert carbon or organic matter in the wastewater to carbon dioxide (CO<sub>2</sub>). They also convert ammonia (NH<sub>3</sub>) and organic N to nitrate (NO<sub>3</sub><sup>-</sup>). Complete reduction requires an organic carbon source, which is usually abundant in the septic tank effluent.

The treated effluent will ultimately dictate the infiltration bed/septic field area requirement.

There are many options for treating waste water based on a number of factors including (but not limited to); Operation and Maintenance requirements, Capital Cost; Maintenance Cost; re-claimed water re-use, site specific requirements and government legislation.



## 6. WASTE WATER RECOMMENDATIONS

Due to the nature of the development being mixed development types and will likely proceed in a phased manner, it is recommended to implement separate combined ground treatment systems that suit the topography, soil types and critic setbacks of the site. This would include a decentralized collection system and a passive treatment system such as an intermittent sand filter. In addition, it is recommended to consider pre-treatment of high strength effluent for the RV sites due to chemicals used in the RV holding tanks.

## 7. CLOSURE

This report has been prepared by Highland Consulting Ltd (HCL) for use by the client and includes distribution or reproduction as may be required for their purposes. The review, assessments, and evaluations contained herein have been carried out in accordance with generally accepted engineering practice. Engineering judgment based on similar experience has been applied in developing recommendations and conclusions. No other warranty is made, either expressed or implied. The disclosure of any information contained within report is the sole responsibility of the client. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. HCL accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report.

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Yours sincerely,  
**HIGHLAND CONSULTING LTD**  
**Permit to Practice # 1002652**



Permit to Practice No.1002652

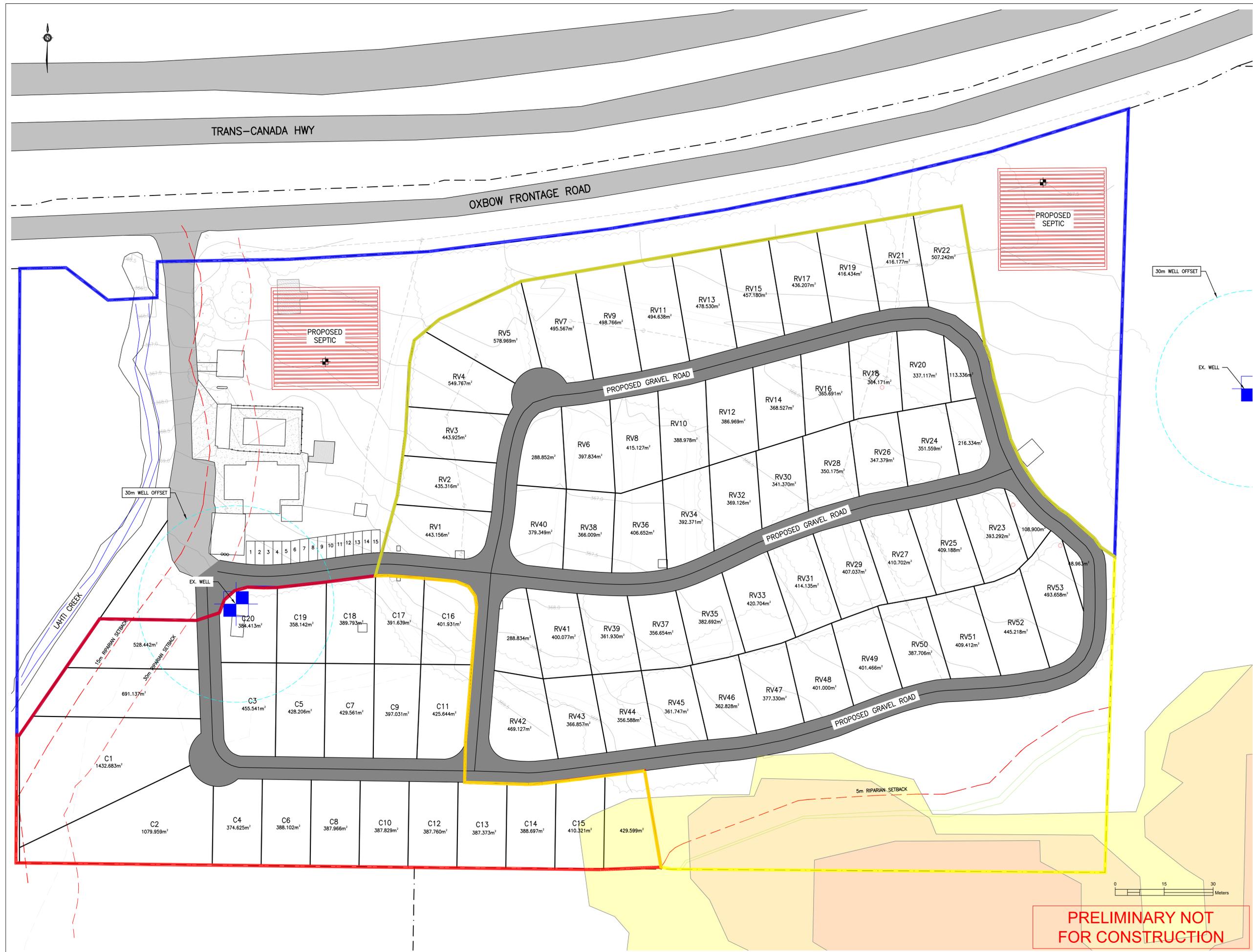
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**Paul Kernan, P.Eng, Civil Engineer**  
*Principal/Owner*

***APPENDIX A***  
***– Drawings/Site Layout***







**LEGEND:**

- PROPOSED ROAD [Grey shaded area]
- EXISTING ROAD [Dotted pattern]
- 25% TO 30% SLOPE [Light yellow box]
- 30% TO 35% SLOPE [Light orange box]
- 35% TO 50% SLOPE [Orange box]
- DEVELOPMENT BOUNDARY 1 [Red dashed line] - 12366.723m<sup>2</sup>
- DEVELOPMENT BOUNDARY 2 [Blue dashed line] - 19551.183m<sup>2</sup>
- DEVELOPMENT BOUNDARY 3 [Yellow dashed line] - 34561.585m<sup>2</sup>

**GENERAL NOTES:**

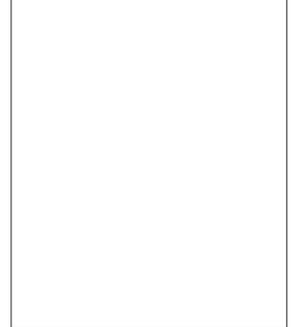
ALL DIMENSIONS ARE SPECIFIED IN METERS UNLESS OTHERWISE STATED.

LOT PLAN BASED ON RDCK MAPPING DATA AND SURVEY CARRIED OUT BY HIGHLAND CONSULTING (SURVEY ACCURACY WITHIN 20mm).

SCALE IS BASED ON ARCH EXPANDED D (24"x36") DRAWINGS.

NO VARIATION TO THIS DRAWING SHALL BE PERMITTED UNLESS AUTHORIZED BY ENGINEER IN WRITING.

AERIAL IMAGERY FROM RDCK MAPPING IMPORTED OCTOBER 10, 2022.



REV.	DESCRIPTION	DATE
E	ISSUED TO CLIENT	23-JAN-24
D	ISSUED TO CLIENT	14-NOV-23
C	ISSUED TO CLIENT	12-OCT-23
B	ISSUED TO CLIENT	11-OCT-23
A	FOR REVIEW	10-OCT-23

**HIGHLAND CONSULTING LTD**  
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 pkernan@highlandconsultingltd.com

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SEAL

PROJECT TITLE	SICAMOUS RESORT
DRAWING TITLE	PROPOSED LAYOUT
CLIENT NAME	PINNACLE LIFESTYLES
SCALE: 1:500	JOB No. 22601
DRAWN: JH	REVISION
CHECKED: PK	DWG. No. S02
DATE: 23-Jan-24	
PLOT: 23-Jan-24	

**PRELIMINARY NOT FOR CONSTRUCTION**



**LEGEND:**

- PROPOSED ROAD
- EXISTING ROAD
- 25% TO 30% SLOPE
- 30% TO 35% SLOPE
- 35% TO 50% SLOPE
- DEVELOPMENT BOUNDARY 1 - 12366.723m²
- DEVELOPMENT BOUNDARY 2 - 19551.183m²
- DEVELOPMENT BOUNDARY 3 - 34561.585m²

**GENERAL NOTES:**

ALL DIMENSIONS ARE SPECIFIED IN METERS UNLESS OTHERWISE STATED.

LOT PLAN BASED ON RDCK MAPPING DATA AND SURVEY CARRIED OUT BY HIGHLAND CONSULTING (SURVEY ACCURACY WITHIN 20mm).

SCALE IS BASED ON ARCH EXPANDED D (24"x36") DRAWINGS.

NO VARIATION TO THIS DRAWING SHALL BE PERMITTED UNLESS AUTHORIZED BY ENGINEER IN WRITING.

AERIAL IMAGERY FROM RDCK MAPPING IMPORTED OCTOBER 10, 2022.

REV.	DESCRIPTION	DATE
E	ISSUED TO CLIENT	23-JAN-24
D	ISSUED TO CLIENT	14-NOV-23
C	ISSUED TO CLIENT	12-OCT-23
B	ISSUED TO CLIENT	11-OCT-23
A	FOR REVIEW	10-OCT-23

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PROJECT TITLE  
**SICAMOUS RESORT**

DRAWING TITLE  
**PROPOSED LAYOUT & IMAGERY**

CLIENT NAME  
**PINNACLE LIFESTYLES**

SCALE: 1:500      JOB No. 22601

DRAWN: JH      REVISION

CHECKED: PK      DATE: 23-Jan-24      DWG. No. S03

PLOT: 23-Jan-24

FILE: S:\2023\22601\22601\_01\_Pinnacle Lifestyles\_Sicamous\_23\_01\_24.dwg

**PRELIMINARY NOT FOR CONSTRUCTION**

***APPENDIX B***  
***- Soil Logs***

## Observed Soil Conditions

### Test Pit Logs

Date*:6 <sup>th</sup> April 2023		Site: Sicamous RV (Pinnacle)				Logged by: PK				
TP#01		Pit Location: 50.88802 / -118.84194						Slope:2%		
Soil Horizons ( depths measured in cm / m / in / ft )										
Depth		Color	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage	HLR (T1/T2)
from	to									
4	0		Top Soil Lawn							
0	50	Brwn	Sandy Loam	Blocky/mod	Mod	10	F/F	--	--	27/50
50	56	Tan	Course Sand	SG	Mod	--	--	--	--	40/65 (2-4)
56	150	Brown/Tan	Loamy Sand	SG	Mod	10%	--	--	--	30/60 (4-7.5)
Notes										
TP#02		Pit Location: 50.88813 / -118.83911						Slope:1%		
Depth		Color	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage	HLR (T1/T2)
from	to									
4	0		Top Soil Lawn							
0	12	Brwn/orange	Sandy Loam	Blocky/wk	Mod	--	F/F	--	--	27/50 (7.5-15)
12	150	Tan	Ex.Gravelly Course Sand w/cobbles	SG	Mod-Firm	35%	--	--	--	45/65 (1min)
Notes										

Based on USDA *Field Book for Describing and Sampling Soils* (2002).

\* Date water table measured

## *APPENDIX C*

### *– SSR and MWR: Jurisdictional Flow Divide for Onsite Sewerage Systems*

## **The Sewerage System Regulation and Municipal Wastewater Regulation: Jurisdictional Flow Divide for Onsite Sewerage Systems**

The Ministry of Health and the Ministry of Environment have jointly developed this guideline to clarify the meaning of section 2 of the Sewerage System Regulation and section 4 of the Municipal Wastewater Regulation. These sections specify the maximum design daily flows for onsite sewage systems<sup>1</sup> permitted under each regulation and represent the dividing line between large and small onsite systems.

This document should be used as supplemental guidance when determining which regulation to apply when onsite sewage systems are designed, installed, operated and maintained. The final decision in any individual case is determined by the regulator. This guidance applies for new applications only, although existing authorizations may be reviewed against this guideline's criteria (below) when changes are requested.

In general terms, the Sewerage System Regulation regulates sewage systems with design daily domestic sewage flows of less than 22,700 litres per day (22.7 m<sup>3</sup> per day) and the Municipal Wastewater Regulation regulates maximum daily wastewater<sup>2</sup> flows of greater than or equal to 22,700 litres per day as follows:

**Section 2 of the Sewerage System Regulation** applies to the construction and maintenance of:

- a) *A holding tank*
- b) *A sewerage system that serves a single family residence or a duplex,*
- c) *A sewerage system or combination of sewerage systems with a combined design daily domestic sewage flow of less than 22,700 litres that serves structures on a single parcel, and*
- d) *A combination of sewerage system with a combined design daily domestic sewage flow of less than 22,700 litres that serves structures on one or more parcels or strata lots or on a shared interest.*

**Section 4 of the Municipal Wastewater Regulation** includes the following subsections which align with the Sewerage System Regulation:

- 1) *In this section, 'parcel', 'sewerage system' and 'strata lot' have the same meanings as in the Sewerage System Regulation, B.C. Reg. 326/2004.*
- 2) *Subject to subsection 3, this regulation applies to all discharges*

---

<sup>1</sup> Also referred to as a ground discharge in the Municipal Wastewater Regulation

<sup>2</sup> Domestic wastewater in the Municipal Wastewater Regulation has the same meaning as domestic sewage as defined in the Sewerage System Regulation

- a. *To the ground, if the discharge*
    - i. *Is equal to or exceeds maximum daily flows of 22.7 m<sup>3</sup>/d, and*
    - ii. *Is from a sewerage system or combination of sewerage systems that serve structures on one or more parcels or strata lots, or on a shared interest, and*
  - b. *To water.*
- 3) *This regulation does not apply to a discharge to ground or water if the discharge is from a sewerage system that serves only a single family residence or duplex.*
  - 4) *This regulation applies to all uses of reclaimed water unless the reclaimed water is from a sewerage system that serves only a single family residence or duplex.*

**For further clarity, the following descriptions are intended to provide more detail on these regulatory provisions:**

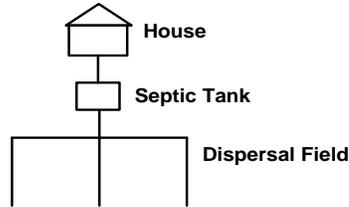
- Design daily flow is considered to be synonymous with the terms “estimated daily domestic sewage flow” and “maximum daily flow” as referenced in the Sewerage System Regulation and the Municipal Wastewater Regulation, respectively. It represents the maximum flow that the system will be designed to discharge.
- Sewerage System Regulation section 2(b) stands on its own, independent of the other subsections. Accordingly, a sewerage system serving one single family residence or duplex falls under the Sewerage System Regulation regardless of design daily flow rate.
- Any structures with domestic sewage served by combined systems either fall under the Sewerage System Regulation sections 2(c), 2(d), or under the Municipal Wastewater Regulation depending on the design daily flow described by the following sections. Further description is also provided in the diagrams below.
  - Within the Sewerage System Regulation sections 2(c) and 2(d):
    - A ‘combination’ of sewerage systems refers to the physical connectivity of sewage infrastructure within a single system (e.g., several septic tanks serving several structures, but all tanks connected to a single dispersal field). This interpretation is intended to align with the methods used to design sewerage systems by considering cumulative design daily flow for sizing systems or for determining dispersal areas.

- 'Combination' does not refer to separate sewerage systems that are not physically connected. Accordingly, flows through separate systems should not be added together as a means of determining Sewerage System Regulation / Municipal Wastewater Regulation jurisdiction because that is not a consideration in their design.
  - The design daily flow of individual systems, either single or in combination, must be assessed. If an individual system has less than 22.7 m<sup>3</sup>/day design daily flow, the Sewerage System Regulation applies regardless of whether multiple systems are located on the same land parcel or on several land parcels.
- Under the Municipal Wastewater Regulation:
    - by default, those systems not captured by the Sewerage System Regulation fall under the either the Municipal Wastewater Regulation or the *Environmental Management Act*, including:
      - any system where the treatment works are not physically connected to the source of the sewage, and
      - all physically combined systems with design daily flows greater than or equal to 22.7 m<sup>3</sup>/day are captured under the Municipal Wastewater Regulation
    - Sewerage System Regulation sections 2(c) and 2(d) apply not only to single family residences or duplexes, but all other structures discharging domestic sewage as well (e.g., apartments and commercial buildings with domestic sewage).

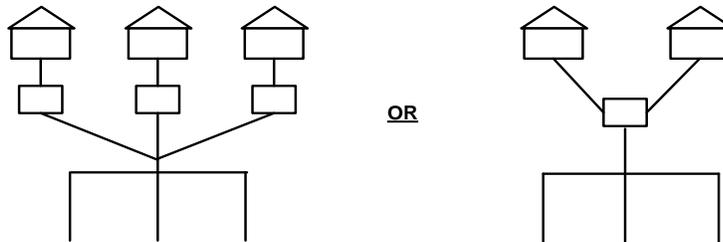
The following diagram provides illustrations of the aforementioned sewerage systems:

**TYPES OF SEWERAGE SYSTEMS**

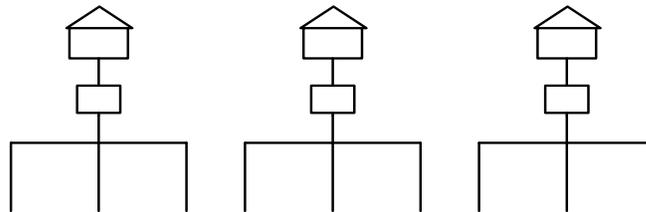
**A Sewerage System**



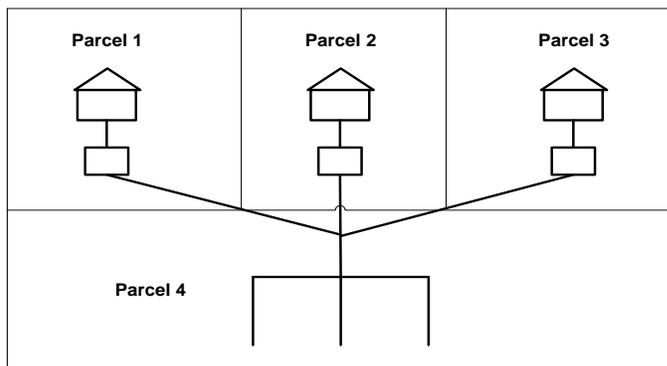
**Examples of a Combination of Sewerage Systems**



**Separate Sewerage Systems (Not a Combination of Systems)**



**A Combination of Sewerage Systems that Overlap More than One Parcel**



*\*Note that a sewerage lagoon can be substituted in for the dispersal field in all of the example schematics above.*

**The following are examples of how the Sewerage System Regulation and Municipal Wastewater Regulation would apply to various development scenarios:**

▪ **SCENARIO 1:**

A strata lot comprised of 50 three bedroom single family residences, each with their own septic tank and dispersal field (i.e. systems are not physically connected in any way) and each with a total design daily flow less than 22.7 m<sup>3</sup>/day.

**Answer:** The Municipal Wastewater Regulation does not apply because it involves discharges from systems serving single family residences within the meaning of Municipal Wastewater Regulation section 4(3). In this case, adding the individual design daily flows together would not be a relevant design consideration for sizing each system. Therefore, each system falls under the Sewerage System Regulation. There would need to be, however, enough land area to deal with the individual systems as an important design consideration. If all the flows were combined through physical connections into a single sewage system the Municipal Wastewater Regulation would apply.

▪ **SCENARIO 2:**

A land parcel consists of 25 separate sewage systems [for 25 single family residences] and another single system designed for 25 units [all single family residences] that will be physically combined. The total design daily flow for the combined system is greater than 22.7 m<sup>3</sup>/day.

**Answer:** The 25 separate sewage systems would fall under the Sewerage System Regulation and the 25 unit combined system would fall under the Municipal Wastewater Regulation.

▪ **SCENARIO 3:**

A land parcel consists of one combined single family residence system of 25 homes with a design daily flow greater than 22.7 m<sup>3</sup>/day; one community building that is not a single family residence that has its own treatment system with a design daily flow greater than 22.7 m<sup>3</sup>/day, and 12 single family homes each with their own system.

**Answer:** The combined 25 home system would fall under the Municipal Wastewater Regulation, the community building would fall under the Municipal Wastewater Regulation, and the 12 individual system single family homes would fall under the Sewerage System Regulation.

▪ **SCENARIO 4:**

A land parcel consists of three individual homes which are sharing a single sewerage system (one tank and dispersal field). The tank and dispersal field are located on a second land parcel. The design daily flow of the combined system is less than 22.7 m<sup>3</sup>/day.

**Answer:** The combined system (serving structures on a separate parcel) would fall under the Sewerage System Regulation.

▪ **SCENARIO 5:**

Three individual homes located on three separate land parcels share a single sewerage system dispersal field located on a fourth separate parcel. Each home has its own septic tank which ties into the single dispersal field (i.e. a combined system). The design daily flow of the combined system is greater than 22.7 m<sup>3</sup>/day.

**Answer:** The combined system would fall under the Municipal Wastewater Regulation. (\*note that if the design daily flow was less than 22.7 m<sup>3</sup>/day, Sewerage System Regulation section 2(d) for a combination of systems on one or more parcels would apply, as in scenario 4 above).

### **Protocol for Health Officers**

- If a development with a sewage system is filed with the regional health authority (under the Sewerage System Regulation), but is suspected by the health officer of exceeding the 22.7 m<sup>3</sup>/day design daily flow limit, the filing application should be reviewed by the health officer. If the development is confirmed to exceed the 22.7 m<sup>3</sup>/day design daily flow threshold, the health officer should pass the filing on to Ministry of Environment staff, and advise the applicant to apply to the Ministry of Environment for registration under the Municipal Wastewater Regulation. The health officer should confer with the development owner and/or Ministry of Environment staff during the review process – particularly for applications which need updating due to new development considerations (increased flows).

**Protocol for Ministry of Environment Staff**

- If a development is registered with a Ministry of Environment regional office (under the Municipal Wastewater Regulation), but is suspected of having a design daily flow less than the 22.7 m<sup>3</sup>/day flow limit, the application should be reviewed by Ministry of Environment staff. If the development is confirmed to be less than the 22.7 m<sup>3</sup>/day flow threshold, the Ministry of Environment should pass the application on to regional health authority staff, and advise the applicant to file with the health authority under the Sewerage System Regulation. The Ministry of Environment staff should confer with the development owner and/or health authority staff during the review process – particularly for applications which need updating due to new development considerations (decreased flows).
- Ministry of Environment staff may conduct an onsite inspection of a development registered under the Municipal Wastewater Regulation at any time and require data specific to the operation be produced during the inspection.
- Ministry of Environment staff may contact the development owner after reviewing the data report submissions, and provide notification regarding whether the development meets the requirements of the Municipal Wastewater Regulation. If the development does not comply the owner will be provided with direction by the Ministry of Environment to bring the development back into compliance.
- If the development owner has a history of non-compliance with the Municipal Wastewater Regulation, the owner may be subject to escalating enforcement action.

**Questions regarding this jurisdictional flow interpretation guideline should be directed to the following contacts:**

**Sewerage System Regulation (Ministry of Health):**

Health Protection Branch  
4th Floor – 1515 Blanshard Street  
Victoria, BC  
Tel: 250 952-2128  
[HP-PHW@gov.bc.ca](mailto:HP-PHW@gov.bc.ca)

**Municipal Wastewater Regulation (Ministry of Environment):**

Clean Communities Section  
Environmental Standards Branch  
3rd Floor – 525 Superior Street  
Victoria, BC  
Tel: 250 387-9886  
[envprotdiv@Victoria1.gov.bc.ca](mailto:envprotdiv@Victoria1.gov.bc.ca)

***APPENDIX D***  
***– Legal Information***

# 3250 OXBOW FRONTAGE RD MALAKWA VOE 2JO

Area-Jurisdiction-Roll: 20-789-01142.550



**Total value \$1,313,400**

2023 assessment as of July 1, 2022

Land \$394,400

Buildings \$919,000

Previous year value \$1,237,400

Land \$394,400

Buildings \$843,000

### Property information

Year built	1970
Description	1.5 STY house - Standard
Bedrooms	6
Baths	2
Carports	
Garages	
Land size	16.474 Acres
First floor area	2,705
Second floor area	1,550
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

LOT 2, PLAN NEP18124, SECTION 24, TOWNSHIP 22, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT  
 PID: 012-634-263

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
 Length  
 Total area

### Comments

Property has more than one structure; Property Details are for main building only



Search properties on a map



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Compare property information and assessment values



View recently viewed properties


**COLUMBIA SHUSWAP REGIONAL DISTRICT**

PO Box 978 SALMON ARM BC V1E 4P1  
 Telephone: 250.832.8194 Fax: 250.832.1083

FILE NO.  
 PL20220000107

DATE RECEIVED:  
 January 26, 2023

**OPERATIONS MANAGEMENT**

Function	Comments	Reviewed By
<b>UTILITIES</b>	Utilities has no additional comments however further servicing details will be required.	T Langlois
<b>EMERGENCY MANAGEMENT</b>	No concerns.	D Sutherland
<b>FIRE SERVICES</b>	No concerns.	D Sutherland
<b>SOLID WASTE AND RECYCLING</b>	No concerns.	B Van Nostrand
<b>PARKS AND COMMUNITY SERVICES</b>	No concerns.	R Nitchie
<b>ADMINISTRATION</b>	No concerns.	D Mooney



## COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact: Jan Thingsted

[jthingsted@csrd.bc.ca](mailto:jthingsted@csrd.bc.ca)

FILE: BL841-02

DATE: January 24, 2023

PL20220000107

## RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
  Interests Unaffected by Bylaw.
- Approval Recommended Subject to Conditions Below.
  Approval not Recommended Due To Reasons Outlined Below.
- No Objections

Thank you for the opportunity to provide comments related to the above identified file. Our Healthy Communities Program received the following comments from the Interior Health Drinking Water Program.

The Interior Health Drinking Water Team has no objection to the proposed expansion and zoning bylaw amendment from the Sicamous RV and Cabin Resort property located at 3250 Oxbow Frontage Road. A Construction Permit will be required for any expansion, alteration or modification of the water system. Construction Permit applications can be found on the Interior Health website.

[Drinking Water Providers & Operators | Businesses | IH \(interiorhealth.ca\)](#)

If you have any questions, please feel free to email us back at [hbe@interiorhealth.ca](mailto:hbe@interiorhealth.ca).

Regards,

**Mike Adams** (he/him/his)

Team Leader, Healthy Community Development

Interior Health

[www.interiorhealth.ca](http://www.interiorhealth.ca)



Interior Health

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Signed By: \_\_\_\_\_

Title \_\_\_\_\_.

Date: \_\_\_\_\_

Agency \_\_\_\_\_.

**From:** [Partridge, Erin FOR:EX](#)  
**To:** [Karen Riopel](#)  
**Subject:** RE: BL841-02 Referral Request  
**Date:** March 17, 2023 4:01:18 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image010.png](#)  
[image011.png](#)

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Good afternoon Karen,

Thank you for your archaeological information request regarding PID 012634263, LOT 2 SECTION 24 TOWNSHIP 22 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 18124. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your information request.

### Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

However, archaeological potential modelling for the area (shown as the brown areas in the screenshot below) indicates there is high potential for previously unidentified archaeological sites to exist on the property. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites and their results may be refined through further assessment.

### Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned on the subject property, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land-altering activities on the property, no action needs to be taken at this time.

### Rationale and Supplemental Information

- There is high to moderate potential for previously unidentified archaeological deposits to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 15 to 35 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the

archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.

- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

### How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website ([www.bcapa.ca](http://www.bcapa.ca)) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

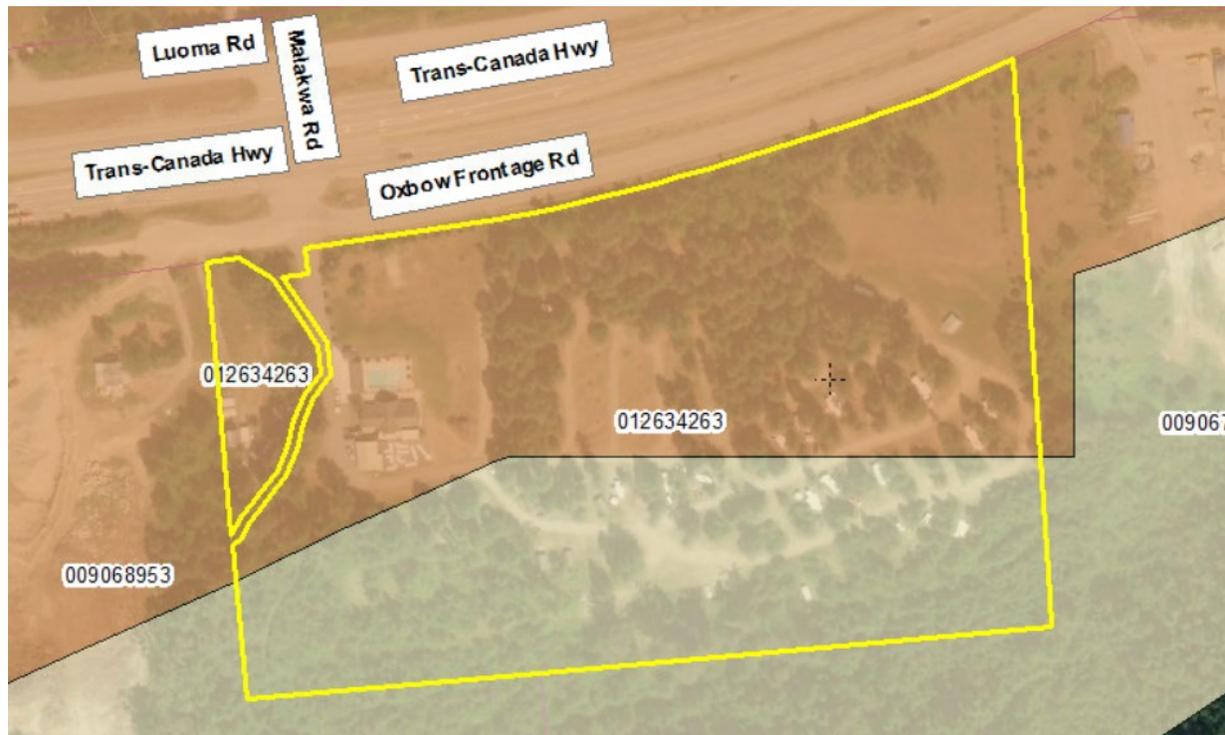
### Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca).

For more general information, visit the Archaeology Branch website at [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology).

Best wishes,  
Erin





Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown = high potential, beige = moderate potential) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. Archaeological site boundaries may not be identical to actual site extent.

**Erin Partridge (They/Them/She/Her)**  
 Archaeological Information Administrator  
 Archaeology Branch | Ministry of Forests  
 Email: [Erin.Partridge@gov.bc.ca](mailto:Erin.Partridge@gov.bc.ca)  
 441 Columbia Street, Kamloops BC, V2C 6K4

**From:** Karen Riopel <KRiopel@csrd.bc.ca>  
**Sent:** Wednesday, January 25, 2023 2:42 PM  
**To:** Operations <Operations@csrd.bc.ca>; HBE@interiorhealth.ca; Arch Data Request FOR:EX <ArchDataRequest@gov.bc.ca>; FrontCounter BC FOR:EX <FrontCounterBC@gov.bc.ca>; FrontCounter BC Kamloops (TO) FOR:EX <FrontCounterBC.Kamloops@gov.bc.ca>  
**Cc:** Jan Thingsted <jthingsted@csrd.bc.ca>  
**Subject:** BL841-02 Referral Request

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

BL841-02  
 PL20220000107

Good afternoon:

RE: Referral Request BL841-02

-

You are requested to comment on the attached Bylaw Amendment. We would appreciate your response by **February 24, 2023**. If no response is received by that date, it will be assumed that your Agency will not be providing any comments.

-  
This [BL841-02 LINK](#) will direct you to the CSRD website BL841-02 agenda page and the following links are the documents on the Board agenda. Also attached is a KMZ file for those who require it.

Scroll down to item 16.2

16.2 Electoral Area E: Electoral Area E Zoning Amendment Bylaw No. 841-02

1. [2023-01-19\\_Board\\_DS\\_BL841-02\\_first.pdf](#)
2. [BL841-02\\_Maps\\_Plans\\_Photos.pdf](#)
3. [BL840-BL841\\_Excerpts\\_BL841-02.pdf](#)
4. [BL841-02\\_Land\\_Use\\_Proposal\\_2022-09-27.pdf](#)
5. [BL841-02\\_First\\_.pdf](#)

**Karen Riopel**

Clerical Assistant, Development Services

**Columbia Shuswap Regional District**

D: 250.833.5961 | TF: 1.888.248.2773

E: [kriopel@csrd.bc.ca](mailto:kriopel@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)

-



Please consider the environment before printing this e-mail

This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify the sender immediately and delete this communication, attachment or any copy. Thank you.



## Concerns Regarding the Project

We would like to work on relationship building with the CSRD to ensure that impacts to Splatsin title, rights and interests are being considered and planned for proactively.

## Recommendations

These works are taking place in Splatsin's area of Caretaker responsibility. We direct that a registered professional archaeologist from Yucwmenlúcwu be engaged to conduct an AOA to determine potential impacts and to assess the level of work required to protect archaeological resources prior to development. To coordinate this please email [jimmy.william@splatsindc.com](mailto:jimmy.william@splatsindc.com) and [steven.hamm@splatsindc.com](mailto:steven.hamm@splatsindc.com) with details at least five (5) business days in advance. We also request copies of all interim and final reports related to this assessment be uploaded to the appropriate file through the Nations Connect referral processing system or emailed to [patricia\\_muskrat@splatsin.ca](mailto:patricia_muskrat@splatsin.ca) and [kayla\\_gunner@splatsin.ca](mailto:kayla_gunner@splatsin.ca) when they are available for review.

Splatsin wants to make it clear that Splatsin Development Corp, as represented by Yucwmenlúcwu technician/s participating in field reviews does not fully represent all Splatsin interests, nor does it indicate that Splatsin supports the proposed work or project in its entirety.

The proponent must understand that having an AOA conducted by an employee from Yucwmenlúcwu does not mean that engagement with Splatsin is considered comprehensive nor complete.

Splatsin reserves the right to provide further comments and concerns and to have these concerns addressed by the proponent before we consider supporting any of the proposed works. Please forward along any monitoring reports and notify Splatsin immediately if there are non-compliance events.

If your project was initially submitted through NationsConnect, please use the messages function on NationsConnect to respond to this letter.

Sincerely,

Kayla Gunner, Patricia Muskrat  
Splatsin Referrals

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## Adams Lake Indian Band

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**Project Name:**

PL20220000107

**FN Consultation ID:**

BL841-02

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**[Columbia Shuswap Regional District \(CSRD\)](#)**Date Received:**

Wednesday, January 25, 2023

Weytk,

Through a preliminary analysis ALIB has identified some concerns, which include:

38 cultural heritage sites within 5 km of the proposed footprint.

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

**Recommendations:**

Adams Lake does not object to the PL20220000107 bylaw amendment. However, ALIB recommends implementing an archaeological chance find procedure prior to conducting any ground disturbance activities. A sample of an archaeological chance find procedure can be found here:

<https://buyandsell.gc.ca/cds/public/2022/03/18/1f1228d943284bfef19066fc9...>

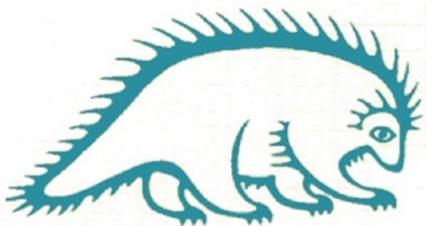
Please consider using the Messages function on this referral in NationsConnect to respond to this letter.

Kukstemc,

Brent Davidson

Title and Rights Technical Coordinator

Adams Lake Indian Band



## Okanagan Indian Band

12420 Westside Road • Vernon, BC, • V1H 2A4

Telephone: 250-542-4328 • Facsimile 250-542-4990

Email: [okibreferrals@okanagan.org](mailto:okibreferrals@okanagan.org)

---

*“This correspondence will not be construed so as to to prejudice, limit, or derogate from any rights, claims or interests in respect of any Aboriginal title, rights and interests of Okanagan or Syilx Nation recognized and affirmed under Section 35 of the Constitution Act, 1982 and nothing in this letter indicates acceptance by Okanagan of federal or provincial Crown jurisdiction over or ownership of land, water or other resources within the Territory.”*

---

**Project Name:**

PL20220000107 - addition

**FN Consultation ID:**

BL841-02

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**

[Columbia Shuswap Regional District \(CSRD\)](#)

**Date Received:**

Friday, January 27, 2023

Attention: Sicamous RV and Cabin Resort.

Okanagan Indian Band (OKIB) is in receipt of the above referral. This proposed activity is within OKIB's Area of Interest within the Syilx (Okanagan Nation) Territory, and the lands and resources are subject to our unextinguished Aboriginal Title and Rights. For more information on our Title and Rights, please see the attached overview in Schedule A.

The Crown has an obligation to support our capacity to meaningfully participate in consultation(1). The failure to provide capacity funding where necessary to support an Aboriginal people's participation can significantly impair the quality of consultation and lead to a finding that consultation was inadequate(2). While supporting OKIB's capacity is ultimately the Crown's obligation, it may be delegated to proponents. Whether delegated or not, proponent contributions ensure we have sufficient capacity to participate in consultation on their activity so approvals are not delayed or denied due to a failure of the Crown to engage with us meaningfully.

To ensure OKIB has sufficient capacity to conduct a Preliminary Office Review of your referral for its potential adverse impact on the OKIB's Syilx Aboriginal Title and Rights we require payment of a Referral Processing Fee. This invoice must be paid within 30 days.

The processing fee is broken down as follows:

\*Referral Processing Fee: \$300.00

\* 5% GST: \$15.00

\* Total: \$315.00

This Fee is based on review not exceeding 5 hours. This initial fee may not be sufficient for OKIB to engage in meaningful consultation, but it will provide necessary funding for OKIB's Preliminary Office Review to determine if your referral is of potential concern and whether further consultation is necessary. If the proposed activity requires a more in-depth review, OKIB will notify the proponent after the Preliminary Office Review and will seek to negotiate an agreement to provide capacity for necessary consultation activities.

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$315.00

Please make cheque payable to Okanagan Indian Band (OKIB) re: BL841-02

If payment is not received within 30 days of receipt of this invoice a warning letter will be issued outlining that we are unable to meaningfully respond, engage in consultation on the proposed activity or consent to the proposed activity. Proper consultation cannot occur without the appropriate resources, therefore it is only with payment that proper consultation can begin and the proposed project can be reviewed. Failure of the Crown, or the proponent as delegate of the Crown, to meaningfully consult with OKIB will put any permits or authorizations for the activity at risk of being delayed, suspended or revoked.

liml?mt | Thank You

Julie Richard  
Referrals Management Clerk  
Territorial Stewardship Division  
Okanagan Indian Band  
12420 Westside Road  
Vernon BC, V1H 2A4  
Office: 250-542-7132  
Cell: 250-309-5217

Colleen Marchand  
Director, Territorial Stewardship Division  
Okanagan Indian Band  
Email: [colleen.marchand@okanagan.org](mailto:colleen.marchand@okanagan.org)

(1)*Clyde River (Hamlet) v. Petroleum Geo Services Inc.* 2017 SCC 40, [2017] 1 S.C.R. 1069 (“Clyde River”).

(2)*Clyde River* at paras 47-49, citing *Taku River Tlingit First Nation v. British Columbia (Project Assessment Director)*, 2004 SCC 74, [2004] 3 S.C.R. 550 at paras 32, 37.

---



**Penticton Indian Band**  
Natural Resources Department  
841 Westhills Drive | Penticton, B.C.  
V2A 0E8  
Referrals@pib.ca | www.pib.ca  
Telephone: 250-492-0411  
Fax: 250-493-2882

---

**Project Name:**

PL20220000107 - addition

**FN Consultation ID:**

L-230127-BL841-02

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**

[Columbia Shuswap Regional District \(CSRD\)](#)

**Date Received:**

Friday, January 27, 2023

**File number:**

BL841-02

**Proponent Organization:**

Sicamous RV and Cabin Resort

**Proponent Contact:**

January 27, 2023

Attention: Karen Riopel

We are in receipt of the above referral. The proposed activity is located within Okanagan/syilx Nation Territory. All lands and resources within the vicinity of this referral are subject to unextinguished Okanagan/syilx Nation Aboriginal Title and Rights.

The Penticton Indian Band has now had the opportunity to review the proposed activity. At this time, the Penticton Indian Band will be deferring further consultation and engagement to the Okanagan Indian Band.

If you require further information or clarification, please do not hesitate to contact me.

limləmt,

Madison Terbasket  
Office Administrator  
Penticton Indian Band  
Natural Resources  
email: [referrals.clerk@pib.ca](mailto:referrals.clerk@pib.ca)  
work: (250) 492-0411  
address: 841 Westhills Drive S 80 C 19  
Penticton, British Columbia  
Canada V2A 0E8



1886 Little Shuswap Lake Rd • Chase BC • V0E 1M2  
tel 250.679.3203 • fax 250.679.3220

**Project Name:**

PL20220000107

**FN Consultation ID:**

BL841-02

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**

[Columbia Shuswap Regional District \(CSRD\)](#)

**Date Received:**

Wednesday, January 25, 2023

October 31, 2023

Attn: Karen Riopel, Columbia Shuswap Regional District (CSRD)

Weytk-p,

Our team of in-house RPCA archaeologists have identified the project area as within a high potential area for unrecorded archaeology sites. Please ensure the proponent is provided with the attached Local Government Handout and that they engage the Archaeology Branch or BC Association of Professional Archaeologists (contacts within handout) to determine if further archaeological work is warranted.

Please upload one of the following documents to NationsConnect to ensure Skwlax's support for this project going forward:

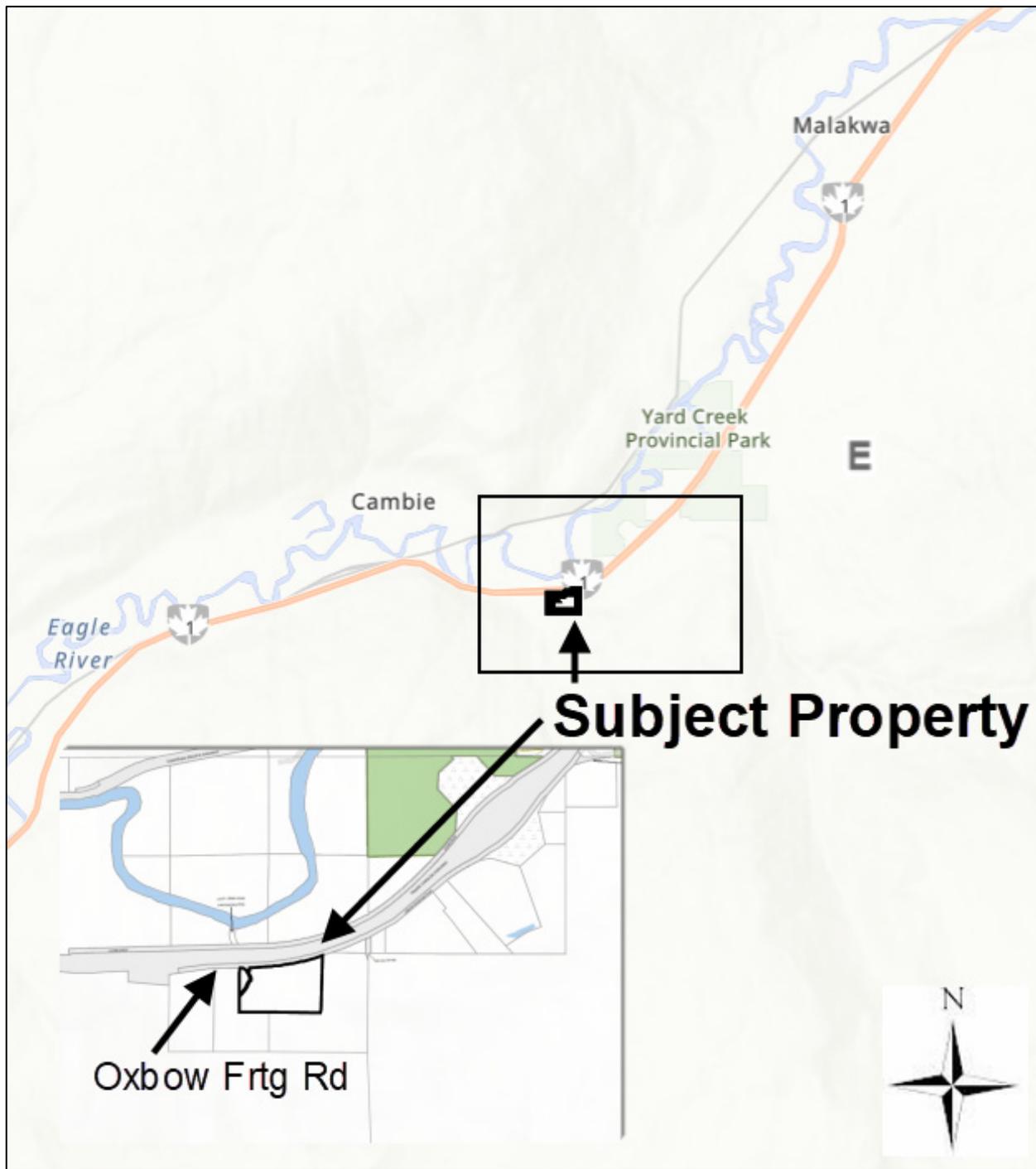
- Notification from the Archaeology Branch or a Registered Professional Consulting Archaeologist (RPCA) that development can proceed without further, pre-construction archaeological requirements.
- An Archaeological Overview Assessment (AOA) report specific to the proposed development area, conducted in accordance with Archaeological Overview Assessments as General Land Use Planning Tools - Provincial Standards and Guidelines (Archaeology Branch 2009), and submitted by an RPCA.
- An AOA-Preliminary Field Reconnaissance (PFR) report specific to the proposed development area, conducted in accordance with the above, and submitted by an RPCA.
- An Archaeological Impact Assessment (AIA) specific to the proposed development, conducted in accordance with British Columbia Archaeological Impact Assessment Guidelines (Archaeology Branch 1998), and submitted by an RPCA.

In addition, any archaeological assessment conducted within Skwlāx te Secwepemcúlecw caretaker areas of responsibility requires a Skwlāx Heritage Permit, application attached. Please ensure the eligible archaeologist leading the archaeology component receives this.

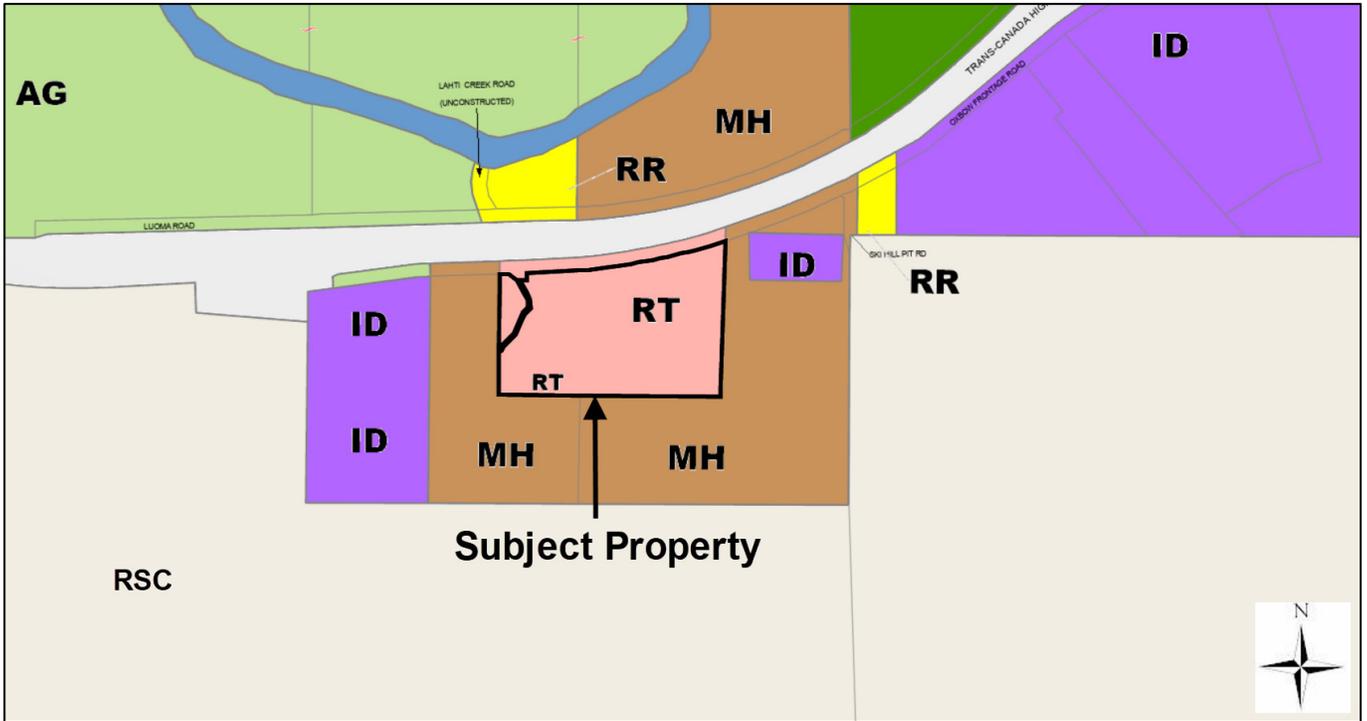
Kukstemc,

Skwlāx te Secwepemcúlecw Referrals Team

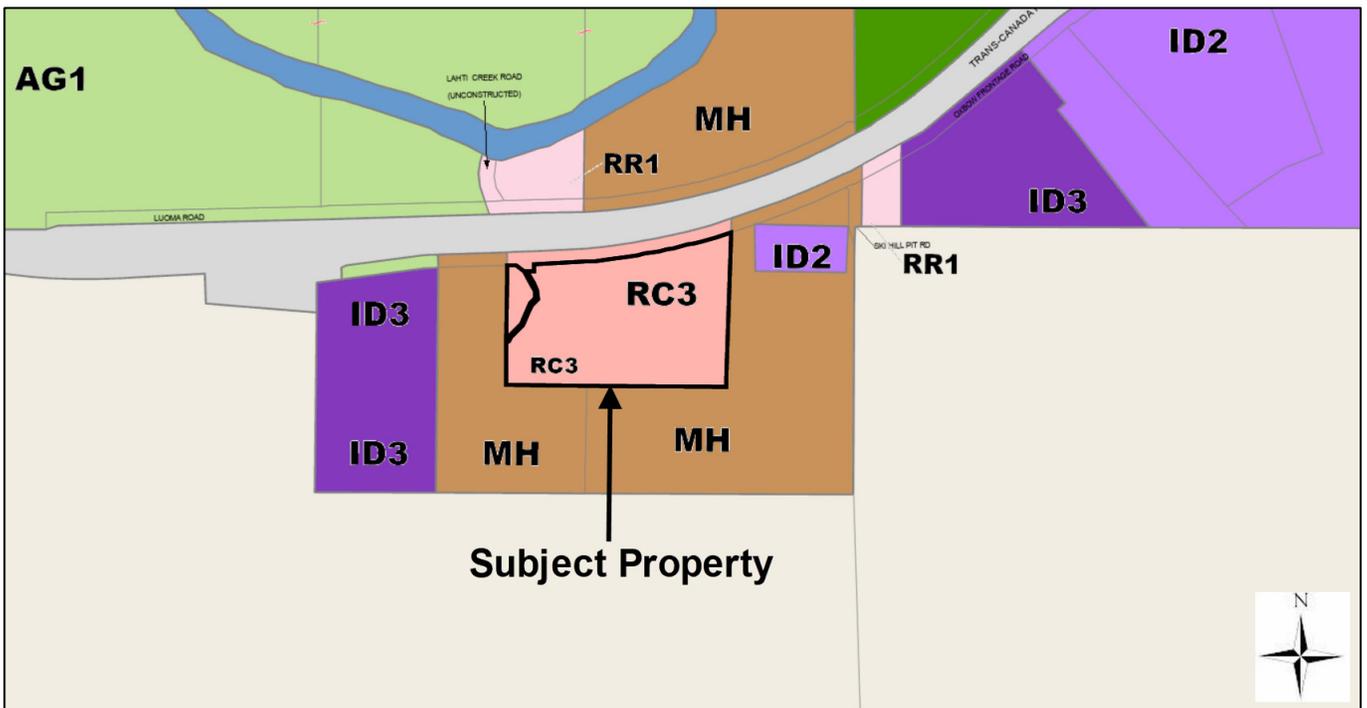
Location



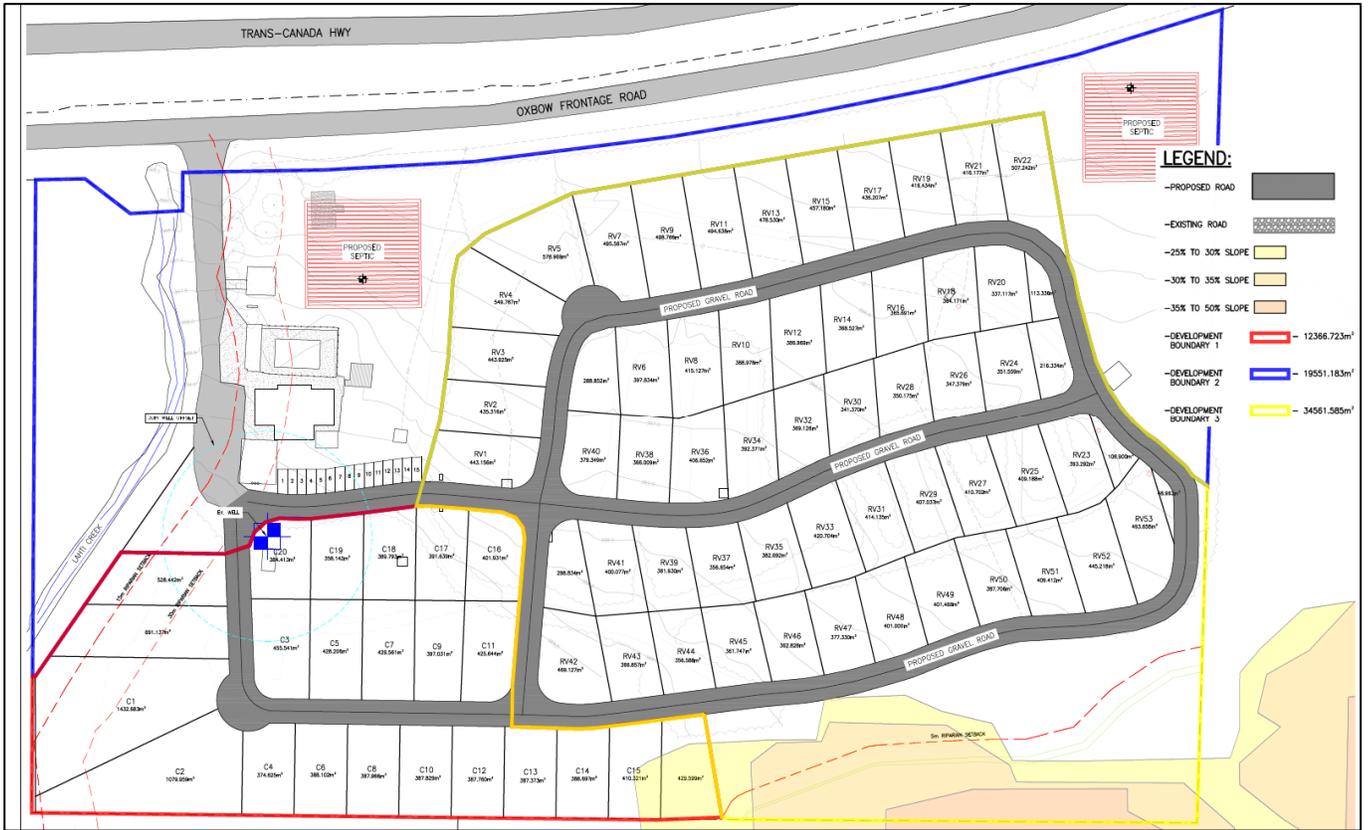
**Electoral Area E Official Community Plan Bylaw No. 840**



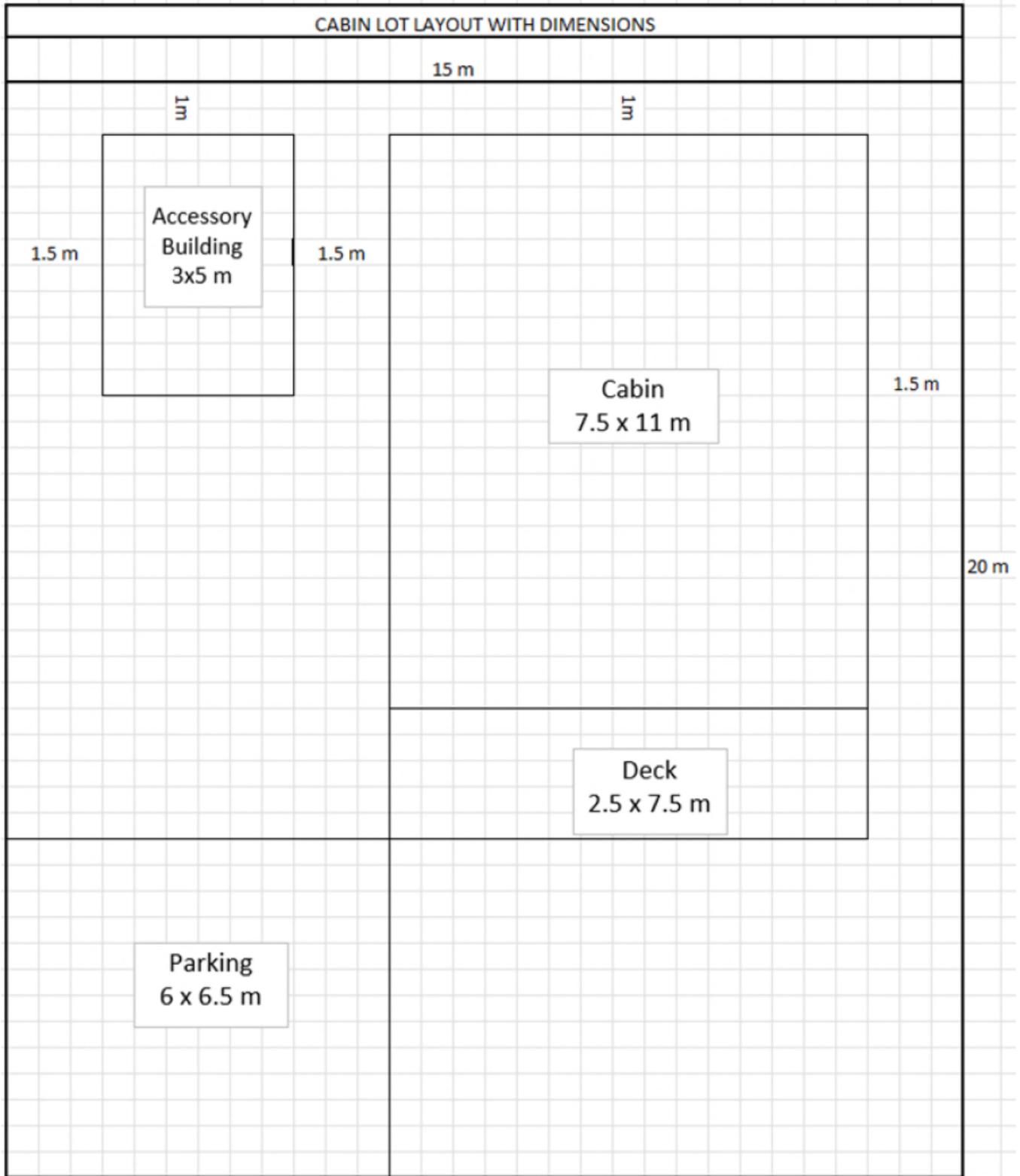
**Electoral Area E Zoning Bylaw No. 841**



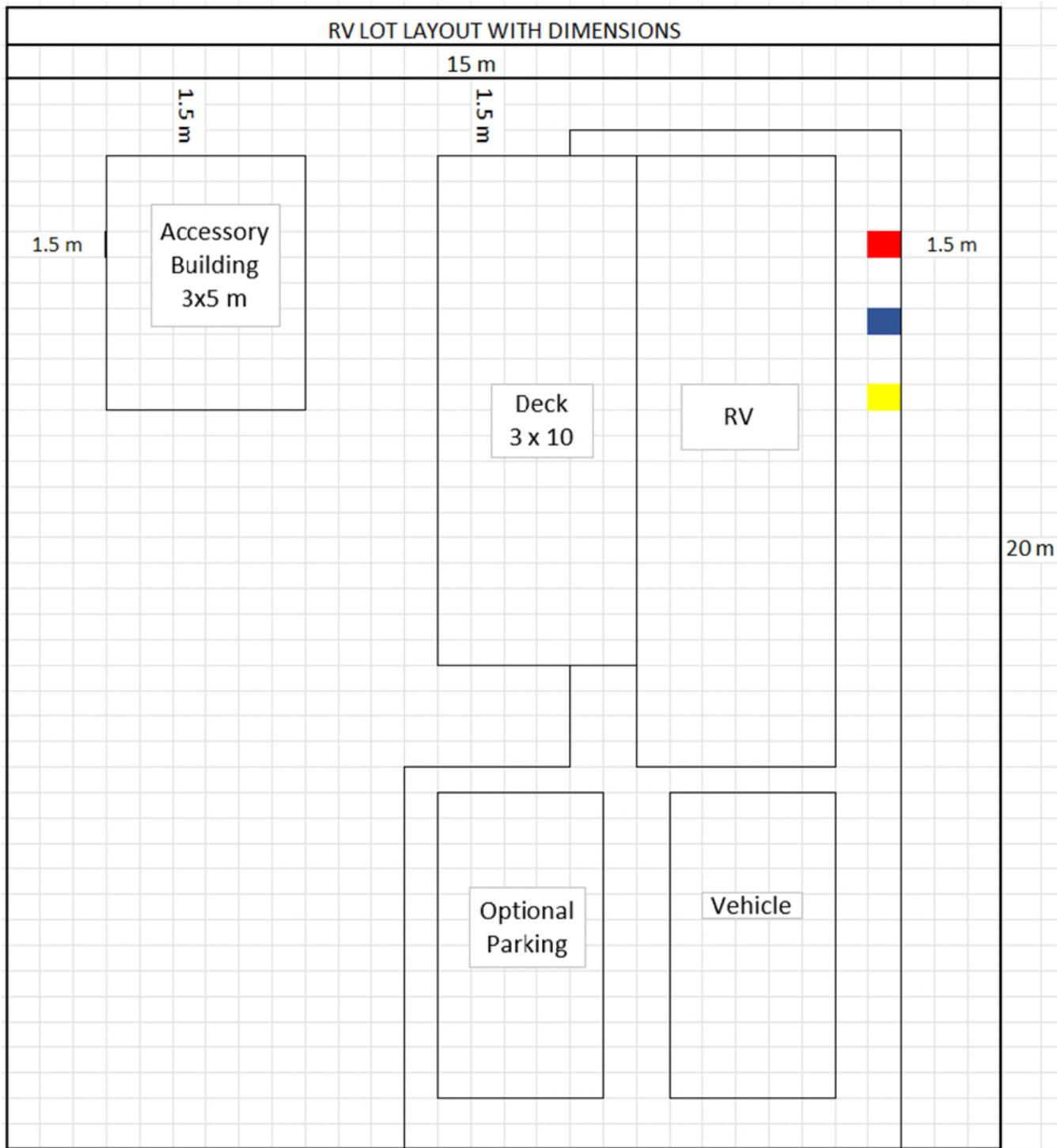
### Site Plan (provided by agent)



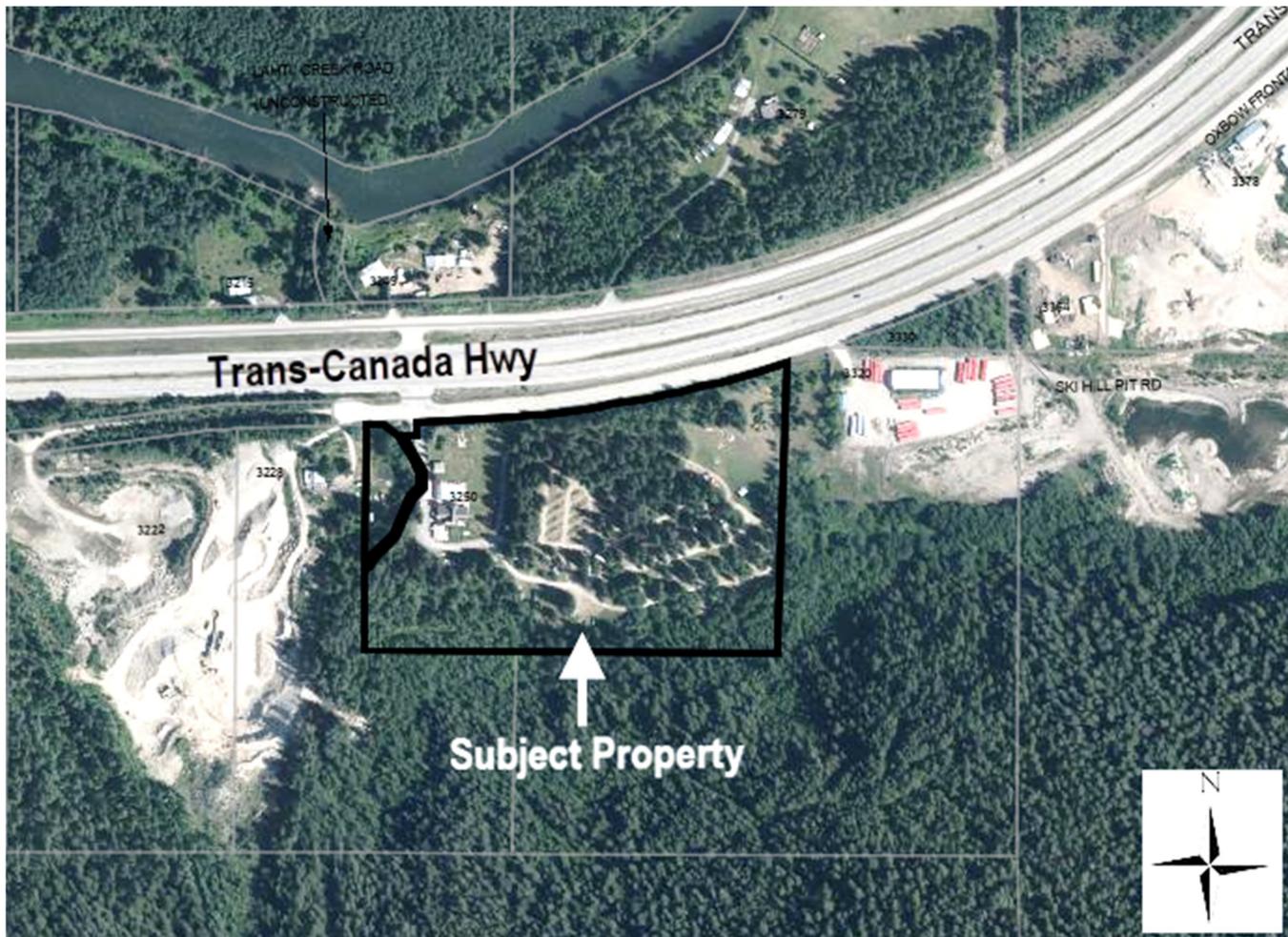
Seasonal Dwelling Unit lot (provided by agent)



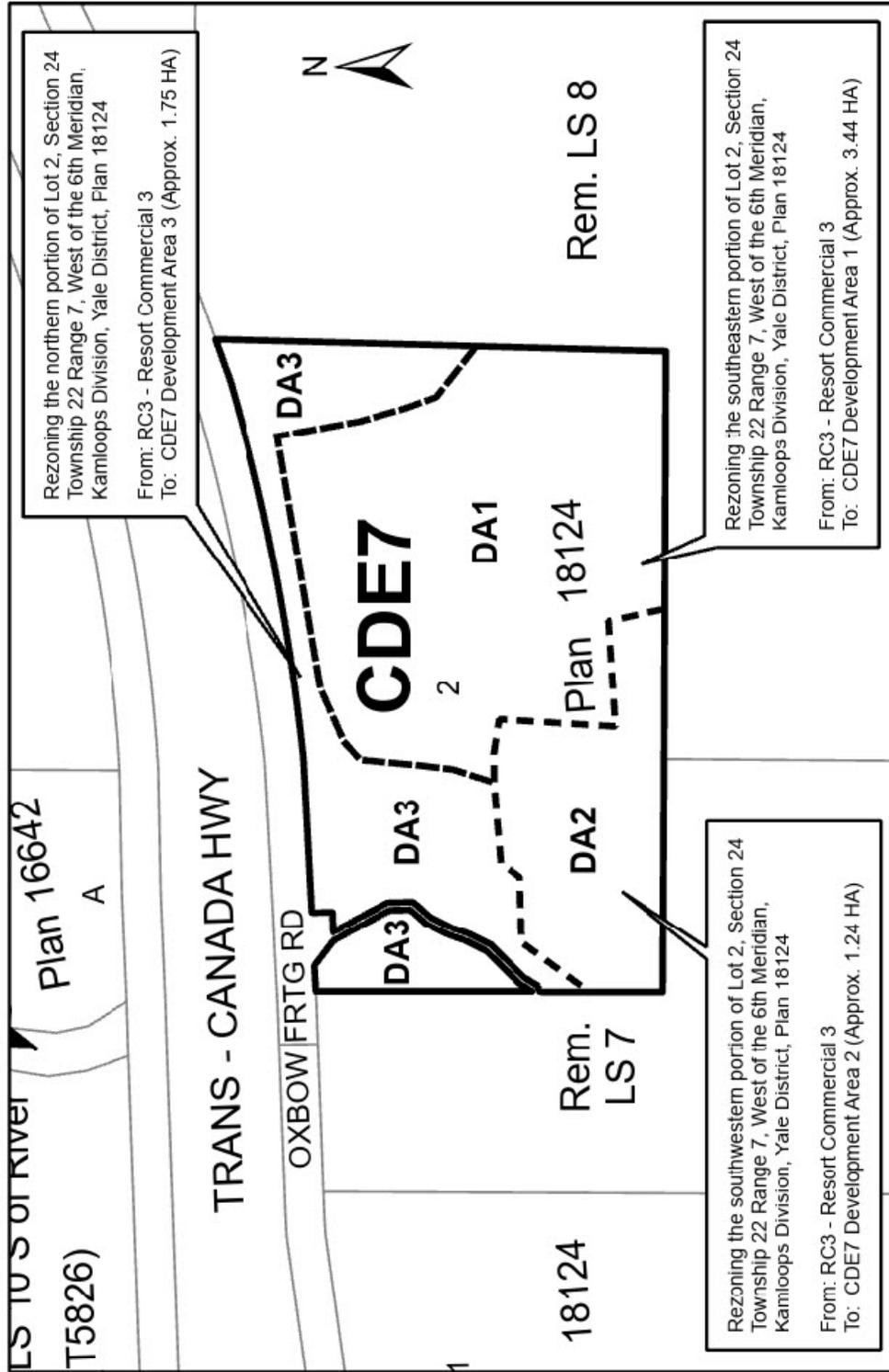
Seasonal Recreational Vehicle or Park Model Space Lot (provided by agent)



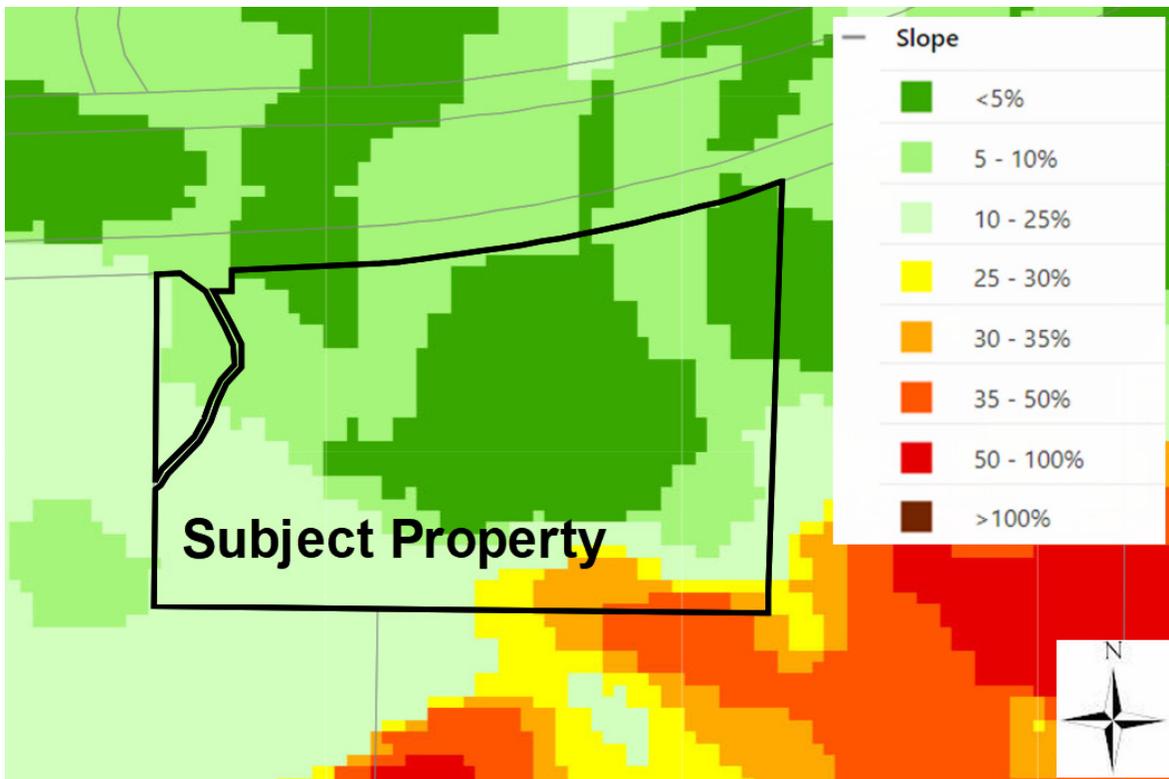
Orthophoto (June 2023)



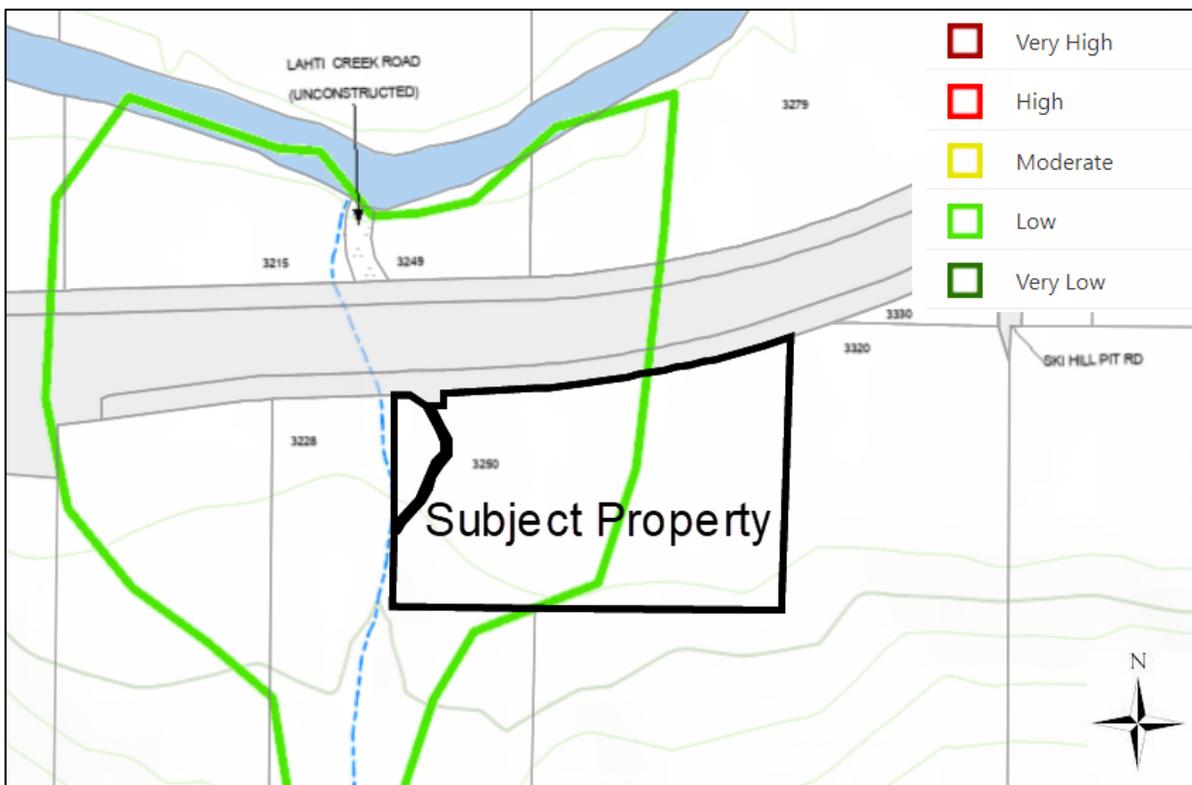
Proposed Zoning (CDE7)



### Slope



### Steep Creek Geohazard



**Photos** (provided by agent – taken summer 2021)



Existing cabin



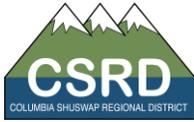
Existing administration building/manager's residence



View of driveway entrance from Oxbow Frontage Rd.

**Proposed Seasonal Dwelling Unit (provided by agent)**





# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Areas B, C, D, E, F, G Secondary Dwelling Units Project
- DESCRIPTION:** Report from Christine LeFloch, Planner III, dated February 1, 2024. Secondary Dwelling Units Project – Zoning Bylaw Amendments.
- RECOMMENDATION #1:** THAT: “Anglemont Zoning Amendment Bylaw No. 650-19”, be read a second time, as amended this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #2:** THAT: “South Shuswap Zoning Amendment Bylaw No. 701-103” be read a first and second time, this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #3:** THAT: “Ranchero-Deep Creek Zoning Amendment Bylaw No. 751-05” be read a first and second time, this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #4:** THAT: “Magna Bay Zoning Amendment Bylaw No. 800-35, be read a second time, as amended this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #5:** THAT: “Scotch Creek-Lee Creek Zoning Amendment Bylaw No. 825-49” be read a second time, as amended, this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #6:** THAT: “Electoral Area E Zoning Amendment Bylaw No. 841-04” be read a first and second time, this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #7:** THAT: “Electoral Area B Zoning Amendment Bylaw No. 851-28” be read a first and second time, this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #8:** THAT: “Salmon Valley Land Use Amendment Bylaw No. 2566” be read a first and second time, this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #9:** THAT: “Kault Hill Zoning Amendment Bylaw No. 3007” be read a first and second time, this 15<sup>th</sup> day of February, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

Staff are proposing amendments to the nine CSR D zoning and land use bylaws to increase the opportunities for secondary dwelling units in all areas of the CSR D and bring the bylaws into compliance with Bill 44 - Housing Statutes Amendments Act. Providing more options for secondary dwelling units creates the potential to increase the supply of long-term rental housing units and assist in addressing

some housing affordability challenges by providing the opportunity for owners to have a mortgage helper.

These amendments were originally proposed to occur in three phases; however, the Province has set a deadline of June 2024 for all local governments to update their bylaws for concurrence with Bill 44. As such, Phases 2 and 3 will need to proceed at the same time as Phase 1. In March of 2023 the Board gave first reading to amendments proposed for Phase 1 bylaws which included the three Electoral Area F (North Shuswap) zoning bylaws and the Electoral Area F Official Community Plan. Consultation was done in the spring of 2023, and amendments were made to the bylaws to address what we heard through the consultation process. The bylaws for Phases 2 (Electoral Areas B and D - Rancho-Deep Creek) and 3 (Electoral Areas C, D – Salmon Valley, and G) have also been prepared.

Due to changes in Provincial legislation, OCP amendments are no longer required for these changes and public hearings are not permitted to be held for bylaw amendments required to implement the new provincial legislation. Staff are recommending that the Board read the Phase 1 bylaws a second time as amended and read the Phase 2 and 3 bylaws a first and second time. If readings are given as recommended, all zoning bylaws amendments will then be at the same stage in the amendment process. Amendments to the Electoral Area F OCP along with other OCPs are recommended to be done at a later date.

#### **BACKGROUND:**

The Board gave first reading to "Electoral Area F Official Community Plan Amendment Bylaw No. 830-24", "Anglemont Zoning Amendment Bylaw No. 650-19", "Magna Bay Zoning Amendment Bylaw No. 800-35", and "Scotch Creek-Lee Creek Zoning Amendment Bylaw No. 825-49" at their meeting held on March 16, 2023.

Please see [2023-03-16 Board DS Secondary Dwelling Units Phase 1 First](#) for details about the Secondary Dwellings Units project as a whole and the amendments proposed at Phase 1.

#### **POLICY:**

Bill 44 - [Provincial Housing Statutes \(Residential Development\) Amendment Act 2023](#)

#### [Anglemont Zoning Bylaw No. 650](#)

Part 1 Definitions

Part 3 General Regulations

Part 4 Off-Street Parking and Loading Regulations

Part 5 Zones (RR-60, RR-4, RS-1, RS-5, CR)

#### [Magna Bay Zoning Bylaw No. 800](#)

Part 1 Definitions

Part 3 General Regulations

Part 4 Off-Street Parking and Loading Regulations

Part 5 Zones (A, R, CR, RS)

#### [Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)

Part 1 Definitions

Part 3 General Regulations

Part 4 Parking and Loading Regulations

Part 5 Zones (A, RU1, RU2, CR, R1, MR, MU, C3)

[Electoral Area B Zoning Bylaw No. 851](#)

Part 1 Definitions

Part 3 General Regulations

Part 4 Parking and Loading Regulations

Part 5 Zones (RSC, RH, SH, RR2, RR1, RS3)

[Electoral Area E Zoning Bylaw No. 841](#)

Section 2 Definitions

Section 3 General Regulations

Section 4 Zones (RSC, AG1, MH, RR1, RM1, CH1, VR, RC1, RC3, ID1, ID2)

Section 5 Parking and Loading Regulations

[Ranchero-Deep Creek Zoning Bylaw No. 751](#)

Part 2 Definitions

Part 3 General Regulations

Part 4 Zones (RH, AG1, MH, RR1, VR)

Part 5 Parking and Loading Regulations

## **FINANCIAL:**

Considerable staff time has been devoted by Planning staff to the SDU and Accessory Buildings amendments projects. This SDU project along with the Accessory Buildings project was initiated by the Planning Department in 2022 with the goal of updating the nine CSRD zoning bylaws to permit more opportunities for property owners to construct secondary dwelling units to assist in alleviating the affordable housing challenges.

CSRD Financial Services has confirmed that the proposed changes are consistent with the current Financial Plan.

For water systems owned and operated by the CSRD, the Environmental and Utilities Services staff have noted that Water Rates and Regulation Bylaw No. 5819 will require updates to address new water user fees for secondary dwelling units. Full comments are included in the attached "SDU\_Project\_Referral\_Responses.pdf".

## **KEY ISSUES/CONCEPTS:**

**Bill 44 - Provincial Housing Statues (Residential Development) Amendment Act**

The Province gave royal assent to Bill 44, Provincial Housing Statutes (Residential Development) Amendment Act, 2023 on November 30, 2023. This Bill includes extensive updates to the Local Government Act which sets out requirements for local governments with regard to housing needs reports, Official Community Plans and zoning regulations related to small scale multi-unit housing. The Board received a report from Gerald Christie, General Manager, Development Services at the December 8, 2023 Board meeting providing an overview of the legislation.

For more information on the details of this legislation please see ["2023-12-08 Board DS Housing Legislation Update.pdf"](#).

The new legislation includes the requirement for all local governments to permit a minimum of one accessory dwelling unit within a single detached dwelling (secondary suite) for all properties zoned for only a single detached dwelling. Where appropriate, local governments may also permit a second accessory dwelling unit which may be in a separate building from the single detached dwelling. This will be the primary change for the CSRD. For the purposes of the CSRD's bylaws these accessory dwelling units are called "secondary dwelling units". It should be noted that the higher densities of 4-6 dwelling units per parcel introduced with this legislation are directed to municipalities and areas within urban containment boundaries and are therefore not applicable to the CSRD's electoral areas.

The provincial legislation also specifies that the prescribed zoning changes must be made by all local governments as applicable, and that public hearings must not be held where zoning amendments are being made to align with Bill 44. The deadline for local governments to bring zoning bylaws into alignment with the new housing statutes is June 30, 2024. This is an ambitious timeline that provides just enough time to meet the statutory requirements, including statutory approval of the Ministry of Transportation. For the CSRD, this means that the bylaws must be adopted on or before the June 20 Board meeting. Extensions may only be granted by the Province in extenuating circumstances, for example where local governments are waiting on infrastructure upgrades to be completed or where there is a local emergency such as flooding or wildfire that causes a delay. CSRD Planning is only able to meet this tight timeline because of the work initiated to amend the nine zoning bylaws in 2022 that had been continued through 2023.

New requirements regarding the timelines for updated housing needs reports were also included in the new legislation. These will need to be completed for all Electoral Areas by the end of 2024. Further, the deadlines applicable to OCP amendments and zoning bylaw updates required to implement the housing needs reports that are outlined in the legislation do not apply to regional districts as it is understood that most regional districts have several OCP's and zoning bylaws that will require updating and would not be able to meet the deadlines. They are however, required to update these documents as soon as possible.

### **CSRD Context**

The CSRD is a geographically large regional district comprised of a mix of areas that are very rural and serviced entirely by on-site sewage disposal and water and others that are more urban in density and are serviced by a combination of community water and sewer systems which may be publicly or privately owned and operated. In other areas, there are historic higher density areas that are serviced with on-site sewage disposal systems and wells or surface water licences.

The zoning bylaws that cover the CSRD include a range of residential, rural and in some areas comprehensive development (CD) zones. All these zones permit a minimum of one single detached dwelling, and in some cases, in rural areas may permit two single detached dwellings and/or a secondary dwelling unit. There are also some areas where commercial and industrial zones currently permit a single detached dwelling and a secondary dwelling unit. Since these are already permitted, the

regulations applicable to secondary dwelling units in these zones are proposed to be amended so that they are consistent with the proposed regulations for the residential and rural zones. It has been challenging and time consuming for staff to identify the necessary amendments in each of the nine zoning bylaws because they were all written and adopted in different years and use different terminology, definitions, regulations, and format. The proposed amendments related to secondary dwelling units will create some consistency between terminology, definitions and regulations across these bylaws and areas. It should be noted that neighbouring regional districts, such as the Regional District North Okanagan and the Thompson Nicola Regional District, each have one zoning bylaw that covers all electoral areas, so do not have the same challenges when it comes to making amendments such as these.

### **Public Consultation**

The new Provincial housing statutes do not include a requirement for public consultation as part of the required bylaw updates. The purpose of the new regulatory requirements is to streamline the development approvals process specifically for residential development. All local governments are required to implement the amendments and the holding of a public hearing for these amendments is prohibited.

However, the CSRD began the process of amending all zoning and land use bylaws to include secondary dwelling units in 2022 and through 2023 prior to the Province introducing the new legislation and embarked on a public consultation process. CSRD Policy P-18 Consultation Processes – Bylaws suggests that the comprehensive consultation process be utilized where the Regional District is developing, amending, or repealing an OCP or reviewing a bylaw. As the zoning and land use bylaws in Electoral Areas B, C, D, E, F, and G will be affected by these secondary dwelling unit amendments, staff recommended March 16, 2023 at first reading of the Phase 1 bylaws that the complex consultation process be used. In the spring of 2023 public consultation was undertaken for both the Secondary Dwelling Units and Accessory Buildings Amendments projects. Consultation for both projects was done in tandem as there is overlap between the proposed changes applicable to each project and included development of project hubs on the CSRD Connect website. A survey was also done to solicit input from the public. A link to the survey was also included in the referrals that were sent to agencies, First Nations, and Development Industry Professionals. The survey was live from April 13-May 30, 2023.

The survey included questions related to the proposed changes regarding both secondary dwelling units and accessory buildings as proposed at first reading. The type of questions included demographic indicators asking respondents to specify if they were a full-time resident owner, full-time resident renter, seasonal resident, landlord, future resident, representative of the construction industry, representative of a First Nation or government agency; and which electoral areas respondents had an interest in. Respondents were asked to indicate the size of their property, to what degree maintaining the way their neighbourhood looks is important to them, and to what extent minimizing the spread of development and protecting rural character is important for them. It then went on to ask questions specific to the proposed regulations regarding the appropriateness of the proposed SDU maximum size and the number of SDUs based on the size of property. The survey also included an open-ended question allowing respondents to provide additional comments on each topic.

The uptake to the survey was very good, with 808 individuals starting the survey and 597 individuals completing the survey. Respondents were not required to complete all questions to participate. A copy of the full results of the survey is attached to this report as "SDU\_and\_Accessory\_Buildings\_Survey\_Results.pdf". Summaries of a few of the questions are included in this report for discussion.

Survey respondents were asked to indicate which electoral areas they have an interest in. Respondents indicated interest evenly across Areas D, F and G at between 23-25% for each, with interest in Areas B, C and E indicated at 6%, 13.5% and 15.5% respectively. When this was filtered to determine the interest of respondents based on tenure and residency, results showed that those who indicated they are full time resident owners were primarily interested in the electoral area where they own property and reside.

47% of respondents indicated their property is less than 0.4 ha ( 1 acre) while 26% of respondents indicated their property is between 0.4 ha - 2.0 ha (1-5 acres). This made up the majority of respondents, with the remainder having acreages of 2 ha or greater.

When asked whether they agreed with the statement “Maintaining the way my neighbourhood looks is important to me”, 45% of respondents indicated that they agreed or strongly agreed, with 35% of respondents indicating that they disagreed or strongly disagreed. 20% of respondents indicated that they were neutral on this issue.

When asked whether they agreed with the statement “Minimizing the spread of development and protecting the character of rural areas is important to me”, 45% of respondents indicated that they agreed or strongly agreed, with about 30% of respondents indicating that they disagreed or strongly disagreed. About 15% of respondents indicated that they were neutral on this issue. Roughly 10% of respondents did not answer this question.

A total of 216 general comments were received specific to the SDU project. Out of this number, 99 comments were generally supportive of SDUs with only 21 comments expressing opposition. The rest of the comments offered a range of suggestions and concerns, with parking/traffic, utilities concerns, and the number of SDUs proposed for various parcel sizes ranking in the top 3 themes. Some respondents used the survey to express opinions about short term rentals, with 18 people expressing opposition and 13 people expressing support for short-term rentals. Others used the survey to express their discontent with government with 18 respondents expressing general anti-government sentiments.

Overall, the survey results indicate that the majority of respondents are supportive of secondary dwelling units in general. Concerns raised regarding parking have been addressed through the zoning amendments which include a requirement for 1 off-street parking space for studio or 1-bedroom units, or 2 spaces for 2+ bedroom units. Concerns raised regarding utilities were also raised by Interior Health in their referral comments. Staff have worked with Interior Health and made amendments to the SDU regulations to address these concerns. These are outlined in further detail below.

### **Proposed Amendments to Zoning Bylaws**

Amending bylaws have been prepared for each of the nine zoning and land use bylaws covering Electoral Areas B, C, D, E, F and G of the CSRD. Electoral Area A is not included because it does not have a typical zoning bylaw. The bylaw in Area A covers only lands adjacent to and within 300 m of Highway 1 and does not have a strong influence on development in the area. The amendments proposed are described below and details of the amendments proposed to each bylaw are in the attached “SDU\_Specific\_Amendments.pdf”. The amending bylaws for each zoning bylaw are also attached. Electoral Area F zoning amendment bylaws were read a first time in March of 2023. Changes to these bylaws are proposed at second reading for consistency.

All zoning bylaws are proposed to be amended to include regulations for SDUs that are consistent across the region. Definitions will be updated or added where required to support the new regulations and modernize language.

### Secondary Dwelling Units (SDU) Regulations

The regulations table for SDUs proposed at first reading has undergone significant amendments. These amendments are meant to address a number of items including agency referral comments, public feedback, the new Provincial housing legislation, and comments expressed by Electoral Area Directors at consideration of first reading for Bylaw Nos 650-19, 800-35, and 825-49.

The regulation table has been expanded to include levels of service, a different breakdown in property size, and updated dwelling unit numbers based on these parameters. It also includes additional columns providing the total number of dwelling units permitted and total number of residential buildings permitted for each property size range and level of service to provide additional clarity in bylaw interpretation. For reference, the previous version of the table is provided in the Board report "[2023-03-16 Board DS Secondary Dwelling Units Phase 1 First](#)".

Explanatory notes have been added below the table to improve clarity regarding the definition of an attached SDU, the number of connections required for a community sewer system for the purposes of interpreting the SDU regulations, and a notation regarding how the total number of dwelling units per parcel is interpreted.

To address the concerns raised regarding additional dwelling units on properties utilizing on-site sewage disposal voiced by Interior Health and some members of the public, the regulations have been revised to require that where properties are serviced by an on-site sewage disposal system, an owner must demonstrate that there is a suitable back up field area on the parcel, and if the parcel is less than 1 ha in size, the back up field area must be protected with a Section 219 covenant to safeguard against the field being compromised due to construction or other uses that may compact the soils over time and eliminate the future use of these areas for a back up field. Further, the servicing requirements for water have been reworded in a simpler way to ensure that SDUs are serviced with potable water from either a domestic water system or a community water system.

The table will be inserted in the General Regulations of each zoning bylaw. This means that it applies to each zone where a secondary dwelling unit is a permitted use. The type (attached and/or detached) and density of secondary dwelling units permitted on a parcel is determined by the criteria in the table and regulations that follow.

The new table is included below. Please note that the section number will be different for each zoning bylaw:

### “3.15 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2 A secondary dwelling unit must:**

- (a) have a *floor area* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3 Notwithstanding 3.15 and 3.15, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.**

**.4 Notwithstanding the provisions of Section 3.15, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”**

The table has been broken down into 4 parcel size categories and levels of service, with applicable regulations outlining the number and type (attached or detached) of SDUs permitted for each. For

clarity, the total number of dwelling units permitted is listed along with the number of residential buildings permitted for each parcel size category. Each parcel size category is outlined below.

#### *Any/Community Sewer System*

Where a parcel has a connection to a community sewer system, there are no concerns about the need for area on the property to accommodate on-site sewage disposal. These parcels are generally quite small but could feasibly have 1 attached SDU in the form of a suite and may also be able to accommodate an additional detached SDU in the form of a carriage house or garden suite depending on the parcel size, configuration, and other limiting factors such as setbacks and parcel coverage. The total number of dwelling units permitted for these parcels is 3 including one single detached dwelling and up to 2 SDUs.

#### *Less than 1 ha/On-site Sewage Disposal*

Where a parcel does not have a connection to a community sewer system, on-site sewage disposal is required. Where parcels are less than 1 ha the Province has previously advised that local governments should be cautious about permitting more than one dwelling unit per property. The Province's recently released Policy Manual and Site Standards for Small Scale Multi-Unit Housing recommends that for parcels that are less than 1 ha, only one attached secondary dwelling unit should be permitted. Provincial staff confirmed this recommendation is about minimizing situations where the land for future septic fields is not unnecessarily impacted by the placement of detached SDUs. In order to address the Provincial concerns and provide an option for a detached SDU on parcels less than 1 ha, septic reporting will be required. Staff are proposing that 1 attached SDU or 1 detached SDU be permitted for parcels of this size. This would result in a maximum of 2 dwelling units per property in 1-2 residential buildings. For these parcels the owner would be required to have a Registered Onsite Wastewater Practitioner identify both primary and reserve field areas on the property. A Section 219 covenant would be required to be registered on title to protect the reserve field area for future use. Staff have confirmed with Provincial staff that this approach is acceptable.

#### *1 – 8 ha/On-site Sewage Disposal*

This category was created recognizing that many rural zones in the nine different Zoning Bylaws have minimum parcel sizes ranging between 1 and 8 ha. In this category, 1 attached SDU and 1 detached SDU are permitted. The total number of dwelling units permitted per parcel ranges from 2-4 depending on which zone is applicable to the property in question and whether the property is located in the ALR. See the explanation below regarding ALR properties. There are a few zones in South Shuswap Zoning Bylaw No. 701 (LH, AR1, AR2) and Salmon Valley Land Use Bylaw No. 2500 (R, RH) that permit 2 single detached dwellings on parcels greater than 2 ha. This situation is historic and can be addressed when new zoning bylaws are prepared for these areas in the future. Where this is the case the total number of dwelling units permitted would be 4, including 2 single detached dwellings, 1 attached SDU and 1 detached SDU. For all other zones the total number of dwelling units permitted would be 3, including 1 single detached dwelling, 1 attached SDU and 1 detached SDU.

#### *Greater than 8 ha/On-site Sewage Disposal*

This category captures larger rural properties, many of which will be in the ALR. This category recognizes that most zones permit parcels of 8 ha or greater to have 2 single detached dwellings. Zones across all bylaws that do not currently permit 2 single detached dwellings for parcels 8 ha or larger are proposed to be amended to allow 2 single detached dwellings to create consistency across the electoral areas. For these larger parcels, 1 attached SDU or 1 detached SDU per single detached dwelling would be permitted. This would result in 2-4 total dwelling units permitted depending on whether a property

is in the ALR. The maximum number of residential buildings could be 2 if the owner chooses to construct 2 single detached dwellings with attached SDUs in both buildings; or may be up to 4 residential buildings if the owner opts to construct 2 detached SDUs in addition to 2 single detached dwellings.

#### *Properties in the Agricultural Land Reserve*

Where a property is in the ALR only 2 single detached dwellings are permitted by the Agricultural Land Commission (ALC). Maximum floor area requirements based on parcel size are also applicable as per the ALR Use Regulations. This number could increase if an owner applies to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use and receives approval for additional dwelling units. The SDU regulations have been written to permit up to 4 dwelling units including 2 single detached dwellings and 2 attached or detached SDUs. This is so that owners do not also need to apply for rezoning if they receive approval from the ALC for additional dwelling units. The SDU regulations include a clause indicating that where a property is in the ALR the number and size of dwellings must be in accordance with the ALC regulations.

#### *General Regulations for SDUs*

Most of the general regulations outlined in .2 of the table have not been changed. The only exceptions are (d) which describes the requirements for sewage disposal, and (e) which describes the requirements for provision of potable water. These sections have been revised in accordance with direction from Interior Health to bring them in line with best practice and their local policies.

#### *Vacation Rental*

General Regulation 3.15.2(f). states that the use of an SDU as a vacation rental is not allowed unless it is expressly permitted by the applicable bylaw. This means that if a property is zoned for vacation rental use, then an SDU may be used as a vacation rental; and if it is not zoned for vacation rental use, then it cannot be used as a vacation rental. This is the status quo in the CSRD. Almost all residential and rural zones in the CSRD zoning bylaws do not permit vacation rentals. At this time vacation rentals are only a permitted use in a few zones and may also be permitted through Temporary Use Permits in some areas.

Bill 35 - Short Term Rental Accommodations Act (STR Act) was passed On October 26, 2023 and will come into effect on May 1, 2024. Like Bill 44, the Province has stated that the STR Act is intended to address the affordable housing challenges in BC. The Act limits short term rentals to one single detached dwelling plus one secondary dwelling unit located on the same parcel. For specified areas of the Province one of these dwellings must be an individual's principal residence. Local governments that are not automatically included in the principal residency requirement may choose to opt in so that it becomes a requirement for their area. The Act also establishes a Provincial registry and requires that all short term-rentals (STR) must be registered to advertise on STR platforms such as Airbnb/VRBO. To register, STR operators will need to provide the Province with a business license issued by the relevant local government. Most regional districts, including the CSRD do not currently have a business licensing function, so there is no issuance of business licenses as previous legislation did not allow regional districts to do so. The STR Act provides regional districts with the ability to issue business licenses, but it is not mandatory for all regional districts to establish this service. The CSRD Board has not yet made any decisions on these matters.

A staff report addressing the STR Act, including options and recommendations will be provided at a future Board meeting. There is not time for staff to prepare and provide recommendations to the Board about the STR Act and vacation rentals in the CSRD as part of the Board's consideration of the proposed SDU amendments that are required to comply with Bill 44 prior by June 30, 2024. Any future direction

by the Board that would change the status quo about zoning and STRs in the CSRD could be added to the zoning bylaws without affecting the SDU amendments that are recommended in this staff report.

More information on the STR Act can be found here: [Government of BC New Rules for Short Term Rentals](#).

### **Analysis of Potential Dwelling Units**

To understand the implications of the proposed zoning changes on the potential number of dwelling units for each zoned area of the CSRD, a GIS analysis was done to determine the number of fee simple (private) or bare land strata parcels in each electoral area that fall within the residential and rural zones. These zones were chosen as they are where the bulk of the proposed changes will take effect. See "SDU\_Project\_Analysis.pdf", attached. The analysis counted the number of parcels within the parcel size categories included in the SDU regulation table, and also further divided them into parcels that are at least 50% within the ALR as these parcels would likely require approval of the ALC to have more than 2 dwellings. For the purposes of the analysis, it was assumed that no approvals were granted by the ALC for more than 2 dwellings.

For each parcel size category, the number of parcels was multiplied by the total number of dwelling units permitted including single detached dwellings and secondary dwelling units. Where the number ranges between 2-4, an average of 3 was used. This analysis provides an estimate of the total number of dwellings that could be constructed in each electoral area after the SDU amendments are adopted. It's important to note that this number includes existing and potential dwellings in the rural and residential zones. It's also important to note that it does not include existing or potential dwellings in the multi-residential, or cluster housing zones (shared interests), commercial, resort, or industrial parcels. As an exception, Comprehensive Development (CD) Zones in Area B were included because a large portion of the housing in Area B will be in Shelter Bay which is a CD zone.

The analysis shows that if all potential dwelling units which could be constructed due to the proposed amendments were built, it would result in roughly 25,000 total dwelling units across Areas B, C, D, E, F, and G. A large number of these already exist, but due to the range in age of buildings and the differences between electoral areas with regard to the length of time that building inspection service has been available it is not possible to provide an accurate estimate on the number of existing dwellings.

To get a general idea of the increase in numbers of dwelling units staff looked at data on the number of private dwellings as outlined in the 2021 Census. As an example, in Areas C and G (counted as Area C in the 2021 Census), there were 5308 dwellings declared. As there are 4796 lots in the residential and rural zones in these areas this means that around 10% of parcels declared more than one dwelling unit. The projected number of dwellings for Areas C and G combined, with full uptake of the proposed zoning changes would be 10,415 or about double the number of existing declared dwellings. While this number may seem high, it is important to consider that full uptake is unlikely for a number of reasons.

There are many considerations for a property owner regarding construction of a secondary dwelling unit. These include:

- the desire or need of an owner for additional housing;
- cost of building and servicing;
- availability of water and sewage disposal;
- ability to meet separation requirements between a water source and sewage disposal;
- ability to meet zoning requirements; and
- ability to meet development permit criteria where required.

Demand will be different depending on an owner's circumstances. Staff opine that uptake will ebb and flow over time and full uptake may not occur for at least a few decades.

### Other Related Considerations

#### **Single Detached Dwellings on Large Rural Parcels**

Across the CSRD zoned areas, there were historically different numbers of single detached dwellings permitted for rural zones in each area. For example, in some bylaws the rural zones with larger minimum lot sizes permit only 1 single detached dwelling, while in another areas 2 single detached dwellings are permitted on the same sized parcel. When the Board considered the Phase 1 SDU bylaws for first reading, there were discussion and suggestions made around this issue. It was suggested that staff consider making changes where possible to create consistency among the bylaws. It was also suggested at that time that the number of detached SDUs on larger rural properties be reviewed further.

Currently, staff are proposing to amend all rural zones with zoning minimum parcel sizes of 8 ha (20 acres) or greater to permit 2 single detached dwellings per parcel. Any SDUs that may also be permitted would be additional. The main difference between a single detached dwelling and a secondary dwelling unit is that the floor area of a single detached dwelling is not limited through zoning. The intent of this change is to ensure that large rural properties that may or may not be in the ALR have the opportunity for 2 single detached dwellings. The Agricultural Land Commission Regulations permit 2 single detached dwellings per parcel, one of which may contain a suite. These regulations limit the allowable floor area of dwellings in the ALR if constructed after December 30, 2021 and is dependent on property size as follows:

- If a parcel is 40 ha or less, there will be
  - One residence, the total floor area of which is 500 m<sup>2</sup> or less; and
  - One residence, the total floor area of which is 90 m<sup>2</sup> or less;
- If a parcel is more than 40 ha, there will be
  - One residence, the total floor area of which is any size permitted under the Act, and
  - One residence, the total floor area of which is 186 m<sup>2</sup> or less.

Any additional dwelling units (SDUs) beyond one attached secondary dwelling unit (suite) in the ALR would require approval of the Agricultural Land Commission through a Non-Adhering Residential Use Application. For properties located in the ALR, the Agricultural Land Commission regulations take precedence over CSRD zoning.

There are two exceptions to the proposed 8 ha rule in the CSRD. Salmon Valley Land Use Bylaw No. 2500 and South Shuswap Zoning Bylaw No. 701 permit 2 single detached dwellings on parcels over 2 ha in the agricultural and rural zones. Increasing this standard to 8 ha is not proposed at this time as there will likely be many properties with 2 single detached dwellings on a parcel less than 8 ha, one of which would become lawfully non-conforming because the zoning would not permit it. Further, Kault Hill Rural Land Use Bylaw No. 3000 was not amended to include this standard because all the zones in the bylaw have minimum lot sizes smaller than 8 ha.

This proposed change to increase the permitted number of single detached dwellings on parcels greater than 8 ha will affect the following bylaws/zones:

<b>Zoning Bylaw</b>	<b>Zones</b>
Anglemont Zoning Bylaw No. 650	RR-60
Magna Bay Zoning Bylaw No. 800	R
Scotch Creek/Lee Creek Zoning Bylaw No. 825	A, RU1

Electoral Area B Zoning Bylaw No. 851	RSC, RH
Electoral Area E Zoning Bylaw No. 841	RSC, AG1, MH
Ranchero-Deep Creek Zoning Bylaw No. 751	RH, AG1, MH

### **Cottages in South Shuswap Zoning Bylaw No. 701**

The proposed amendments to South Shuswap Zoning Bylaw No. 701 include changing all usage of the word “cottage” throughout the bylaw, including special regulations, to “secondary dwelling unit”. This bylaw is unique in that when it was written in 1995, all dwellings that existed at the time but did not fit neatly into a zone, were written into special regulations. There is a write up in the Administration section of the bylaw that describes what was done and why. Cottages as defined in Bylaw No. 701 are only permitted on lots 4000 m<sup>2</sup> or greater, are limited to 50 m<sup>2</sup> in floor area and are only permitted to be used for guests of the residents of the single detached dwelling on a non-commercial basis. This limits them as both long-term and short-term rentals. Changing cottage to secondary dwelling unit means that these buildings continue to be permitted but could be used as a full-time residence as per the SDU general regulations. Additional language is proposed to be added to the special regulation explanation page noting that this was done. Bylaw No. 701 also contains a clause that allows a higher density of cottages in the Notch Hill/Balmoral area. This is proposed to be deleted as all cottages will become secondary dwelling units, and the density will be based on the parcel sizes outlined in the General Regulations. With these changes, existing cottages could be expanded from 50 m<sup>2</sup> to 140 m<sup>2</sup>. New construction would require a building permit, and all other zoning and servicing requirements would need to be addressed as applicable.

### **Shared Interest Properties**

Shared interest properties were discussed in the Board report for first reading of the Phase 1 bylaws with a focus on the zones in the North Shuswap bylaws that are used to regulate shared interest properties. There are shared interest developments in other areas of the CSRD including the South Shuswap and Rural Sicamous with similar zoning and additional discussion is warranted. Further changes have been made to the North Shuswap bylaws for shared interest properties as well.

A shared interest property is one where there are either multiple owners on title, or where the property is owned by a company and the company has divided the property into share areas. These shares are not legally subdivided into fee simple lots or strata lots. Rather, the property is owned in common by more than one party. These kinds of developments are often (but not always) historic developments that were established prior to zoning and there are often several dwellings located on one fee simple lot. The owners of these types of properties may have their own rules in addition to zoning.

Properties in these zones have special regulations for each development that set a limit on the maximum permitted density by regulating the number of dwelling units permitted per ha of land. It is not proposed to add secondary dwelling unit provisions to these zones where they do not already exist as this would create complications with the density provisions. However, where the zones already permit additional units such as “guest accommodation” or “cottage” these are proposed to be replaced with “secondary dwelling unit”.

In South Shuswap Zoning Bylaw No. 701 and Electoral Area E Zoning Bylaw No. 841 shared interests are zoned CH1 and CH2 – Cluster Housing. The CH2 Zone in Bylaw No. 701 includes “cottage” as a permitted use; this was to recognize cottages that existed when the bylaw was created. Cottage is being replaced with secondary dwelling unit throughout the bylaw. This will result in any existing cottages becoming secondary dwelling units. The CH1 Zone in Bylaw No. 841 already includes

secondary dwelling unit as a permitted use. The density provisions for this zone specifically include secondary dwelling units, so the use is not proposed to be removed from the zone.

In Scotch Creek-Lee Creek Zoning Bylaw No. 825 shared interests are zoned MR Multi-Residential and in Magna Bay Zoning Bylaw No. 800 shared interests are zoned MSR Multi-Single Family Residential. The MR Zone currently permits guest accommodation, while the MSR Zone does not. The MR zone is proposed to be amended to replace guest accommodation with secondary dwelling unit. As the MSR zone does not currently permit any guest accommodation use secondary dwelling units are not proposed to be added.

### **Building Schemes and Covenants**

Many developments or individual properties have building schemes or covenants registered on title that set limits on the density or style of dwellings and other buildings that may be constructed on a parcel of land. These legal documents may restrict the use of property beyond what is permitted through zoning.

Building schemes are developer initiated and enforced. The CSRD does not enforce such schemes. Covenants may be required as part of a development approval such as rezoning, subdivision, or a development permit and may be in favour of the CSRD or another government agency. Covenants are enforced by the CSRD.

The Province has confirmed that if there is a building scheme or covenant on title that restricts the density or building form on a parcel to less than what is permitted through zoning then these documents continue to be enforceable despite changes to zoning bylaws to implement Bill 44. A good example of this is Shuswap Lake Estates, where the building scheme limits development to one "dwelling house". Shuswap Lake Estates may choose to enforce this building scheme and not allow owners to construct secondary dwelling units. This developer requires that owners submit plans to them for approval prior to construction. There may be other developments where this is also the case. Owners are advised to check the title to their property to see if there are any building schemes or covenants and understand what they mean before making plans to construct an SDU.

### **Future Official Community Plan Amendments**

Phase 1 of the SDU project included proposed amendments to the Electoral Area F Official Community Plan Bylaw No. 830 to update policies related to secondary dwelling units. This was to ensure that the proposed SDU amendments were consistent with the Official Community Plan (OCP). The Province has advised that updates to zoning bylaws to implement Bill 44 do not need to be consistent with OCPs because the legislated timeframe for adoption of the required zoning amendments does not allow sufficient time for the public consultation required when amending an OCP. However, OCPs will need to be fully reviewed and amended by each local government over the next two years to implement the new housing projections for growth over the next 20 years that are to be identified in the updated Housing Needs Reports required by the Provincial legislation.

In the CSRD, there are areas that currently do not have a zoning bylaw in effect. However, these areas may have an OCP that contains density provisions which limit the number of dwelling units that may be constructed on a parcel. These density provisions are only triggered where a Development Permit is required, but there are many parcels that have steep slopes, or are affected by the Riparian Areas Protection Regulation or Lakes 100 m development permit area where a development permit would be triggered if someone wanted to construct a secondary dwelling unit. If the density provisions only permit one dwelling unit per parcel, and a development permit is required then a secondary dwelling unit would not be allowed. As a result, once the new zoning amendments take effect, areas that are not zoned but

have an OCP may end up being more restrictive than zoned areas with regard to the number of dwellings permitted. Therefore, OCP amendments are required to update provisions related to density and secondary dwelling units in the short term to ensure that all properties can have at least one SDU. These amendments will be brought to the Board in the spring of 2024.

### **Analysis**

The Secondary Dwelling Units project was originally initiated in 2022 to address the lack of long-term rental and affordable housing that was identified through the Housing Needs Reports prepared for each electoral area. In the interim, the Province initiated a number of legislative changes related to housing requiring local governments to implement new standards permitting at a minimum one secondary dwelling unit per parcel where only one single detached dwelling is currently allowed. The CSRD's approach exceeds the minimum requirements of the new Provincial legislation by allowing owners the option of an attached or detached secondary dwelling unit, and in some cases more than one secondary dwelling unit. It also proposes changes to rural zones in addition to the residential zones. The proposed amendments are intended to relax the restrictions on the number of dwelling units per parcel so that owners can have the option to provide an additional dwelling unit which could be used by a family member, friend, or tenant. The hope is that this additional zoning flexibility will help to alleviate some of the housing pressures occurring due to the current shortage of long-term rental housing.

### **RATIONALE:**

The purpose of the proposed bylaw amendments is to bring the CSRD's zoning bylaws into accordance with Bill 44 – Provincial Housing Statutes Amendment Act and to create zoning opportunities for landowners to construct secondary dwelling units on their properties which would help to create affordable housing for new and existing residents in the CSRD. Staff are recommending that the Board consider first and second reading, or second reading as amended (as applicable) of the nine amending bylaws proposing amendments to implement the secondary dwelling units project for the following reasons:

- The proposed amendments will allow greater flexibility for secondary dwelling units as a permitted use in rural and residential zones and will provide the opportunity for property owners to have an additional dwelling on their property that can act as a mortgage helper, while adding additional housing units to the long-term rental stock;
- Further public comments on the proposed bylaw amendments can be received up until third reading, which is anticipated to occur in April 2024; and
- The proposed amendments will bring the CSRD's bylaws into accordance with Bill 44 – Provincial Housing Statutes Amendment Act. Adoption of the amendments is required by June 30, 2024.

### **IMPLEMENTATION:**

#### Amendment Process

The Provincial government requires that all bylaws under consideration to implement Bill 44 – Housing Statutes Amendments Act must be adopted by local governments by June 30, 2024. Due to this deadline, there is not time to make further changes unless the changes are minor. Minor changes could be made at third reading. While the legislation includes opportunity to apply for an extension, it is only allowed in cases where a local government requires additional time to complete infrastructure upgrades or for extenuating circumstances such as a state of emergency due to flooding or wildfire.

As noted earlier in this report, public hearings are not permitted where bylaws are being amended to bring them into compliance with Bill 44 – Housing Statutes Amendments Act. Where a public hearing is

not being held, Development Services Procedures Bylaw No. 4001-2 as amended, requires that ads be placed in 2 issues of a newspaper at least 3 days and no more than 10 days prior to the Board considering a bylaw for first reading. A second ad is to be placed in the same newspapers using the same date considerations prior to the Board considering a bylaw for third reading.

The purpose of the ads is to invite written submissions from the public by 4 PM on the Tuesday prior to the Board meeting at which the Board will consider third reading. Consideration of third reading is anticipated to be at the Board meeting on April 18, 2024. Development notice signs and written notices to individual property owners are not required as per the Local Government Act because the proposed bylaw amendments will affect more than 10 properties. Notices will be posted at the CSRD office and on CSRD social media channels as are typically provided for bylaw amendments.

These bylaw amendments cover a large area, and much of it is located within 800 m of a controlled access highway. Therefore, Statutory Approval of the Ministry of Transportation and Infrastructure is required prior to Board consideration of the bylaws for adoption. Staff anticipate that the amending bylaws will be brought back to the Board for third reading on April 18, 2024. Following third reading they will be sent to the Okanagan Shuswap and Rocky Mountain Districts of the Ministry of Transportation and Infrastructure for Statutory Approval. These MOTI offices have been advised that these bylaws will be provided at that time and that there is a short timeframe for them to sign and return the bylaws. Following first and second readings the Board report and amending bylaws will be provided for their information. A timeframe for the remaining steps in the bylaw amendment process is included below.

Following bylaw adoption, the CSRD is required to provide notification to the Province that the amendments required to bring all zoning bylaws into compliance with Bill 44 have been completed.

<b>Action</b>	<b>Timing</b>
Ads placed in newspapers prior to first and second readings inviting public comments until Board consideration of third reading	February 2-9, 2024
Board consideration of first and second readings	February 15, 2024
Ads placed in newspapers prior to third reading advising of deadline for public submitting written comments (4 pm Tuesday prior to Board consideration of third reading)	April 5-12, 2024
Board consideration of third reading	April 18, 2024
Referral to MOTI for Statutory Approval of bylaws	April 19, 2024
Deadline for CSRD receiving the signed bylaws from MOTI	May 31, 2024
Board consideration of adoption	June 20, 2024
CSRD notifies Province of bylaw adoption	June 21, 2024

#### Guide to Secondary Dwelling Units and Accessory Buildings

A comprehensive Guide to SDUs in the CSRD will be developed prior to adoption of these bylaw amendments. This guide will be available to staff, building and development industry professionals, and the public to assist with implementation of the new SDU and accessory building regulations. It will outline the building application process, including the preliminary considerations and site planning that will need to be undertaken by applicants to ensure that they have enough parcel area to accommodate the proposed SDU and/or accessory building, sewage disposal system and back up field area, required setbacks and parcel coverage. In some cases, other requirements such as the Riparian Areas Protection

Regulations, steep slopes, or other considerations will further reduce the area that may be used for development; and a development permit may be required prior to issuance of a building permit. The guide will include sample site plans and drawings to assist in communicating the requirements.

## COMMUNICATIONS:

### Referrals

Referrals were sent out to a number of government agencies, First Nations, and the Electoral Area B Advisory Planning Commission. The proposed amendments were also referred to development industry professionals through the Shuswap Construction Industry Professionals (SCIP) association for comments. Referrals responses received are briefly summarized below. Full comments are attached as "SDU\_Project\_Agency\_and\_First\_Nations\_Referral\_Responses.pdf". It is noted that some referral recipients may have chosen to respond to the survey rather than provide more formal referral comments.

The amending bylaws were referred to the following agencies and First Nations. Responses are only briefly noted. Full referral comments are attached to the Board agenda as "SDU\_and\_Acc\_Bldg\_Project\_Referral\_Responses.pdf"

Agency	Response
CSRD Finance	The proposed bylaws have been reviewed as per S.477 of the Local Government Act and are consistent with the CSRD's current financial plan.
Community and Protective Services	
<ul style="list-style-type: none"> <li>Emergency Management</li> </ul>	No concerns
<ul style="list-style-type: none"> <li>Fire Services</li> </ul>	No concerns
<ul style="list-style-type: none"> <li>Parks and Community Services</li> </ul>	No concerns
CSRD Environmental and Utility Services	
<ul style="list-style-type: none"> <li>Utilities</li> </ul>	Utilities has no concerns with the proposed Bylaw Amendments. However, Water Rates and Regulation Bylaw 5819 will need updating to address water user fees for Secondary Dwelling Units.
<ul style="list-style-type: none"> <li>Solid Waste and Recycling</li> </ul>	No concerns
Electoral Area B Electoral Area Planning Commission (APC)	The APC raised questions around owner/occupancy of properties that have SDUs and whether they could be used for STR, groundwater use, affordability, traffic, parking, servicing, power grid capacity.
Interior Health Authority	The smaller the parcel size, especially in a rural neighbourhood of smaller parcel sizes, the fewer appropriate locations for sewerage dispersal fields would be available. At the time of designing and constructing a sewerage system only the

	immediate needs of the development are taken into consideration. It is prudent to consider future sewerage needs because all systems have the potential to fail in the lifetime of the building. Recommends directing infill development towards settlement areas that have community servicing or future potential for it.
Ministry of Transportation and Infrastructure	(Rocky Mountain District) - The ministry is happy to see the section detailing the number of off-street parking for additional SDUs. This will help to stem some of the road congestion that would magnify the already crowded road system in Revelstoke.
Canadian Homebuilders Association	No Response
Shuswap Construction Industry Professionals (SCIP)	No Response
First Nations	
• Adams Lake Indian Band;	No Response
• Akisqnuq First Nation;	No Response
• Ashcroft Indian Band;	No Response
• Boothroyd Indian Band;	No Response
• Coldwater Indian Band;	No Response
• Cook's Ferry Indian Band;	No Response
• Esh-kn-am Cultural Resource Management;	No Response
• Ktunaxa Nation Council;	No Response
• Lower Kootenay Band;	No Response
• Lower Nicola Indian Band;	No Response
• Lower Similkameen Indian Band;	No Response
• Lytton First Nation;	No Response
• Neskonlith Indian Band;	No Response
• Nicola Tribal Association;	No Response
• Nlaka'pamux Nation Tribal Council;	No Response
• Nooaitch Indian Band;	No Response
• Okanagan Indian Band;	No Response
• Okanagan Nation Alliance;	No Response

• Oregon Jack Creek Indian Band;	No Response
• Penticton Indian Band;	No Response
• Scw'exmx Tribal Council (STC)	Deferring this project to the appropriate First Nations for their review and comment.
• Shackan Indian Band;	No Response
• Shuswap Indian Band;	No Response
• Simpcw First Nation;	Simpcw Natural Resource Department (NRD) is satisfied with the bylaw amendments and the collaborative work relating to their proposal and support moving forward.
• Siska First Nation;	No Response
• Skeetchestn Indian Band;	No Response
• Skuppah Indian Band;	No Response
• Skw'lax te Secwepemcú'ecw;	No Response
• Splatsin First Nation;	No Response
• Spuzzum First Nation;	No Response
• Tk'emlups Band;	No Response
• Skeetchestn/Tk'emlups te Secwepemc.	Deferring all comments, technical, and field related aspects of consultation on this file to Simpcw First Nation, Skw'lax te Secwepemcú'ecw (Little Shuswap), Adams Lake Indian Band, and Neskonlith Indian Bands.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendations.

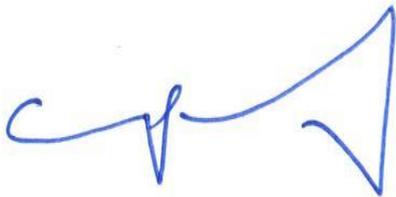
**BOARD'S OPTIONS:**

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Board_DS_Secondary_Dwelling_Units_First_Second.docx
Attachments:	<ul style="list-style-type: none"> <li>- BL650-19_Second_amended.pdf</li> <li>- BL701-103_First_Second.pdf</li> <li>- BL751-05_First_Second.pdf</li> <li>- BL800-35_Second_amended.pdf</li> <li>- BL825-49_Second_amended (2).pdf</li> <li>- BL841-04_First_Second.pdf</li> <li>- BL851-28_First_Second.pdf</li> <li>- BL2566_First_Second.pdf</li> <li>- BL3007_First_Second.pdf</li> <li>- SDU_Specific_Amendments.pdf</li> <li>- SDU_and_Accessory_Buildings_Survey_Results.pdf</li> <li>- SDU_Project_Agency_and_First_Nations_Referral_Responses.pdf</li> <li>- SDU_Project_Analysis.pdf</li> <li>- SDU_Project_Maps_Plans_Photos.pdf</li> </ul>
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie



Jennifer Sham

A handwritten signature in black ink, appearing to read 'John MacLean', with a long horizontal stroke extending to the right.

John MacLean

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

## ANGLEMONT ZONING AMENDMENT BYLAW NO. 650-19

A bylaw to amend the "Anglemont Zoning Bylaw No. 650"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 650;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 650;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Anglemont Zoning Bylaw No. 650" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A - Zoning Bylaw Text, is hereby amended as follows:

- a. All instances of "*single family dwelling*" used throughout the bylaw shall be replaced with "*single detached dwelling*".
- b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "*multiple dwelling*".
- c. Part 1 Definitions shall be amended by:
  - Deleting the following definitions: BASEMENT SUITE, GUEST ACCOMMODATION, GUEST COTTAGE, FAMILY, MULTIPLE FAMILY DWELLING, and SINGLE FAMILY DWELLING.
  - Adding the following definitions in alphabetical order:
    - i. HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
    - ii. KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
    - iii. MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;
    - iv. ON-SITE SEWAGE DISPOSAL means the onsite disposal of sewage effluent, that serves up to two Dwelling Units located on the same parcel, approved pursuant to the Public Health Act.
    - v. SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

- vi. SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*;
  - vii. SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;
  - viii. VACATION RENTAL is the use of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.
- Amending the following definitions:
    - i. COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more connections, or parcels. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and is approved and operated under the Environmental Management Act;
    - ii. DWELLING UNIT is a use of one (1) or more rooms in a *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) *household*;
- d. Part 3 General Regulations - Sections 3.9 Basement Suite and 3.10 Guest Accommodation shall be deleted; the following text shall be added as Section 3.9, and the remainder of Part 3 renumbered accordingly:

### "3.9 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	<i>Community Sewer System**</i>	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3** Notwithstanding 3.9.1 and 3.9.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

**.4** Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."

- e. Part 4 Off Street Parking and Off-Street Loading Regulations shall be amended as follows:

- Section 4.3 – to state that "The maximum slope of 8 percent does not apply to a *single detached dwelling, duplex dwelling, or secondary dwelling unit*".
- Section 4.6(a) – to state that "in the case of a *single detached dwelling, duplex dwelling and secondary dwelling unit*..
- Table 1 – delete Guest Accommodation and associated regulation, and add the following after Row House Dwelling:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1-bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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- f. Part 5 Zones shall be amended as follows:

#### RURAL LARGE LOT ZONE – RR60

- Section 5.3.1(b) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.3.2 by adding the following row to the Regulations table:

<b>(j)</b>	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
------------	--	---

- Section 5.3.2(d) by amending Column 2 as follows:

<b>(d)</b>	Maximum number of <i>single detached dwellings per parcel</i>	<ul style="list-style-type: none"> <li>• On <i>parcels</i> less than 8 ha (19.76 ac), 1</li> <li>• On <i>parcels</i> 8 ha (19.76 ac) or greater, 2</li> </ul>
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#### RURAL SMALL LOT ZONE - RR-4

- Section 5.4.1(b) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.4.2 by adding the following row to the Regulations table:

<b>(j)</b>	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
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#### COUNTRY RESIDENTIAL ZONE - CR

- Section 5.5.1 by adding "(e) *Secondary dwelling unit*"
- Section 5.5.2 by adding the following row to the Regulations table:

<b>(k)</b> Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
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## RESIDENTIAL ZONE – RS-1

- Section 5.6.1(c) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.6.2 by adding the following row to the Regulations table:

<b>(l)</b> Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
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## RESIDENTIAL SUMMER HOME ZONE – RS-5

- Section 5.7.1(d) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.7.2 by adding the following row to the Regulations table:

<b>(k)</b> Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
---	---

2. This bylaw may be cited as "Anglemont Zoning Amendment Bylaw No. 650-19."

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time, as amended this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER  
Certified true copy of Bylaw No. 650-19  
as read a third time.

\_\_\_\_\_  
CHAIR  
Certified true copy of Bylaw No. 650-19  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### SOUTH SHUSWAP ZONING AMENDMENT

#### BYLAW NO. 701-103

#### A bylaw to amend the "South Shuswap Zoning Bylaw No. 701"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 701;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "South Shuswap Zoning Bylaw No. 701", as amended, is hereby amended as follows:

#### A. TEXT AMENDMENTS

i) Schedule A, Zoning Bylaw Text is hereby amended by:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
- c. All instances of "cottage" used throughout the bylaw, including special regulations shall be replaced with "secondary dwelling unit". \*This includes the "Explanation of South Shuswap Zoning Bylaw No. 701 Special Regulations" even though it is not part of the bylaw.
- d. Part 1 Definitions shall be amended by:
  - i. Deleting the following definitions: cottage, family, multiple family dwelling, and single-family dwelling.
  - ii. Adding the following definitions:
    - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common *kitchen*;
    - DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities;
    - KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
    - MULTIPLE-DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *townhouse*;
    - ON-SITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on

which the sewage is generated, but does not include a privy or an outhouse;

- SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes, multiple-dwellings, townhouses* boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*;
- SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*;
- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;
- VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales;

iii. Amending the following definitions:

- COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals;
- DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household;

e. Part 2 Administration – Section 2.0 Statement of Intent shall be amended to read as follows:

This Zoning Bylaw was drafted in accordance with South Shuswap Official Community Plan Bylaw No. 700 which intended that all single detached dwellings and cottages existing at the date of adoption of that plan (March 16, 1995) be conforming uses. Special regulations within this bylaw recognize these uses. Bylaw No. 701-103 amended this bylaw to allow one or more secondary dwelling units in most zones. Where special regulations previously permitted one or more cottages on a parcel, these regulations have been amended to permit them as secondary dwelling units. Where a special regulation permits a higher number of single detached dwellings than permitted in the applicable zone, secondary dwelling units are not permitted unless already recognized in the special regulation.

- f. Part 3 General Regulations - the following text shall be added as Section 3.22 and the Table of Contents shall be updated accordingly:

### 3.22 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Maximum Number of Residential Buildings
Any	<i>Community Sewer System**</i>	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	<i>On-site Sewage Disposal</i>	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	<i>On-site Sewage Disposal</i>	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	<i>On-site Sewage Disposal</i>	1 attached* <u>or</u> 1 detached SDU per <i>single detached dwelling</i>	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

- .2 A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the *parcel* unless a *community sewer system* is available in which case connection to the *community sewer system* is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;

- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Schedule B of this *Bylaw*.

.3 Notwithstanding 3.22.1 and 3.22.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

.4 Where there is a special regulation permitting additional dwelling units on a parcel, the provisions of Part 2 Administration – Section 2.0 Statement of Intent apply.

g. Schedule B - Parking Provisions shall be amended as follows:

- Table 1 – add the following after School, Secondary:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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h. AR1 - AGRICULTURE ZONE (20 ha) - Section 5.1 is amended by replacing “.5 cottage, permitted only if there is less than two (2) single family dwellings on the property and permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.5 *secondary dwelling unit*”.

i. Section 5.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
--	---------------------------------------

j. AR2 – AGRICULTURE ZONE (4 ha) – Section 6.1 is amended by replacing “.4 cottage, permitted only if there is less than two (2) single family dwellings on the property and permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.4 *secondary dwelling unit*”.

k. Section 6.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
--	---------------------------------------

l. RR1 – RURAL RESIDENTIAL ZONE (4000 m<sup>2</sup>) – Section 7.1 is amended by replacing “.2 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.2 *secondary dwelling unit*”.

m. Section 7.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
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- n. RR2 – RURAL RESIDENTIAL ZONE (5000 m<sup>2</sup>) – Section 8.1 is amended by replacing “.3 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.3 *secondary dwelling unit*”.

- o. Section 8.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
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- p. RR3 – RURAL RESIDENTIAL ZONE (1 ha) – Section 9.1 is amended by replacing “.4 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.4 *secondary dwelling unit*”.

- q. Section 9.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
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- r. RR4 – RURAL RESIDENTIAL ZONE (2 ha) – Section 10.1 is amended by replacing “.4 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.4 *secondary dwelling unit*”.

- s. Section 10.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
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- t. R1 – LOW DENSITY RESIDENTIAL ZONE – Section 11.1 is amended by adding “.5 *secondary dwelling unit*” following “.4 accessory use”.

- u. Section 11.2 is amended by adding a new row to the table following .8 as follows:

.9 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
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- v. LH – LARGE HOLDING ZONE – Section 15.1 is amended by replacing “.4 cottage, permitted only if there are less than two (2) single family dwellings on the property” with “.4 *secondary dwelling unit*”.

- w. Section 15.2 is amended by replacing .2 in the table with:

.2 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
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- x. Section 15.4 - Number of Guest Cottages in Notch Hill – Balmoral Area shall be deleted.

2. This bylaw may be cited as "South Shuswap Zoning Amendment Bylaw No. 701-103".

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 701-103  
as read a third time.

CERTIFIED a true copy of Bylaw No. 701-103  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**RANCHERO/DEEP CREEK ZONING AMENDMENT BYLAW NO. 751-05**

**A bylaw to amend the "Ranchero/Deep Creek Zoning Bylaw No. 751"**

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 751;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 751;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 751 cited as "Ranchero/Deep Creek Zoning Bylaw No. 751" is hereby amended as follows:

**A. TEXT AMENDMENT**

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

Part 1 Definitions shall be amended by:

a. Amending the following definitions:

- SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, duplexes, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

b. Adding the following definitions:

- SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

2. Part 3 General Regulations shall be amended by:

a. Section 3.16 Secondary Dwelling Unit shall be deleted and replaced with the following:

**“3.16 Secondary Dwelling Unit**

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential
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				<b>Buildings Permitted</b>
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2 A secondary dwelling unit must:**

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

- .3 Notwithstanding 3.16.1 and 3.16.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.
- .4 Notwithstanding the provisions of Section 3.16, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

3. Part 4 Zones shall be amended as follows:

RH RURAL HOLDINGS ZONE by amending Section 4.5.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
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- by amending Section 4.5.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
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- by deleting Section 4.5.4(g) and replacing with “Deleted.”

AG1 AGRICULTURE 1 ZONE - by amending Section 4.6.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
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- by amending Section 4.6.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
---	---------------------------------------

- by deleting Section 4.6.4(g) and replacing with “Deleted.”

MH MEDIUM HOLDINGS ZONE - by amending Section 4.7.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
--	---

- by amending Section 4.7.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
---	---------------------------------------

- by deleting Section 4.7.4(g) and replacing with “Deleted.”

RR1 RURAL RESIDENTIAL 1 ZONE - by amending Section 4.8.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
---	---------------------------------------

- by deleting Section 4.8.4(g) and replacing with “Deleted.”

VR VACATION RENTAL ZONE - by amending Section 4.11.4(f) as follows:

(f) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
---	---------------------------------------

- by deleting Section 4.11.4(g) and replacing with “Deleted.”

4. Part 5 - Parking and Loading Regulations shall be amended as follows:

- Section 5.2 – by deleting “*guest accommodation*” and replacing with “Deleted.”;
- Section 5.5(2) – by deleting “*guest accommodation*” and replacing with “Deleted.”;
- Table 1 – amend “secondary dwelling unit”, and associated regulations as follows:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
--------------------------------------	---	--

2. This bylaw may be cited as "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-05".

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 751-05 as read a third time.

CERTIFIED a true copy of Bylaw No. 751-05 as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

## MAGNA BAY ZONING AMENDMENT BYLAW NO. 800-35

A bylaw to amend the "Magna Bay Zoning Bylaw No. 800"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 800;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 800;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Magna Bay Zoning Bylaw No. 800", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

a. All instances of "*single family dwelling*" used throughout the bylaw shall be replaced with "*single detached dwelling*".

2. Part 1 Definitions shall be amended by:

a. Deleting the following definitions: BASEMENT SUITE, FAMILY, GUEST ACCOMMODATION, GUEST COTTAGE, and SINGLE FAMILY DWELLING.

b. Adding the following definitions in alphabetical order:

- i. HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
- ii. KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
- iii. MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *row house dwelling*;
- iv. SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.
- v. SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*;
- vi. SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *bylaw*, one (1)

*secondary dwelling unit*. For the purposes of this *bylaw*, a *manufactured home* is considered a *single detached dwelling*;

- vii. VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

c. Amending the following definitions:

- i. DWELLING UNIT is a use of one (1) or more rooms in a *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household;

3. Part 3 General Regulations - Sections 3.10 Basement Suite and 3.13 Guest Accommodation shall be deleted and replaced with "Deleted." The following text shall be added as Section 3.10:

### "3.10 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

.2 A *secondary dwelling unit* must:

- (a) have a *floor area* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

.3 Notwithstanding 3.9.1 and 3.9.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

.4 Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."

4. Part 4 Off Street Parking and Off Street Loading Regulations shall be amended as follows:

- a. Table 1 – delete *Guest Accommodation* and associated regulation, and add the following after Retail Store:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
--------------------------------------	---	--

5. Part 5 Zones shall be amended as follows:

AGRICULTURE ZONE - A

- Section 5.2(1) by adding "(k) *Secondary dwelling unit*"; and
- Section 5.2(2) by adding the following row to the Regulations table:

<b>(g)</b> Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>• Shall be in accordance with Section 3.10</li> </ul>
--	--

- Section 5.2(2)(d) Column 2 shall be amended as follows:
  - On parcels less than 8 ha (19.76 ac); 1
  - On parcels equal to or greater than 8 ha (19.76 ac); 2

#### RURAL ZONE - R

- Section 5.3(1)(e) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.3(2) by adding the following row to the Regulations table:

<b>(g)</b> Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>• Shall be in accordance with Section 3.10</li> </ul>
--	--

- Section 5.3(2)(d) Column 2 shall be amended as follows:
  - On parcels less than 8 ha (19.76 ac); 1
  - On parcels equal to or greater than 8 ha (19.76 ac); 2

#### COUNTRY RESIDENTIAL ZONE - CR

- Section 5.4(1)(c) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.4(2) by adding the following row to the Regulations table:

<b>(h)</b> Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>• Shall be in accordance with Section 3.10</li> </ul>
--	--

#### RESIDENTIAL ZONE - RS

- Section 5.5(1)(c) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.5(2) by adding the following row to the Regulations table:

<b>(h)</b> Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>• Shall be in accordance with Section 3.10</li> </ul>
--	--

- Section 5.5(3)(b) shall be amended to read as follows:
  - Despite Part 3 General Regulations, Section 3.10.2(a), the maximum *floor area, net* of the *secondary dwelling unit* on Lot E, Section 13, Township 23, Range 10, W6M, KDYD, Plan 29668 is 140.63 m<sup>2</sup>.
  - Bullet (ii) to be deleted. Map to remain as is.

2. This bylaw may be cited as "Magna Bay Zoning Amendment Bylaw No. 800-35"

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time as amended, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED true copy of Bylaw No. 800-35  
as read a third time.

CERTIFIED true copy of Bylaw No. 800-35  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-49

#### A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 825 cited as " Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:

#### A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".

2. Part 1 Definitions shall be amended by:

- a. Deleting the following definitions: family, and single-family dwelling.

- b. Adding the following definitions in alphabetical order:

- HOUSEHOLD means people living together in one (1) *dwelling unit* using a common *kitchen*;
- KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
- MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *row house dwelling*;
- SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*;
- SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*;
- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1)

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*secondary dwelling unit*. For the purposes of this Bylaw, a *manufactured home* is considered a *single detached dwelling*;

c. Amending the following definitions:

- DWELLING UNIT is a use of one (1) or more rooms in a *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household. This use does not include a *tourist cabin*, a *tourist suite*, or a *sleeping unit* in a hotel or *motel*;
- GUEST ACCOMMODATION is the use of a *guest cottage* or *guest suite* on the same *parcel* as a *single detached dwelling*, for temporary rent-free accommodation on a non-commercial basis by guests of the residents of the *single detached dwelling*;
- VACATION RENTAL is the use of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

3. Part 3 General Regulations shall be amended by:

a. Adding the following text as Section 3.19:

### "3.19 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

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1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3** Notwithstanding 3.9.1 and 3.9.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

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- .4 Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."

4. Part 4 Parking and Loading Regulations shall be amended as follows:

- a. Section 4.2 – shall be amended to read: "The maximum slope of 8 percent does not apply to a *single detached dwelling, duplex dwelling, guest accommodation, or secondary dwelling unit*";
- b. Section 4.5(2) – shall be amended to read: "Excepting the parking space for a *single detached dwelling, secondary dwelling unit, and guest accommodation*, a parking space and a loading space must be constructed so as to permit unobstructed access to and egress from each space at all times without the need to move other vehicles."
- c. Table 1 – delete "*secondary suite*", and associated regulations, and add the following after "*Retail Store, Rental Shop*":

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or one (1) bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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5. Part 5 Zones shall be amended as follows:

AGRICULTURE ZONE (A)

- Section 5.3.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.3.3 by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
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- Section 5.3(3)(e) by amending Column 2 as follows:
  - On parcels less than 8 ha (19.76 ac); 1
  - On parcels equal to or greater than 8 ha (19.76 ac); 2

RURAL – 1 ZONE (RU1)

- Section 5.4.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and

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- Section 5.4.3 by adding the following row to the Regulations table:

(g)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
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- Section 5.4(3)(d) by amending Column 2 as follows:
  - On parcels less than 8 ha (19.76 ac); 1
  - On parcels equal to or greater than 8 ha (19.76 ac); 2

## RURAL – 2 ZONE (RU2)

- Section 5.5.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.5.3 by adding the following row to the Regulations table:

(g)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
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## COUNTRY RESIDENTIAL ZONE (CR)

- Section 5.6.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.6.3 by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
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## RESIDENTIAL – 1 ZONE (R1)

- Section 5.7.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.7.3 by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
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- Section 5.7(4)(x) by deleting in its entirety and replace with the word "Deleted";
- Section 5.7(4)(y) by replacing "*guest cottage*" and "*guest accommodation*" with "*secondary dwelling unit*";
- Section 5.7(4)(ff) by deleting in its entirety and replacing with the word "Deleted".

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## RESIDENTIAL – 2 ZONE (R2)

- Section 5.8(1) by renumbering the section starting from (a);
- Section 5.8(2) by renumbering the section starting from (a);

## MULTI-RESIDENTIAL ZONE (MR)

- Section 5.10(2)(b) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.10(3) by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	1 per <i>single detached dwelling</i>
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## MIXED USE ONE (MU)

- Section 5.12(2)(c) by replacing "*Guest suite*" with "*Secondary dwelling unit, attached*"; and
- Section 5.12(2)(2) by adding the following row to the Regulations table:

(i)	Maximum number of <i>secondary dwelling units, attached</i> per <i>parcel</i>	1 per <i>single detached dwelling</i>
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## COMMERCIAL – 3 (C3)

- Section 5.15(2)(b) by replacing "*Guest suite*" with "*Secondary dwelling unit, attached*"; and
- Section 5.15(3) by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units, attached</i> per <i>parcel</i>	Shall be in accordance with Section 3.19
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2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-49".

READ a first time this \_\_\_\_\_ 16<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_, 2023.

BL825-49

READ a second time as amended this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
*for:* Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 825-49  
as read a third time.

CERTIFIED a true copy of Bylaw No. 825-49  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

ELECTORAL AREA E ZONING AMENDMENT BYLAW NO. 841-04

A bylaw to amend the "Electoral Area E Zoning Bylaw No. 841"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 841;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 841;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in an open meeting assembled, HEREBY ENACTS as follows:

Bylaw No. 841 "Electoral Area E Zoning Bylaw No. 841", is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

a. Section 3 General Regulations shall be amended by:

Section 3.15. Secondary Dwelling Unit, shall be replaced with the following:

**“3.15 Secondary Dwelling Unit**

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

## BYLAW NO. 841-04

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3** Notwithstanding 3.15 and 3.15, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

**.4** Notwithstanding the provisions of Section 3.15, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

BYLAW NO. 841-04

b. Section 4 Zones shall be amended as follows:

RSC RURAL AND RESOURCE ZONE - by amending Section 4.5.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>On parcels less than 8 ha (19.76 ac); 1</li> <li>On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
--	---

- by deleting Section 4.5.4(g) and replacing with “Deleted.”

AG1 AGRICULTURE ZONE – by amending Section 4.6.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>On parcels less than 8 ha (19.76 ac); 1</li> <li>On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
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- by deleting Section 4.6.4(g) and replacing with “Deleted.”
- by deleting Section 4.6.4(i) and replacing with “Deleted.”

MH MEDIUM HOLDINGS ZONE - by amending Section 4.7.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>On parcels less than 8 ha (19.76 ac); 1</li> <li>On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
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- by deleting Section 4.7.4(g) and replacing with “Deleted.”

RR1 RURAL RESIDENTIAL 1 ZONE – by deleting Section 4.8.4(h) and replacing with “Deleted.”

VC VILLAGE CENTRE ZONE – by amending Section 4.12.3 by adding “(c) *Secondary dwelling unit*”;

- by amending Section 4.12.4(g) by replacing with the following:

(g) Maximum number of secondary dwelling units per parcel	Shall be in accordance with Section 3.15 of this bylaw
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VR VACATION RENTAL ZONE – by deleting Section 4.14.4(i) and replacing with “Deleted.”

c. Section 5 - Parking and Loading Regulations shall be amended as follows:

- Table 4 – amend the following after “*Retail Store, Rental Shop*”:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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BYLAW NO. 841-04

2. This bylaw may be cited as "Electoral Area E Zoning Amendment Bylaw No. 841-04."

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 841-04 as read a third time.

CERTIFIED a true copy of Bylaw No. 841-04 as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851-28

#### A bylaw to amend the "Electoral Area B Zoning Bylaw No. 851"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 851;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. " Electoral Area B Zoning Bylaw No. 851", as amended, is hereby amended as follows:

#### A. TEXT AMENDMENTS

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
- c. All instances of "guest accommodation" throughout the bylaw shall be deleted and the relevant sections renumbered accordingly.

2. Part 1 Definitions shall be amended by:

- Deleting the following definitions: guest accommodation, family, multiple family dwelling, and single-family dwelling.
- Adding the following definitions:
  - DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities;
  - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
  - MULTIPLE-DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;
  - SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

## BYLAW NO. 851-28

- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*.
- Amending the following definitions:
  - DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household. This use does not include a *camping unit*, *park model*, *tourist cabin*, or a *sleeping unit* in a *hotel*, *lodge* or *motel*;
  - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

## 3. Part 3 General Regulations shall be amended by:

- a. Section 3.7 Provisions for a Second Single Family Dwelling within the ALR, and all references throughout the bylaw to Section 3.7 shall be deleted.
- b. Section 3.15 Secondary Dwelling Unit shall be deleted and replaced with the following:

**“3.15 Secondary Dwelling Unit**

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	<i>Community Sewer System**</i>	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

## BYLAW NO. 851-28

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3** Notwithstanding 3.15 and 3.15, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

BYLAW NO. 851-28

.4 Notwithstanding the provisions of Section 3.15, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

4. Part 4 - Parking and Loading Regulations shall be amended as follows:

- Section 4.2 – replace “*guest accommodation*” with “*secondary dwelling unit*”;
- Section 4.5(2) – replace “*guest accommodation*” with “*secondary dwelling unit*”;
- Table 1 – delete “*guest cottage*”, and associated regulations, and add the following after “*Retail Store, Rental Shop*”:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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5. Part 5 Zones shall be amended as follows:

RURAL AND RESOURCE ZONE - RSC by amending Section 5.3(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	<ul style="list-style-type: none"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
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- by amending Section 5.3(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.3(3)(h) and replacing with “Deleted”;

RURAL HOLDINGS ZONE - RH by amending Section 5.4(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	<ul style="list-style-type: none"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
---	---

- by amending Section 5.4(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

## BYLAW NO. 851-28

- by deleting Section 5.4(3)(g) and replacing with “Deleted”;

SMALL HOLDINGS ZONE - SH by amending Section 5.5(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.5(3)(g);
- by deleting Section 5.5(4)(a) and replacing with “Deleted”;

RURAL RESIDENTIAL 2 ZONE - RR2 by amending Section 5.6(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.6(3)(g) and replacing with “Deleted”;

RURAL RESIDENTIAL 1 ZONE - RR1 by amending Section 5.7(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.7(3)(g) and replacing with “Deleted”;

RESIDENTIAL 3 ZONE - RS3 by amending Section 5.8(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.8(3)(g) and replacing with “Deleted”;
- by amending Section 5.9(3)(d) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

COMPREHENSIVE DEVELOPMENT B1 ZONE (Mt. McPherson Rd) CDB1 - (Development Area 1)

- by deleting Section 5.9(3)(f) and replacing with “Deleted”;

COMPREHENSIVE DEVELOPMENT B2 ZONE (Shelter Bay) - CDB2 by amending Section 5.10 as follows:

Development Area 1, Secondary Uses by adding “(e) secondary dwelling unit”; and  
 Development Area 1, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 1, Regulations table by adding a new row as follows:

## BYLAW NO. 851-28

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
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Development Area 2, Secondary Uses by adding “(d) secondary dwelling unit”; and  
 Development Area 2, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 2, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
-----------------------------	---------------------------------------	-----	-----

Development Area 3, Secondary Uses by adding “(c) secondary dwelling unit”; and  
 Development Area 3, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 3, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
-----------------------------	---------------------------------------	-----	-----

Development Area 5, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of secondary dwelling units	Subject to Section 3.15 of this bylaw
--	---------------------------------------

Development Area 5, Regulations table by deleting Subsection (g) and replacing with “Deleted”.

Development Area 6, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of secondary dwelling units	Subject to Section 3.15 of this bylaw
--	---------------------------------------

Development Area 6, Regulations table by deleting Subsection (g) and replacing with “Deleted”;

- by amending Section 5.12(3)(f) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

HIGHWAY COMMERCIAL ZONE - HC by amending Section 5.12(3)(f) as follows;

(f) Maximum number of	Subject to Section 3.15 of this bylaw
-----------------------	---------------------------------------

## BYLAW NO. 851-28

secondary dwelling units per parcel	
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- by deleting Section 5.12(3)(g), and replacing with “Deleted”;

NEIGHBOURHOOD COMMERCIAL ZONE - NC by amending Section 5.13(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.13(3)(f) and replacing with “Deleted”;

RESORT COMMERCIAL 1 ZONE - RC1 by amending Section 5.14(3)(f) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.14(3)(g) and replacing with “Deleted”;

RESORT COMMERCIAL 2 ZONE - RC2 by amending Section 5.15(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.15(3)(f) and replacing with “Deleted”;

VACATION RENTAL ZONE - VR by amending Section 5.16(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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GENERAL INDUSTRIAL ZONE - ID1 - by amending Section 5.17(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.17(3)(f) and replacing with “Deleted”.

BYLAW NO. 851-28

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-28"

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
*for: Ministry of Transportation and Infrastructure*

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 851-28  
as read a third time.

CERTIFIED a true copy of Bylaw No. 851-28  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

## SALMON VALLEY LAND USE AMENDMENT BYLAW No. 2566

A bylaw to amend the "Salmon Valley Land Use Bylaw No. 2500"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2500;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2500;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 2500 cited as "Salmon Valley Land Use Bylaw No. 2500" is hereby amended as follows:

A. TEXT AMENDMENTS

- a. Zoning Bylaw Text is hereby amended by:

- i. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- ii. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
- iii. All instances of "two-family dwelling" used throughout the bylaw shall be replaced with "duplex".

- b. Section 2.2 General Regulations is hereby amended by adding the following section:

"2.2.19 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted	Number of Residential Buildings
Any	<i>Community Sewer System**</i>	1 attached* and 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* or 1 detached SDU	2	1-2

## Bylaw 2566

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

**.2** A *secondary dwelling unit* must:

- a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the *parcel* unless a *community sewer system* is available in which case connection to the *community sewer system* is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- g) not be used as a *bed and breakfast*; and,
- h) Off-street parking shall be provided in accordance with Schedule B of this *Bylaw*.

**.3** Notwithstanding 2.2.19.1 and 2.2.19.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.”

c. Section 2.4 - 'R RURAL ZONE' is amended by:

- adding the following text in Section 2.4.1, immediately after .14:  
".15 secondary dwelling unit.”; and
- adding the following text to the columns in Section 2.4.2:

“.7 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

d. Section 2.5 - ‘RH RURAL HOLDINGS ZONE’ is amended by:

- adding the following text in Section 2.5.1, immediately after .8:  
“.9 secondary dwelling unit.”; and
- adding the following text to the table in Section 2.5.2, immediately after .1:  
“.2 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

e. Section 2.6 - ‘RR RURAL RESIDENTIAL ZONE’ is amended by:

- replacing .2 guest cottage in Section 2.6.1 with:  
“.2 secondary dwelling unit.”; and
- replacing the text of .2 from the columns in Section 2.6.2, with the following text:  
“.2 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

f. Section 2.7 - ‘RS SINGLE AND TWO FAMILY RESIDENTIAL ZONE’ is amended by:

- adding the following text in Section 2.7.1, immediately after .4:  
“.5 secondary dwelling unit.”; and
- adding the following text in Section 2.7.2, immediately after .6:  
“.7 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

g. Section 3.1 - ‘INTERPRETATION’ is amended by the following:

- deleting the following definitions: agricultural dwelling, guest cottage, family, multiple family dwelling, single-family dwelling, two-family dwelling.
- adding the following definitions:

“domestic water system” has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities.

“duplex” means any building consisting of two *dwelling units* each of which is occupied as a permanent home or residence of not more than one *household*.

“household” means people living together in one (1) *dwelling unit* using a common *kitchen*;

“kitchen” means facilities used or designed to be used for the cooking or preparation of food;

“multiple-dwelling” is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *townhouse*;

“secondary dwelling unit” is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple-dwellings*, *townhouses* boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

“secondary dwelling unit, attached” is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*

“single detached dwelling” means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;

“vacation rental” is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

- amending the following definitions:

replacing the existing definition for “on-site sewage disposal” with:

“on-site sewage disposal system” is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a privy or an outhouse;

amending the definition for “accessory *dwelling*” as follows:

“accessory *dwelling*” means a *dwelling* with its own separate entrance, that is contained within the principal non-residential building on a parcel zoned for commercial use.

- h. Schedule B – Off-Street Parking and Loading Requirements is amended by adding “secondary dwelling unit” to Column 1 of Table B-1 in alphabetical order; and by adding to Column 2 of Table B-1 “1 parking space for a studio or one-bedroom unit or 2 parking spaces for a two or more bedroom unit”.

Bylaw 2566

2. This bylaw may be cited as "Salmon Valley Land Use Amendment Bylaw No. 2566:

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 2566  
as read a third time.

CERTIFIED a true copy of Bylaw No. 2566  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

KAULT HILL RURAL LAND USE AMENDMENT BYLAW NO. 3007

A bylaw to amend "Kault Hill Rural Land Use Bylaw No. 3000"

WHEREAS the Board of the Columbia Shuswap Regional District has adopted Bylaw No. 3000;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 3000;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Kault Hill Rural Land Use Bylaw No. 3000", as amended, is further amended as follows:

a. TEXT AMENDMENTS

1. Schedule A, Rural Land Use Bylaw Text, is hereby amended as follows:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- b. All instances of "cottage" used throughout the bylaw shall be replaced with "secondary dwelling unit".
- c. Part 1 Definitions shall be amended by:
  - i. Deleting the following definitions: "cottage", "family", and "single-family dwelling".
  - ii. Adding the following definitions:
    - DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities.
    - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
    - KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
    - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.
    - SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

Bylaw No. 3007

- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;
  - VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.
- iii. Amending the following definitions:
- COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals.
  - DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household.
  - ON-SITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a privy or an outhouse.
- d. Part 3 General Regulations shall be amended by adding the following after Section 2.3.15 Home Business:

### “2.3.16 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted	Number of Residential Buildings
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

Bylaw No. 3007

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the *parcel* unless a *community sewer system* is available in which case connection to the *community sewer system* is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Schedule B of this *Bylaw*.

**.3** Notwithstanding 2.3.16.1 and 2.3.16.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

**.4** Notwithstanding the provisions of Section 2.3.16, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

Bylaw No. 3007

e. Part 2.4 – Off-Street Parking Spaces and Off-Street Loading Spaces shall be amended as follows:

- Table 2 – delete “cottage” and associated regulations, and add the following after “Retail Store”:

Secondary dwelling unit (SDU)	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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f. Zones shall be amended as follows:

- R RURAL ZONE - Section 2.6(1)(c) by replacing “Cottage on a parcel one (1) hectare or larger in area” with “Secondary dwelling unit”;
- by amending Section 2.6(2)(c) as follows:

(c) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
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- SH SMALL HOLDING ZONE - Section 2.7(1)(c) by replacing “Cottage on a parcel one (1) hectare or larger in area” with “Secondary dwelling unit”;
- by amending Section 2.7(2)(c) as follows:

(c) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
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- RR RURAL RESIDENTIAL ZONE – Section 2.8(1) by adding “(d) Secondary dwelling unit”;
- by amending Section 2.8(2) by adding the following row to Table 5:

(f) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
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- PUBLIC ASSEMBLY ZONE - Section 2.9(1)(c) by replacing “Cottage on a parcel one (1) hectare or larger in area” with “Secondary dwelling unit”;
- by amending Section 2.9(2)(c) as follows:

(c) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
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Bylaw No. 3007

2. This Bylaw may be cited as "Kault Hill Rural Land Use Amendment Bylaw No. 3007."

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED true copy of Bylaw No. 3007  
as read a third time.

CERTIFIED true copy of Bylaw No. 3007  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

## Specific Amendments Proposed to address Secondary Dwelling Units CSRD Planning – January 31, 2024

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### Phase 1

#### Anglemont Zoning Bylaw No. 650

**General** – all instances of “single family dwelling” and “multiple family dwelling” used throughout the bylaw are proposed to be replaced with “single detached dwelling” and “multiple dwelling”.

**Part 1 Definitions** – is proposed to be amended by deleting definitions for basement suite, guest accommodation, guest cottage, family, multiple family dwelling, and single-family dwelling; adding new definitions for household, kitchen, multiple-dwelling, secondary dwelling unit, secondary dwelling unit, attached, single detached dwelling and vacation rental; and amending the definition for dwelling unit.

**Part 3 General Regulations** – Sections 3.9 Basement Suite and 3.10 Guest Accommodation are proposed to be deleted. A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 3.9.

**Part 4 Off-Street Parking and Loading Regulations** – Guest accommodation and associated regulation is proposed to be deleted and Secondary Dwelling Unit is proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU. References to guest accommodation in Sections 4.3 and 4.6 are proposed to be replaced with Secondary Dwelling Unit.

**Part 5 Zones** – is proposed to be amended by deleting “Guest accommodation” and associated regulations from the RR-60, RR-4, RS-1 and RS-5 zones; and by adding “Secondary dwelling unit in accordance with the General Regulations in Section 3.9” as a permitted use in the RR-60, RR-4, CR, RS-1 and RS-5 zones; and by adding a new regulation to the RR-60 permitting 2 single detached dwellings on parcels greater than 8 ha.

**Special Regulation** – the RS-1 zone contains a special regulation applicable to Lot 11, Section 22, Township 23, Range 9, W6M, KDYD, Plan 19710. The special regulation permits an “upper floor dwelling unit” and guest accommodation is not permitted in the unit. The definition for “upper floor dwelling unit” is “a dwelling unit that is located above the ground floor of a principle permitted use and contains a separate entrance”. Since this unit would fit within the parameters for secondary dwelling units this special regulation is no longer required, and it is recommended that it be deleted from the bylaw.

Specific Amendments for SDU's  
 CSR Planning – January 31, 2024

**Summary of SDU Changes for Anglemont**

<i>Zone</i>	<i>Existing Secondary Unit Type</i>	<i>Proposed Secondary Unit Type</i>	<i>Parking</i>
<i>RR-60</i>	Guest Accommodation (50 m <sup>2</sup> ) for parcels 1600 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RR-4</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1600 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CR</i>	Not currently a permitted use	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RS-1</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1600 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RS-5</i>	Guest accommodation (50 m <sup>2</sup> ) for each portion of a parcel that is 4000 m <sup>2</sup> or more where 1 SFD exists	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

Magna Bay Zoning Bylaw No. 800

**General** – all instances of “single family dwelling” used throughout the bylaw are proposed to be replaced with “single detached dwelling”.

**Part 1 Definitions** – is proposed to be amended by deleting definitions for basement suite, guest accommodation, guest cottage, family, multiple family dwelling, and single-family dwelling; adding new definitions for household, kitchen, multiple-dwelling, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definition for dwelling unit.

**Part 3 General Regulations** – Sections 3.9 Basement Suite and 3.10 Guest Accommodation are proposed to be deleted. A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 3.9.

**Part 4 Off-Street Parking and Loading Regulations** – Guest accommodation and associated regulation proposed to be deleted and Secondary Dwelling Unit proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

**Part 5 Zones** – is proposed to be amended by deleting “Guest accommodation” and associated regulations from the R, CR, and RS zones; and by adding “Secondary dwelling unit in accordance with the General Regulations in Section 3.10” as a permitted use in the A, R, CR, and RS zones; and by adding a new regulation to the R zone permitting 2 single detached dwellings on parcels greater than 8 ha.

**Special Regulation for Guest Accommodation** – the RS zone contains a special regulation applicable to Lot E, Section 13, Township 23, Range 10, W6M, KDYD, Plan 29668. The special

Specific Amendments for SDU's  
 CSR Planning – January 31, 2024

regulation permits a guest accommodation of 140.63 m<sup>2</sup> on the subject property. Since this unit would fit within the definition of secondary dwelling unit but is slightly larger than the maximum size proposed for SDUs this special regulation is proposed to be amended to allow the maximum floor area permitted for a secondary dwelling unit on this property to be 140.63 m<sup>2</sup>. Bullet (ii) of this special regulation pertains to parcel area required for a guest accommodation and is no longer required as the property is large enough for a secondary dwelling unit.

### Summary of SDU Changes for Magna Bay

<i>Zone</i>	<i>Existing Secondary Unit Type</i>	<i>Proposed Secondary Unit Type</i>	<i>Parking</i>
<i>A</i>	N/A	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>R</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CR</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RS</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

#### Scotch Creek/Lee Creek Zoning Bylaw No. 825

**General** – all instances of “single family dwelling” used throughout the bylaw are proposed to be replaced with “single detached dwelling”.

**Part 1 Definitions** – is proposed to be amended by deleting definitions for guest accommodation, guest cottage, guest suite, family, and single-family dwelling; adding new definitions for household, kitchen, multiple-dwelling, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definition for dwelling unit.

**Part 3 General Regulations** – A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 3.19.

**Part 4 Off-Street Parking and Loading Regulations** – Guest cottage, guest suite and associated regulations are proposed to be deleted and Secondary Dwelling Unit is proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU. References to guest accommodation in Sections 4.2 and 4.5 are proposed to be replaced with Secondary Dwelling Unit.

**Part 5 Zones** – is proposed to be amended by deleting “Guest accommodation” and associated regulations from the A, RU1, RU2, CR, and R1 zones; deleting “Guest suite” from the MU and C3 zones; and by adding “Secondary dwelling unit in accordance with the General Regulations in Section 3.11” as a permitted use in the A, RU1, RU2, CR, R1, C3 and MU zones.

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and by adding a new regulation to the A and RU1 zones permitting 2 single detached dwellings on parcels greater than 8 ha.

**Special Regulations for Guest Accommodation** – Bylaw No. 825 contains a number of special regulations allowing guest accommodations or guest cottages that are larger than otherwise permitted in the bylaw on a site-specific basis. Since guest accommodation and guest cottage are proposed to be removed from the bylaw, and as these units will fit within the parameters for SDUs, some of these special regulations can be removed from the bylaw as they will no longer be required or amended as needed.

The following special regulations are proposed to be removed:

- R1 Zone:
  - 5.7(4)(x) – allows a guest accommodation with maximum floor area of 112 m<sup>2</sup> as a secondary use for Lot 14, Plan 8597, Section 35, Township 22, Range 11, W6M, KDYD.
  - 5.7(4)(ff) – allows a 65 m<sup>2</sup> guest cottage as a secondary use for Lot 3, Plan 20136, Section 34, Township 22, Range 11, W6M, KDYD.

The following special regulations are proposed to be amended:

- R1 Zone:
  - 5.7(4)(y) This special regulation is applicable to KAS55 (Copper Cove) and limits the size of a guest cottage on properties within the strata to a maximum of 60 m<sup>2</sup> and only permits them on parcels with a minimum area of 0.15 ha. The language is proposed to be changed from “guest cottage” to “secondary dwelling unit” but the rest of the special regulation is proposed to remain as is. Consultation with the strata will help staff to determine whether this approach is acceptable or if further changes are required.

### Summary of SDU Changes for Scotch Creek

<i>Zone</i>	<i>Existing Secondary Unit Type</i>	<i>Proposed Secondary Unit Type</i>	<i>Parking</i>
<i>A</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RU1</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RU2</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CR</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>R1</i>	Guest accommodation (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

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<i>C3</i>	Guest Suite (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>MU</i>	Guest Suite (50 m <sup>2</sup> ) for parcels 1 ha or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

## Phase 2

### Electoral Area B Zoning Bylaw No. 851

#### **General**

- all instances of “single family dwelling” used throughout the bylaw are proposed to be replaced with “single detached dwelling”.
- All instances of “multiple family dwelling” used throughout the bylaw shall be replaced with “multiple dwelling”.
- All instance of “guest accommodation” used throughout the bylaw, including special regulations shall be deleted.

**Part 1 Definitions** – is proposed to be amended by deleting definitions for guest accommodation, family, multiple family dwelling, and single-family dwelling; adding new definitions for domestic water system, household, multiple-dwelling, secondary dwelling unit attached, and single detached dwelling; and amending the definitions for dwelling unit and secondary dwelling unit.

**Part 3 General Regulations** – Section 3.7 Provisions for Second Single Family Dwelling within the ALR, and all references throughout the bylaw to Section 3.7 are proposed to be deleted; and Section 3.15 outlining the regulations for Secondary Dwelling Units is proposed to be replaced with the new regulations.

**Part 4 Off-Street Parking and Loading Regulations** – References to guest accommodation and associated regulations in Sections 4.2 and 4.5(2) are proposed to be deleted. Guest cottage is proposed to be deleted and Secondary Dwelling Unit is proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

**Part 5 Zones** is proposed to be amended by amending the RSC and RH zones to allow 2 single detached dwellings on parcels greater than 8 ha. The RSC, RH, SH, RR2, RR1, RS3, CDB1, CDB2, HC, NC, RC1, RC2, VR, and ID1 zones are proposed to be amended by amending the regulations table to specify the maximum number of secondary dwelling units per parcel with reference to Section 3.15 of the bylaw. References to secondary dwelling unit floor area in the RSC, RH, SH, RR2, RR1, RS3, CDB1, CDB2, HC, NC, RC1, RC2, VR, and ID1 are proposed to be deleted.

#### **Summary of SDU Changes for Rural Revelstoke**

<i>Zone</i>	<i>Existing</i>	<i>Secondary</i>	<i>Unit</i>	<i>Proposed</i>	<i>Secondary</i>	<i>Unit</i>	<i>Parking</i>
	<i>Type</i>			<i>Type</i>			

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<i>RSC</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RH</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>SH</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RR2</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RR1</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RS3</i>	Secondary Dwelling Unit (75 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CDB1</i>	Secondary Dwelling Unit (100 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CDB2</i> <i>Area 1</i>	N/A	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CDB2</i> <i>Area 2</i>	N/A	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CDB2</i> <i>Area 3</i>	N/A	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CDB2</i> <i>Area 5</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CDB2</i> <i>Area 6</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>HC</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling or 100 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>NC</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling or 100 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RC1</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling or 100 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

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<i>RC2</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling or 100 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>VR</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>ID1</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

Electoral Area E Zoning Bylaw No. 841

**Section 3 General Regulations** – Section 3.15 outlining the regulations for Secondary Dwelling Units is proposed to be replaced with the new regulations.

**Section 4 Zones** is proposed to be amended by amending the RSC, AG1, and MH zones to allow 2 single detached dwellings on parcels greater than 8 ha. The VC and VR zones are proposed to be amended by adding secondary dwelling unit as a permitted use and amending the regulations table to specify the maximum number of secondary dwelling units per parcel with reference to Section 3.15 of the bylaw. References to secondary dwelling unit floor area in the RSC, AG1, MH, RR1, and VR zones are proposed to be deleted. Reference to maximum floor area of a single detached dwelling in the AG1 zone is proposed to be deleted.

**Section 5 Parking and Loading Regulations** – Secondary Dwelling Unit in Table 1 is proposed to be amended with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

**Summary of SDU Changes for Rural Sicamous**

<i>Zone</i>	<i>Existing Secondary Unit Type</i>	<i>Proposed Secondary Unit Type</i>	<i>Parking</i>
<i>RSC</i>	Secondary Dwelling Unit (115 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>AG1</i>	Secondary Dwelling Unit (90-115 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>MH</i>	Secondary Dwelling Unit (115 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RR1</i>	Secondary Dwelling Unit (115 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>VC</i>	None	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>VR</i>	Secondary Dwelling Unit (115 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

Ranchero-Deep Creek Zoning Bylaw No. 751

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**Part 1 Definitions** – is proposed to be amended by amending the definition for secondary dwelling unit and adding a definition for secondary dwelling unit, attached.

**Part 3 General Regulations** – Section 3.16 outlining the regulations for Secondary Dwelling Units is proposed to be replaced with the new regulations.

**Part 4 Zones** is proposed to be amended by amending the RH, AG1, and MH zones to allow 2 single detached dwellings on parcels greater than 8 ha. The RH, AG1, MH, RR1, and VR zones are proposed to be amended by amending the regulations table to specify the maximum number of secondary dwelling units per parcel with reference to Section 3.16 of the bylaw. References to secondary dwelling unit habitable floor area in the RH, AG1, MH, RR1, and VR zones are proposed to be deleted.

**Part 5 Parking and Loading Regulations** – References to guest accommodation and associated regulations in Sections 5.2 and 5.5(2) are proposed to be deleted. Secondary Dwelling Unit in Table 1 is proposed to be amended with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

**Summary of SDU Changes for Rancho-Deep Creek**

<i>Zone</i>	<i>Existing Secondary Unit Type</i>	<i>Proposed Secondary Unit Type</i>	<i>Parking</i>
<i>RH</i>	Secondary Dwelling Unit (90 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>AG1</i>	Secondary Dwelling Unit (90 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>MH</i>	Secondary Dwelling Unit (90 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RR1</i>	Secondary Dwelling Unit (90 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>VR</i>	Secondary Dwelling Unit (90 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

## Phase 3

### South Shuswap Zoning Bylaw No. 701

#### **General**

- all instances of “single family dwelling” used throughout the bylaw are proposed to be replaced with “single detached dwelling”.
- All instances of “multiple family dwelling” used throughout the bylaw shall be replaced with “multiple dwelling”.
- All instance of “cottage” used throughout the bylaw, including special regulations shall be replaced with “secondary dwelling unit”. \*This includes the “Explanation of South

Specific Amendments for SDU's  
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Shuswap Zoning Bylaw No. 701 Special Regulations" even though it is not part of the bylaw.

**Part 1 Definitions** – is proposed to be amended by deleting definitions for cottage, family, multiple family dwelling, and single-family dwelling; adding new definitions for household, domestic water system, kitchen, multiple-dwelling, on-site sewage disposal, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definitions for community sewer system and dwelling unit.

**Part 2 Administration** – Section 2.0 Statement of Intent is proposed to be amended to include an explanation of how special regulations that previously permitted one or more cottages on a parcel will now permit the same buildings as secondary dwelling units, and that where a special regulation permits a higher number of single detached dwellings than permitted in the applicable one, secondary dwelling units are not permitted unless they are already recognized in the special regulation.

**Part 3 General Regulations** – A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 3.22.

**Part 5 Zones** is proposed to be amended by deleting "cottage" and associated regulations from the AR1, AR2, RR1, RR2, RR3, RR4, CH2 and LH zones; and by adding "Secondary dwelling unit" as a permitted use in the AR1, AR2, RR1, RR2, RR3, RR4, LH, and R1 zones. A new row is also proposed to be added to the regulations table in each zone that permits secondary dwelling unit noting that the number of secondary dwelling units permitted shall be in accordance with Section 3.22. Section 15.4 which regulates the number of guest cottages permitted in Notch Hill – Balmoral is proposed to be deleted.

**Schedule B - Parking Provisions** – Secondary Dwelling Unit is proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

**Summary of SDU Changes for South Shuswap**

<i>Zone</i>	<i>Existing Secondary Unit Type</i>	<i>Proposed Secondary Unit Type</i>	<i>Parking</i>
<i>AR1</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>AR2</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RR1</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RR2</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RR3</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

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<i>RR4</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>R1</i>	N/A	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>CH2</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>LH</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

Salmon Valley Land Use Bylaw No. 2500

**General**

- all instances of “single family dwelling” used throughout the bylaw are proposed to be replaced with “single detached dwelling”.
- All instances of “multiple family dwelling” used throughout the bylaw shall be replaced with “multiple dwelling”.
- All instance of “two-family dwelling” used throughout the bylaw, shall be replaced with “duplex”.

**Section 2.2 General Regulations** – A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 2.2.19.

**Zones** are proposed to be amended by deleting “guest cottage” and associated regulations from the RR zone; and by adding “Secondary dwelling unit” as a permitted use in the R, RH, RR, and RS zones. A new row is also proposed to be added to the regulations table in each zone that permits secondary dwelling unit noting that the number of secondary dwelling units permitted shall be in accordance with Section 2.2.19.

**Schedule B - Parking Provisions** – Secondary Dwelling Unit is proposed to be added to Table B-1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

**Section 3.1 Interpretation** – is proposed to be amended by deleting definitions for agricultural dwelling, guest cottage, family, multiple family dwelling, single-family dwelling, and two-family dwelling; adding new definitions for domestic water system, household, kitchen, multiple-dwelling, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definitions for on-site sewage disposal system and accessory dwelling.

**Summary of SDU Changes for Salmon Valley**

<i>Zone</i>	<i>Existing Secondary Unit Type</i>	<i>Proposed Secondary Unit Type</i>	<i>Parking</i>
<i>R</i>	N/A	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

Specific Amendments for SDU's  
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<i>RR</i>	Guest cottage (50 m <sup>2</sup> )	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RH</i>	N/A	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RS</i>	N/A	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

Kault Hill Land Use Bylaw No. 3000

**General**

- all instances of “single family dwelling” used throughout the bylaw are proposed to be replaced with “single detached dwelling”.
- All instance of “cottage” used throughout the bylaw, shall be replaced with “secondary dwelling unit”.

**Part 1 Definitions** – is proposed to be amended by deleting definitions for cottage, family, and single-family dwelling; adding new definitions for domestic water system, household, kitchen, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definitions for community sewer system, dwelling unit, and on-site sewage disposal system.

**Part 2.4 – Off-Street Parking and Loading Spaces** – Cottage and associated regulations are proposed to be deleted from Table 2 and Secondary Dwelling Unit is proposed to be added to Table 2 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

**Part 3 General Regulations** – A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 2.3.16.

**Zones** are proposed to be amended by deleting “cottage” and associated regulations in the R and SH zones; and by adding “Secondary dwelling unit” as a permitted use in the R, SH, RR, and PA zones. A new row is also proposed to be added to the regulations table in each zone that permits secondary dwelling unit noting that the number of secondary dwelling units permitted shall be in accordance with Section 2.3.16.

**Summary of SDU Changes for Kault Hill**

<i>Zone</i>	<i>Existing Secondary Unit Type</i>	<i>Proposed Secondary Unit Type</i>	<i>Parking</i>
<i>R</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>SH</i>	Cottage (50 m <sup>2</sup> ) for parcels 4000 m <sup>2</sup> or larger	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces
<i>RR</i>	N/A	Secondary Dwelling Unit (140 m <sup>2</sup> ) as per general regulations	1-2 Spaces

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PA

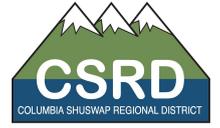
N/A

Secondary Dwelling Unit (140 m<sup>2</sup>)  
as per general regulations

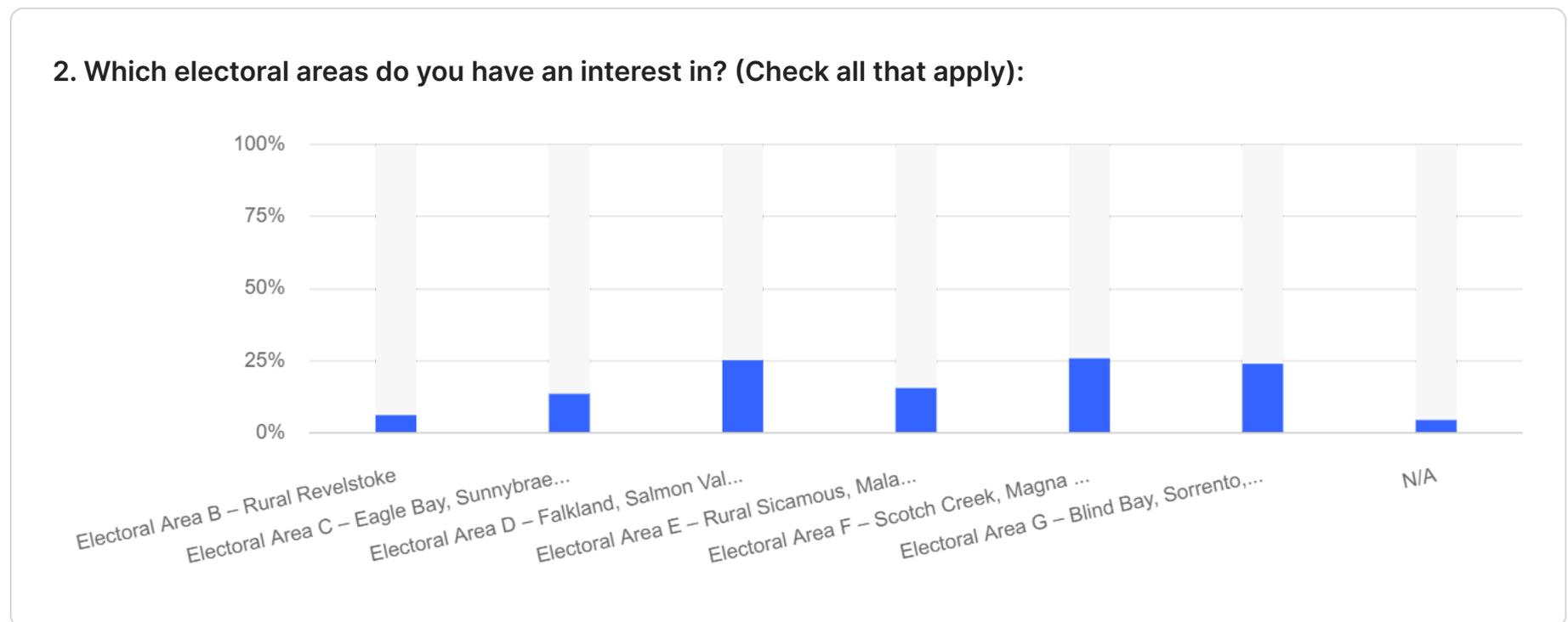
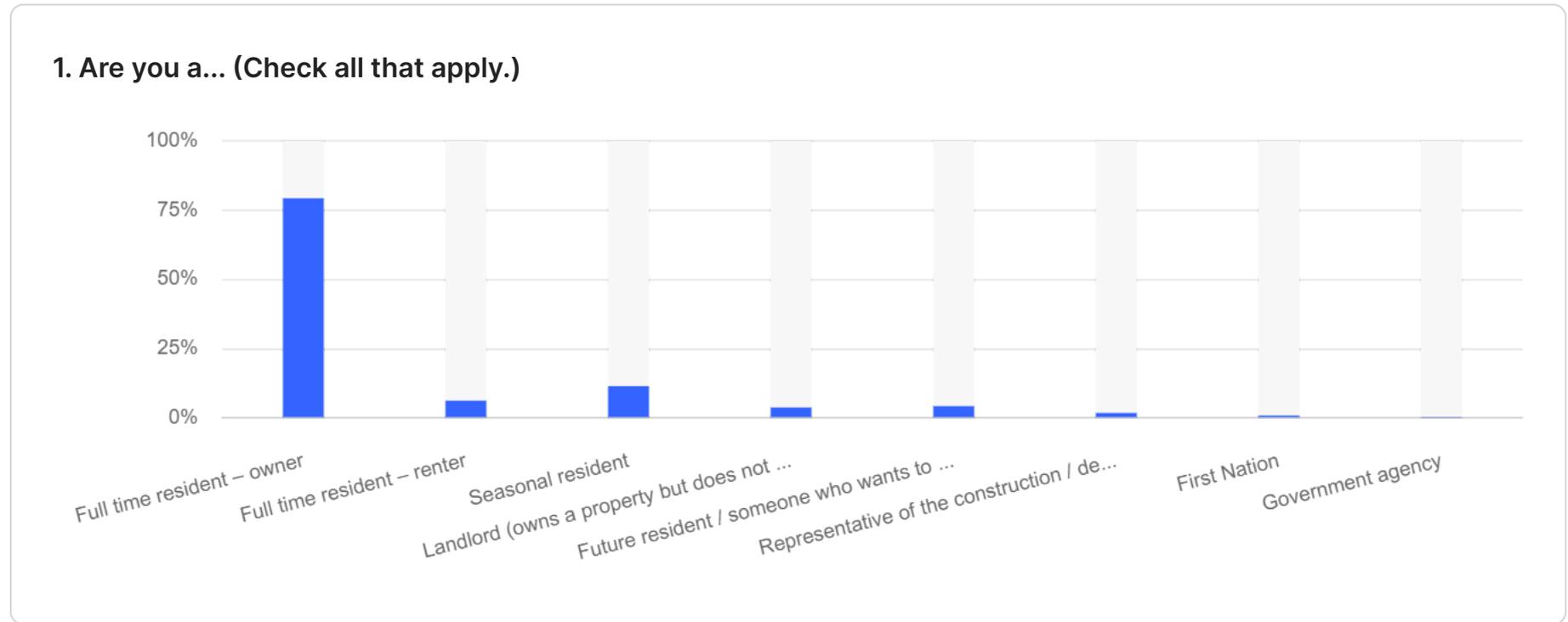
1-2  
Spaces

# Columbia Shuswap Regional District, BC | April-May, 2023

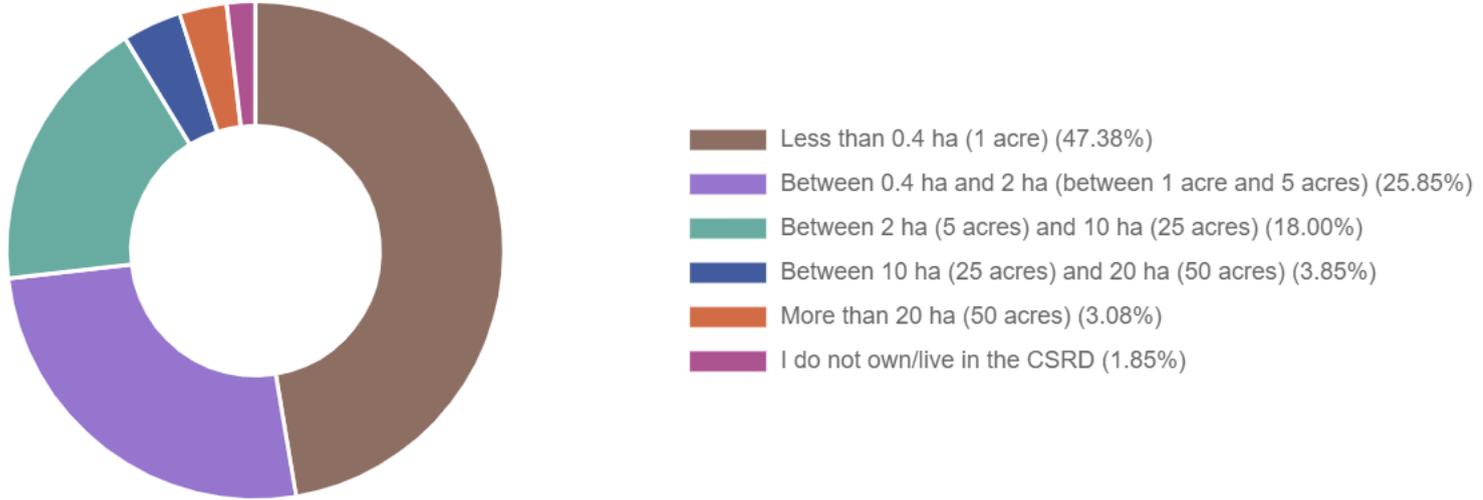
## Secondary Dwelling Units & Accessory Buildings Survey Results



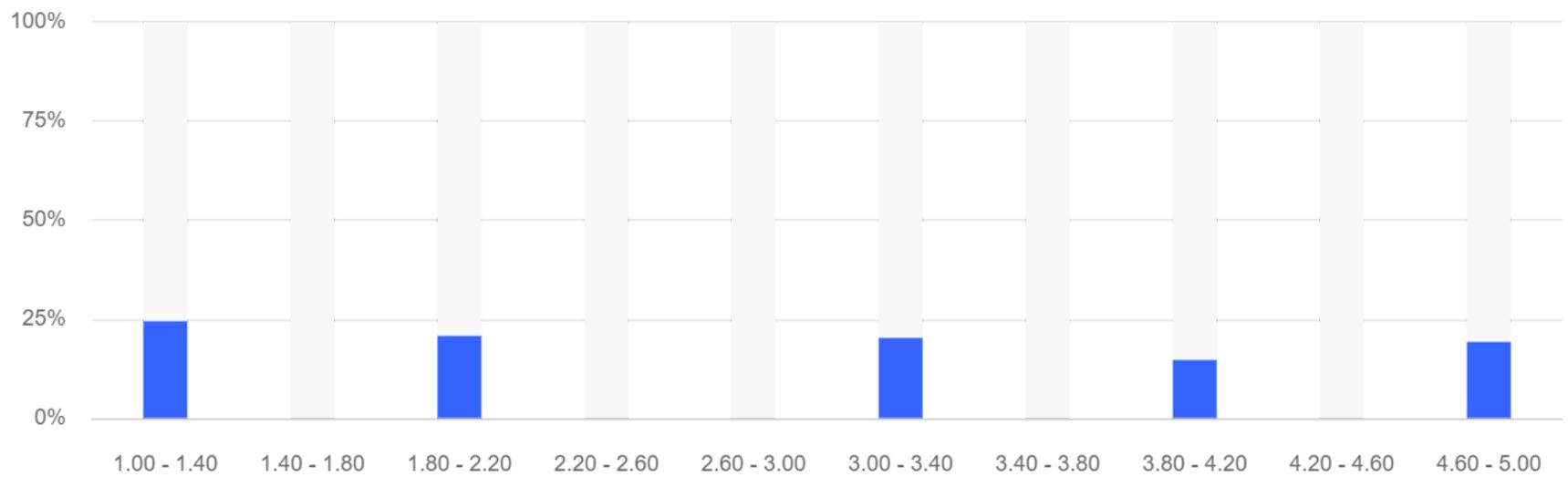
Total Respondents Starting Survey: 808  
 Total Respondents Completing Survey: 597



### 3. What is the size of your property?

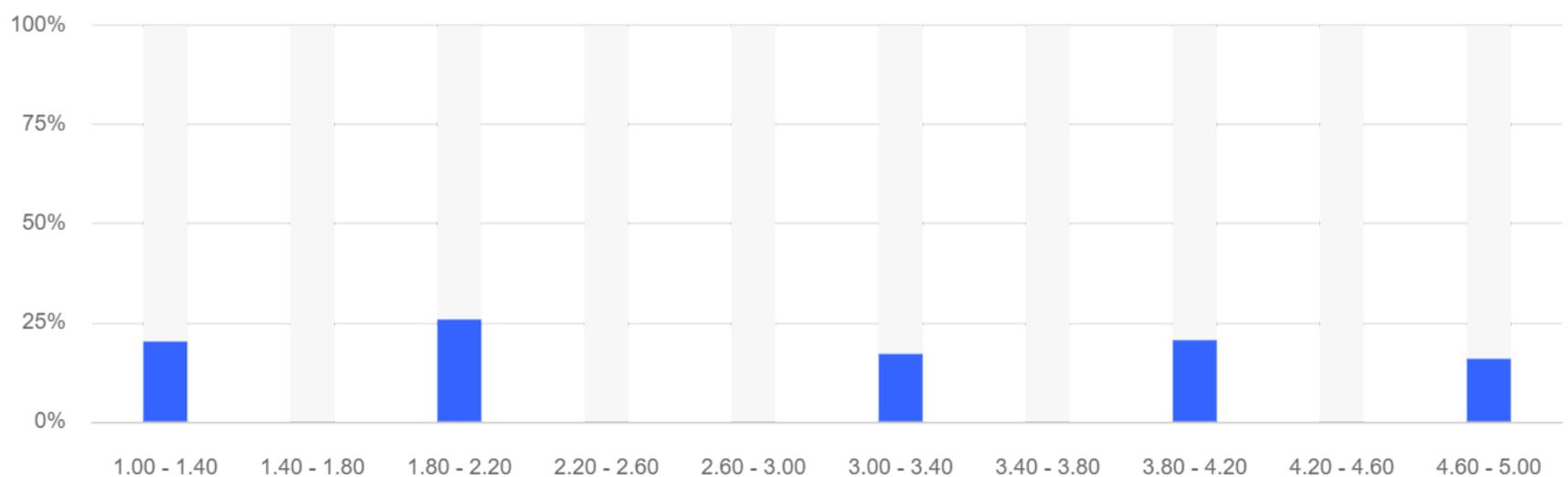


### 4. Maintaining the way my neighbourhood looks is important to me.

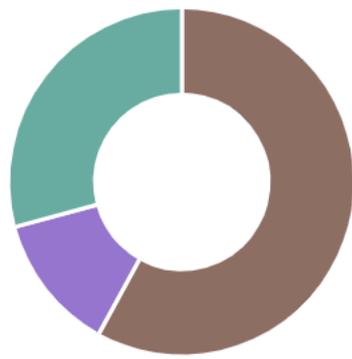


**Sliding Scale: 1-1.4 = Strongly Agree 1.8-2.2 = Agree 3-3.4 = Neutral 3.8-4.2 = Disagree 4.6-5 = Strongly Disagree**

### 5. Minimizing the spread of development and protecting the character of rural areas is important to me.

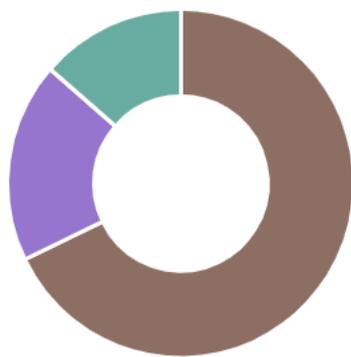


6. Is a three-bedroom home (140 square metres/1,500 square feet) an appropriate maximum size for a secondary dwelling unit?



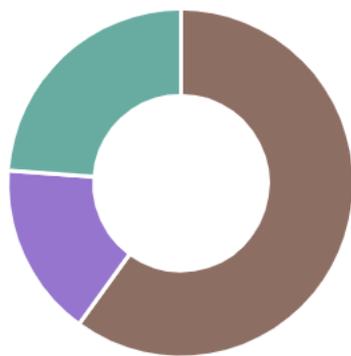
This is an appropriate maximum size. (58.00%)  
 It's too small. (12.83%)  
 It's too large. (29.17%)

7. Is one secondary dwelling unit as an attached suite OR separate building on properties under 0.4 ha/1 acre appropriate (two dwellings total)?



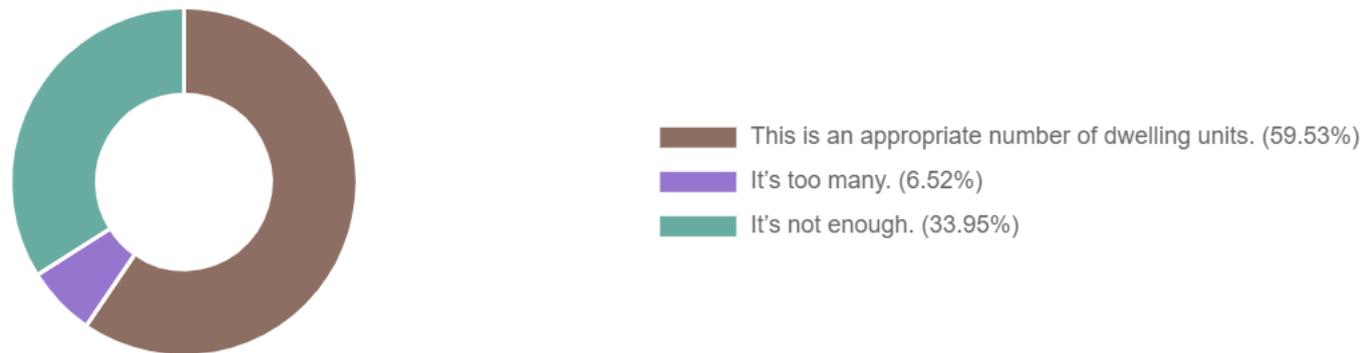
This is an appropriate number of dwelling units. (67.83%)  
 It's too many. (18.57%)  
 It's not enough. (13.60%)

8. Is one attached AND one detached secondary dwelling unit on properties 0.4 ha (1 acre) to 20 ha (50 acres) appropriate (three dwellings total)?



This is an appropriate number of dwelling units. (60.00%)  
 It's too many. (16.17%)  
 It's not enough. (23.83%)

9. On properties greater than 20 ha (50 acres), two single detached dwellings are generally permitted. Is one attached secondary dwelling unit per single-detached dwelling appropriate (four dwellings total)?



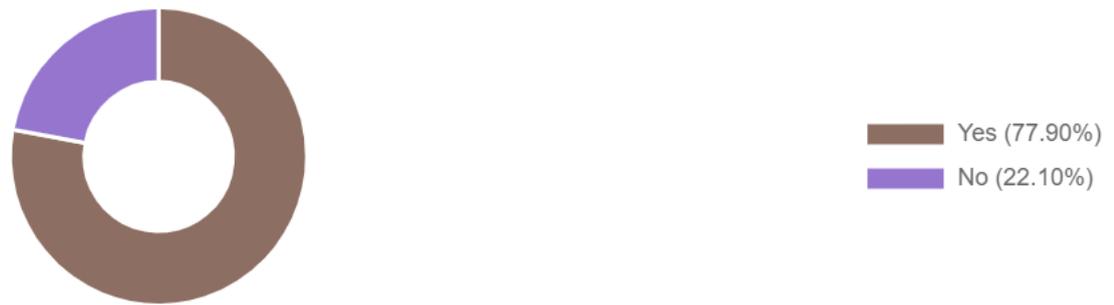
11. Is an accessory building the size of a six-car garage (150 square metres/1,600 square feet) an appropriate maximum size per building for a property under 0.4 ha/1 acre?



12. Is a two-storey accessory building (8.5 metres/27 feet maximum accessory building height) an appropriate maximum height for a property under 0.4 ha/1 acre?



13. Should the maximum floor area of an accessory building on a residential property be regulated based on lot size (properties over 0.4 ha/1 acre could have larger buildings)?



14. Should there be allowances made for larger accessory buildings (taller and greater floor area) when that building contains a secondary dwelling unit?



## Do you have any additional comments related to secondary dwelling units?

Maximum number of vehicles (travel trailers inc) allowed. Parking restriction on public roads. Traffic congestion and increased traffic on roads.

May 31, 2023

Housing is in desperately short supply and people are suffering as a result. What you should be asking are questions arising from the plethora of seasonal homes that are unoccupied for 90% of the year. These homeowners should be given an incentive to create secondary dwelling units or taxed to the hilt in order to fund social housing. . The CSRD should be considering tiny homes, park models, container architecture etc. Housing need not resemble the suburbs of 50 years ago.

May 31, 2023

Well and septic bylaws and distances must be enforced so Neighbours are protected

May 31, 2023

The 60% rule doesn't make any sense and should be removed.

May 31, 2023

I believe we should abolish the size percentage limits for secondary dwellings in relation to the primary dwelling size. Ie secondary dwelling being 60% the size of the primary. Rich people are just building new dwellings way larger than the original primary anyways, so what's the point? This rule now basically only negatively targets the middle income working class, people who are on family properties and trying to remain within the region.

May 31, 2023

There is an acute shortage of accommodation in Revelstoke and rural landowners should have an opportunity to provide places for people who want to live and work here. A secondary dwelling or suite can assist with the housing shortage and also help the landowner with the high costs of owning land in Rural Revelstoke Area B. Taxes have increased substantially in Rural Revelstoke due to the construction of RMR but the influx of wealthy land purchasers has driven values up further, making it difficult for many property owners [who contribute to the fabric of the community] to remain here.

Section 4.3.28 limits the size of secondary dwellings to 60% of the floor area of the principle dwelling. This has resulted in wealthy landowners building large mega homes and using the original residence as a secondary dwelling. Most often it is used as a vacation rental or for staff to service the new dwelling. One of the benefits to having a secondary dwelling on rural properties is to provide rural landowners and opportunity to share their property with family without having to do an expensive subdivision. The high cost of maintaining a rural property is prohibitive but having the ability for family to build a secondary dwelling is beneficial. However the size limitation of 60% of the square footage of the original dwelling can be too small for a family and the alternate of upsizing can be cost prohibitive. This limitation should be removed.

May 31, 2023

No

May 31, 2023

Any secondary dwelling should have adequate parking. The streets in Blind Bay do not have capacity for significant increase in traffic.

May 30, 2023

I feel that SDU's should be allowed as many properties already have them but are technically "not legal" . I do not agree with the CSRD 's proposal that they should only be used for long term rentals. I only support this change if short term rentals will be allowed. I do not agree with the CSRD dictating who I could potentially rent to. If I had a secondary dwelling unit and was only allowed to rent long term...I would leave it vacant. There is not a housing problem in these area. It is a people

problem.....many renters are disrespectful , have animals and children and when you want to terminate a rental it is near impossible to get renters out. The landlord has no rights. Short term rentals are great for these areas as there are no hotels and people come to the Shuswap and stay at a short term rental and then fall in love with the area and decide to mover here. Restricting short term rentals for SDU's would have a negative imput to the area. Tourism creates jobs, restaurants need people other than locals and vacationers would have no where to stay except for the bad experience of being in Salmon Arm and staying in a hotel. I do not agree with banning short term rentals for all these areas!

May 30, 2023

The clause regarding vacation rentals - how is this going to licensed and controlled-? Right now BnB's are exploding and there is no control and hard feelings between neighbors are being challenged.

May 30, 2023

Rental of SDU's should be at the owners discretion

May 30, 2023

Based on the housing crisis we are in, the government should really allow additions of multiple units if it is within a properties building setback area and makes sense with the surroundings (fits building scheme, landscaping, etc.).

May 30, 2023

I would be concerned if too much of the greenery trees bushes ect on the property were taken out to make room for housing. We are in a world where we need to preserve especially in malakwa for fire protection and our rain forest type of exsistant. Also we live out here for the fact that our neighbour's aren't on top of us and we can do our land .. I personally am growing as much food and wish to expand as much greenhouse as possible. And soon will hopefully be running year round if I can get it all done and 90% of it off grid. I am a prepper and and heavily belive in recycle reuse before I throw anything away.

May 30, 2023

Does this include 2nd dwellings that are used as a business ?

May 30, 2023

I know you are not answering questions, but. Is there a minimum size? Do you need home warranty? When would home warranty kick in. Lets say there is a shed and someone converts it to a sdu. Does warranty apply? or a garage? Or if it is say 200-300 sq.ft. Do we need home warranty then. Also would all the permit rig a marol. apply to tiny sdu's?

May 30, 2023

Multiple Seasonal bunkhouses under 300square feet should be allowed. 3 units per acre as a rough guideline

May 30, 2023

Size of secondary dwelling should be calculated on individual lot size.

May 30, 2023

Other considerations might include environmentally sensitive areas (e.g. lake front properties) restricting detached dwellings.

May 30, 2023

My concerns are in regards to density in small communities where seasonal owners are drawn by community size. The CSRD already advertises the benefits of these smaller communities stressing resources parking, road maintenance, boat launch, beach and outhouse usage. Increasing the population, in these smaller communities, would only make these stressors increase. Increasing the non owner residents have shown to increase the break in and vandalization without increased

RCMP support allows these communities. Tax base in the smaller communities are mostly drawn from owners who are not BC residents and should not be used to support low cost housing, but to maintain the basic needs of the community, increase safety, road and beach maintenance and appropriate RCMP vigilance. Security patrols with no power is window dressing but does not deter bad decisions. In towns , such as Sicamous where there is in the infrastructure to monitor resource use and local RCMP is a great idea. These new residents would support the economy where finding employees is a struggle , The development of a year round population is useful for the economy.

May 30, 2023

People have no where to live. Farms need workers. Grandparents need places. Extended families

May 30, 2023

I'm very interested in this unless it means apartments, duplexes, and low income housing will be part of this. I will not support those options.

May 30, 2023

We need multi housing to help with the housing/rental crisis. And allow to build multi level

May 30, 2023

Don't need two separate dwellings on lots under 1 acre . It's bad enough that the CSRD doesn't in force the bylaws that are in place already. In area D in Westwyde subdivision there is a property with a house and 3 RV's with people living in all of them.

May 30, 2023

Our current infrastructure ( water/sewer/ roads/ schools/ healthcare) and services provided for taxes charged do not support additional housing on existing lots with dwellings

May 30, 2023

We are against any densification except an attached suite such as a basement suite or annex which is part of an existing house. Adding separate living quarters on a property is the same as subdividing. A separate house is a huge demand on scarce water resources and many of us are seeing and living the effects of climate change on the aquifers and ground water now. We have lived here for over 43 years and the subdividing and densification has notable effects on water availability. More housing require wells. More and more households were running out frequently or/ and hauling this year and last year. Water is a huge issue and our area is dependent on wells which cannot support more in filling. If logging goes ahead in the Mallory abridge watersheds we are in bigger trouble than we are in now. If the CSRD is willing to fund and provide water systems for Deep Creek/ Mallory Road then in filling would be palatable. It is a terrible idea to add more housing looking at the future ramifications of losing our watersheds to logging and climate change (which is clearly) here and going to get worse. Without a plan for comprehensive water infrastructure secondary dwelling units should not be considered.

May 30, 2023

As long as more land from the ALR is not gobbled up and only land zoned for housing is used..it's okay

May 30, 2023

They must have adequate parking inside the property boundaries so street parking is avoided

May 30, 2023

Having an attached and separated dwelling would be fine if the sewer permits in my opinion. Something to consider though would be parking. If there isn't enough parking for this on your property you shouldn't have that many suites.

May 30, 2023

Hopefully there taxes reflect the additional living.

May 30, 2023

All these secondary dwellings, if allowed to go ahead, may put strain on services in some areas. I thought the idea was to increase density (infill) in developed areas for many reasons, water just being one. If those in higher density areas are okay with secondary dwellings and services can be supplied then I am in favour. In more rural areas, anyone building secondary structures would have to prove the services are in place and would not affect those already living there.

May 29, 2023

Increasing number of dwelling will allow for more criminals to live together increasing drug production and trafficking Example Cedar Hill Road Falkland

May 29, 2023

Considering the need of those to rent properties out to keep them after generations we need to make it available to owners to build as appropriate to the size of their land. If a single detached home is allowed to have a secondary cabin on their property under half an acre that is 1500 sqft you should be able to build two separate dwellings if needed at 750 sqft each. Giving the owner 3 separate dwellings to rent out to cover cost of the property. Should go with how many sqft that second dwelling would be per size of the land.

May 29, 2023

I hope it is considered as well for changes for properties on the lake, actually lakefront.

May 29, 2023

All environmental, set backs and health restrictions must be adhered to!!

May 29, 2023

I'm all for more home's for people, but wouldn't like them being used as weekly rentals. I have 3 in close proximity to my house, and it can be a real problem with the noise and parking. They should be long term rentals only.

May 28, 2023

You are referring to private property. What part of private is not being understood? People generally move to rural areas because they don't want government interference in their lives. The CSRD and other regional districts are self-perpetuating, constantly growing and inserting themselves into peoples lives and charging the people for the unwanted intrusion. Please go get a real, productive job and leave us alone.

May 28, 2023

May 28, 2023

Is there water, septic or sewer, roads, parking, school space in the area? A secondary dwelling on property less than 0.4

May 28, 2023

We need housing to lower rent, being in new working families and boost local economy. More houses the better

May 28, 2023

Update septic. Not dry wells.

May 28, 2023

Need more accomadation for long term rentals. Crack down on short term, weekly . rentals.

May 28, 2023

They should be long term rentals, not week to week.

May 28, 2023

I think this is a great idea as it makes better use of the land and also addresses the housing shortage in the area. This will also allow the aging population to remain in their own homes as long as possible.

May 28, 2023

1+ acre properties should have additional detached dwellings. High tourism areas like scotch creek should be able to use secondary dwellings as short term rentals.

May 28, 2023

I would like to see an increase in the maximum size of a secondary dwelling from 540sqft to something more reasonable like 1000-1200 sqft. 1500sqft is quite large for a secondary dwelling, especially on a lot that is less than one acre in size and would be more appropriate size as a primary dwelling for a lot that size.

May 28, 2023

We live in Hillcrest area in Salmon Arm. The amount of secondary dwellings and businesses operating impacts the neighborhood adversely through increased traffic (affecting safety) and by limiting parking for residents. It's not what we envisioned when we built in this neighborhood.

May 27, 2023

No

May 27, 2023

If someone wants a second dwelling they should have to subdivide that area off. If subdividing the property is not allowed, why should a second dwelling be allowed.

May 27, 2023

How can you allow secondary dwellings without community sewer on properties of less than 1 hectare?

May 27, 2023

This initiative to allow second or even third dwellings on rural properties is a great thing. It allows families to be closer together or help landowners earn extra income because it's needed nowadays.

May 27, 2023

Why do you care how many dwellings are on a property we have a massive housing shortage with the smallest population with the largest landmass. Its noting more then greed

May 27, 2023

We are talking actual buildings correct, not trailers?

May 27, 2023

May 27, 2023

Would love to see Carriage houses!

May 27, 2023

We need more housing

May 27, 2023

Some properties are inappropriately labelled ALR as soil is ineffective and no irrigation possible. These should be removed from ALR and allow more residential housing and business interests that would increase tax base and provide jobs and housing together.

May 27, 2023

Finally the csrd are moving in a positive direction. For too many years, it was too difficult to expand your property. Families are getting bigger at the lake and you need to accommodate more space. I hope this goes through

May 27, 2023

FLEXIBILITY! There should be allowable circumstances for extending the allowable housing. Especially when there are large families that are helping keep farm going, need housing for workers etc. too many rules around this

May 27, 2023

In #8 if the lower end was 2 acres instead of .4 acres it would be ok.

May 27, 2023

I would suggest all construction be permitted and inspected with fines attached for not following the guidelines.

May 27, 2023

Should be allowed to have a secondary unit for properties 1/2 acre and up not limited to an acre and up

May 27, 2023

With the housing shortage in our country I feel more dwelling units need to be added to existing lots.

May 27, 2023

I feel a secondary dwellings should be 800-850 sq/ft more of an in-laws suite ; if a larger property 15-50 acres could allow larger dwellings but placement should be planned for possible subdividing in future .

May 26, 2023

It's a win win all around for everyone please hurry up and make the changes already!

May 26, 2023

There is a huge parcel size difference between 1 acre and 50 acres. 50 acres might be zoned residential, but there is a massive difference and possible distance between 3 dwellings on a 1 acre lot vs. a 50 acre property. The size categories should be reasonably smaller; under 1 acre, 1-5 acres, 5-10 acres, 10-20 acres, over 20 acres. Or allow property OWNERS to change the zoning of their large properties more easily if they want to develop their land to allow for multiple dwellings.

May 26, 2023

It's great that the district is working towards solving housing issues. It would also be great if permits weren't such an expensive and painful process.

May 26, 2023

Perhaps the size of the secondary unit on a property under one acre should be determined by the size of the lot. A smaller lot maybe allowed 1000 or 1200 sq ft secondary home with a bigger lot being allowed 1500. My concerns with the smaller properties would also be septic and how it might affect neighbouring properties.

May 26, 2023

A 3-bedroom home should be at least 2,000 sq.ft. At least 1 primary and 1 secondary dwelling per acre is absolutely appropriate.

May 26, 2023

It is not the place for the CRSD to say what the people want to do with their land let us build what housing we want as long as it is good safe and affordable anything else is should be out of your control

May 26, 2023

Important that we have available rental properties in Tappen area

May 26, 2023

Changes to zoning should be in the spirit of bringing new tax payers and full time residents into the region to support our year round economy and removing red tape for families in need of housing  
May 26, 2023

The land owner is the one to make the decisions on what they want to build on their property. Other than obvious consideration to neighbours when building. We demand less interference from government.  
May 26, 2023

Add density! Especially when the homes are on their own sewer/water. We have a critical housing problem in this province. I own three properties in the CSRD and am strongly in favour of increasing density in it.  
May 26, 2023

Consideration for septic system would be an issue.  
May 26, 2023

These units cannot be RV's or trailers  
May 26, 2023

For question 8, I feel your land sizes of up to 50 acres is too large. I feel it should be 1 acres to 10 acres for 1 attached and 1 detached dwelling. 10 acres is small as far as farming goes, so this could give them a better use of the land. Question 9 then would be from more then 10 acres to 50 acres.  
May 26, 2023

Because of a housing shortage and extremely high rentals, extra suites and additional housing whether it be a carriage house, cabin, tiny home, recreational vehicle, yurt, or other housing should be allowed with no extra taxes or fees or permits to the land owner  
May 26, 2023

I believe secondary units should have green space at least big enough for residents to Garden in and maintain natural habitat where possible  
May 26, 2023

Falkland needs to have the ByLaws regarding RV trailers and the said trailers dumping their black water/sewage illegally in-forced. The property across the street from our property has a dwelling and 2 RV trailers on 1 lit and the trailers don not have their black water pumped so where is it going . There are several Illegal RV trailers in Falkland and non commercial buildings on Commercial Zoned lots .  
May 26, 2023

Although I'm not wanting big subdivisions in my rural area, we want the rights to be able to possibly put multiple single detached dwellings on our property for our children and other family members. We have just over 6 acres.  
May 26, 2023

Leave us the hell alone to make our own decisions about our own property. Keep your rules and regulations to yourselves! We have a large family and with the prices of homes, there is no way our kids will be able to buy. Being able to have multiple homes on the same property would be beneficial for us and allow us to work the land properly. Keep your bureaucratic bullshit to the city!  
May 26, 2023

Keep in mind that some people do not want full time tenants and prefer to have vacation rentals because of the temporary nature of the guest. The provincial rules governing residential tenancy are tipped too far in the direction of the renter and landlords have less rights over their own property. So if I had a secondary dwelling I would never rent it out.  
May 26, 2023

#7 Is two many if a second dwelling is unattached, but I'm not saying there couldn't be a suite. #8 The property value range is too large in this question. 1-5 acres shouldn't be classed the same as 6-50 acres. Because the lack of options with sizes the answer is this is too many but if you asked me for a 10 + acre piece I'd have to agree a second dwelling it fine. Mine answers would also change within land use ability and zoning. So it's hard to answer these general questions. Too many dwellings in area D where there are few regulations leads to many properties already having extra homes/5th wheels and yards full of garbage and mess. Not every property falls into this category but I feel for some people with close neighbors and the mess that come along with these cheaper housing options.

May 26, 2023

I would like to see short term rental an allowable use. As a homeowner, I am not willing to have long term renters, who I don't know, on my property. Although, I am willing to offer the flexibility of short term rental. I would then have this space available for potential long term rental if the opportunity arised for friends or family to rent the space.

May 26, 2023

Secondary dwellings should be max 1 bedroom less then an acre

May 26, 2023

Question 8 has too big of a range, going from 1-50 acres. Try 1-5, 6-10, etc. and allow for a gradual increase in dwellings.

May 26, 2023

Having an attached secondary suite may be more suitable for smaller properties, less than 1 acre. It helps to maintain the rural character of the area.

May 26, 2023

on properties with 10 acres or more should be able to have secondary (detached) dwellings

May 26, 2023

Regardless if a property is larger than 10 acres 3 dwelling should be max in our view

May 25, 2023

Depending on the use, for example if for family a large unit is ok, but it just renting out to someone, a smaller unit would be appropriate. If the property is under 1 ac then a small attached unit would be good for family not rental. Also, it would be OK to have a garage or machine building if they were not huge on a property under an acre and on larger properties I can see some lge buildings for animals and machines. But let remember Not to fill the properties with buildings, we are rural and it is nice to have nature around us, NOT just buildings everywhere you go. Thanks

May 25, 2023

Would be nice to have some of these rules be available to those living in trailer parks where we have rights also even when pad rental is paid. Things are tight for everyone.

May 25, 2023

With the way the housing market is across the province there are more and more multi-generational homes. Having the ability to support one's family both financially and physically yet having a bit of independence will build stronger communities. Young families and elders both struggle with the realities of their housing situation and this is possibly one very viable solution. I do not support secondary units for short term rentals at all. We need more full time housing if we want our area to succeed and grow. Doing this responsibility should be a priority. We don't need more huge properties for seasonal visitors only.

May 25, 2023

Housing is an issue everywhere if people want to have numerous dwellings on property let it happen

May 25, 2023

No more air bnb's  
May 25, 2023

Important to have options for family and guests. Due to lack of child care in the area, may need options for a live-in Nanny  
May 25, 2023

Size of a secondary dwelling must be relative to the size of the land parcel and in keeping with height restrictions so as to not have a monstrosity built.  
May 22, 2023

Question 8 is quite a wide spread. I answered appropriate amounts based on one acre. If a person had 25 to 50 acres perhaps more could be accommodated  
May 19, 2023

Not for short term rentals, that solves nothing  
May 18, 2023

Once this secondary dwelling go in and the area gets over the 5000 person threshold will this secondary dwelling be paying for the new cost of policing  
May 18, 2023

Storage Sheds not requiring a permit should be increased to 150 sq.ft. as people purchasing or building will need greater space for storage depending on the house contents from their former home. Not everyone can afford to buy a sea can for that purpose. There is little difference between the current size permitted.  
May 18, 2023

It would sure help me , my family , and another family get ahead in this EXPENSIVE , Unforgiving and corrupt world.  
May 17, 2023

densification on waterfront should be excluded due to the the impacts on shoreline ecosystems on Shuswap lake and others until mapping of shoreline riparian assets is completed and then can guide decision making for development bylaw purposes. The aging and deteriorating quality of water in the Shuswap Lake points to preserving and improving shoreline habitats. Densification is inconsistent with this. Scale of development that is consistent with the capacity of natural assets should be goal. Consideration for locating secondary units relative to transportation(active) and community hubs will point to decreasing car traffic that comes with densification. This will ensure the that large developments don't overcome an otherwise quiet rural or remote area. Densification is favored in the development of Transportation services.  
May 17, 2023

The parameters are too large in some of the questions. For instance 1 acre to 50 acres is too broad. Should be 1 -5 acres, 10 -20 and 20 plus  
May 17, 2023

I would like to make sure that our rural area would stay as looking like a rural area, no huge condo's, no tall structures, and stay in keeping with what our area has been for many years.  
May 16, 2023

I think they should be allowed.  
May 16, 2023

We are in the ALR and would love to have more smaller sized farm type dwellings or camping cabins.  
May 16, 2023

I would be happier about more density if we had a sewage system in Blind Bay. More septic draining down to the lake from our septic systems seems unsustainable. If you want more density, I would support it if water/ sewage systems were in place. I won't until then. The water system in Blind Bay (I live on Chalet) is old and constantly breaking. There needs to be a full plan for community development, not just more housing.

May 16, 2023

Mortgage helpers are great. They bring more revenue to local businesses and help people become new neighbour's in our area. These electoral areas are changing for the better and I feel it's a great way to bring in extra income for CSRD and for the home owners.

May 16, 2023

Very dependant on the area, a blanket policy for all areas makes little sense. The density being proposed here depends on the ability of surrounding community infrastructure etc. Some areas can handle it, others can not. The biggest issue in development is the lack of regional investment in supporting infrastructure in targeted areas approved for more density.

May 16, 2023

There should not be allowed to have secondary dwellings on any property under 5acres, unless it is the upper floor of a garage

May 16, 2023

I was pleasantly surprised to see this survey. The housing situation in the Greater Shuswap area is very challenging. It is impacting business's ability to obtain new workers as there are no rental units available. In addition, my opinion is that being a summer tourist destination, the additional of short term rentals should be something also considered through zoning changes.

May 15, 2023

Given the current rental crisis and options for affordable housing needs in the province, I HIGHLY SUPPORT the CSRD proposing this bylaw amendment. You have my full support, and I hope you move forward with it. My biggest concern is the issue with the building permits, and how long it actually takes to receive a permit. I believe there will be an influx in permit applications, so I hope you have a plan to process them faster. All in all, I think this is a good move on the CSRD.

May 15, 2023

The only reason that I would say that 1500 ft<sup>2</sup> is too small is that potentially someone may want to use their current dwelling as their rental and build a larger one as their residence. Perhaps a total square footage of housing on the property could be looked at as a maximum rather than capping a new build at 1500 ft<sup>2</sup>. Very in favour of secondary dwellings !

May 15, 2023

With the cost of housing, many families would like to build houses on their property for their children. As long as it's done in an environmentally conscious manner I see no reason why that shouldn't be allowed with stipulations of how many dwellings per acre. If someone has less than two acres then a cottage that isn't too big could easily still be allowed

May 15, 2023

growing up in the GVRD and working in the construction trade (hvac) i have seen alot of cities grapple with a rapid influx of people. i am now on a large farm with my 4 kids and wife and we would love to add on additional places for people to come help us work and live on this farm. Working full time in the HVAC field here in shuswap so i can pay the morgage i dont get alot of extra time to put into the farm. Being able to have more helpers means i can put more into the farm and contribute more of our products at the local farmers markets , thus helping to feed the people. i thinking extra dwellings are great idea but they need to be regulated as i have been witness to places in surrey , some houses had 8 illegal suites. This survey is great and i appreciate the ability to put im knowledge in. Looking forward to seeing what can become of this.

May 15, 2023

You need to ensure these additional units will be available for Long term rentals only. No short term rentals. Who will be monitoring this if CSRD bylaw operates on complaint driven issues only?

May 15, 2023

Secondary dwelling units are an excellent idea

May 14, 2023

I know housing is greatly needed so I think it's great that CSRD is considering this need!

May 14, 2023

Allowing additional secondary units will increase traffic on local roads that aren't designed for a large volume. Secondary units tying into existing water lines coming from the lake will in result in additional stress on the lake. And all those new secondary suite occupants will obtain a buoy which will make the shores of the lake a virtual parking lot. Secondary units will stress an already fragile sewage drainage system.

May 13, 2023

Let people develop their properties as they see fit. The minimal amount of government influence is always best. All areas have been developed so far appropriately let it continue without further redtape policy and regulation by government.

May 13, 2023

Property should be more than .2ha (.5 acre) to have a detached secondary dwelling. Property under .2ha should only have suite in existing residence - no detached secondary dwelling. Property under .4ha can have accessory building but without residence (ie garage, shed, shop with no living quarters)

May 13, 2023

How will this a secondary dwelling affect property assessments? To encourage more rental housing there needs to be appropriate financial incentives because the residential tenants act is so heavily weighted towards favouring tenants.

May 13, 2023

Off street parking must be available and addressed in the bylaws for all areas. A three bedroom secondary living unit has the potential of six additional vehicles, two per bedroom. Short term rentals need to be controlled, the tourist draw of our region promotes a continuous party atmosphere that can disturb the permanent residents for days at a time as each new group rents a dwelling Traffic, sewer and water for urban areas needs to be considered.

May 13, 2023

Parking in developed subdivisions is an issue. Roads are not adequate to support street parking. They are narrow with no shoulders whatsoever in our area. Perhaps sidewalks would be a more prudent beginning.

May 13, 2023

I like them as long as they're not AirBNBs

May 13, 2023

I sent an email with my thoughts on this topic a month or so ago (mid-March?); I hope you took the time to read & share it in committee. Colleen Nicks of Lee Creek.

May 13, 2023

Septic systems must be changed if you are adding load to it blind bay and notch hills septic systems run downhill to the lake. Blind bay already tests high for fecal matter. No expansion without sewer!

May 12, 2023

Farmers constantly need ways to house their labourers and extended housing allowances need to be easier to get  
May 12, 2023

Must have adequate parking  
May 12, 2023

leave the zoning as is  
May 12, 2023

Even a 1000sqft secondary dwelling is adequate however allowing carriage homes on the property would be beneficial to the community with supplying affordable housing options for local residents. Enabling local small businesses to provide employment opportunities for full time or even seasonal workers.  
May 12, 2023

With such a lack of rentals in the area we need to find a way to accommodate people who want to live and work in the area  
May 12, 2023

I believe on properties less than an acre, that not more than 40% of the property not be occupied by building structures. Also that each property have enough parking to accommodate, not to have parking on roads or nearby vacant property which happens.  
May 12, 2023

The oversight process for privately owned sewage disposal systems is unclear. The capacity of these systems appears to be under regulated and not understood by users and purchasers of properties. Although the CSRD is not the owner of the oversight/regulator of these systems, the CSRD needs to take an active role in co-managing these systems with the Ministry of Health.  
May 12, 2023

Keep Area B like it is. We are rural and need to keep it that way! We don't need more housing. Let them find it in the city of Revelstoke  
May 11, 2023

There is a demand for homeowners and renters. Off street parking is a must for me.  
May 7, 2023

It would be beneficial to allow these secondary dwelling units to be built first before primary residence with an applicable time to build primary . Many of these areas are rural such as out property the ability to build the secondary first with stipulation that primary would be built in certain period . Having ability to have secondary first for storage , while building would be great improvement . Currently only way is to have a RV on site , so now all we see is a large number of RV parked n site  
May 6, 2023

this wont stop a big developer from doing whatever they want. they will just have to pay more money to appease the rules. but the average person in area d will now be handcuffed by more regulations that they cant afford to circumvent. prime example is the spa hills compost facility. most in the community were against it, but it happend even though there was alot of community resistance. money does what it wants, those with out big bank accounts become prinsoners to more rules and regulations  
May 5, 2023

This will be a helpful step for families and overall income stability.  
May 5, 2023

CSRD NEEDS TO LET LAND OWNERS DECIDE WHAT TO DO AND WHAT TO BUILD ON THEIR OWN PROPERTIES. MIND YOUR OWN BUSINESS. WE DON'T WANT YOUR GOVERNANCE.  
May 4, 2023

I live in a neighborhood, that is zoned R1. My neighbor built an illegal suite in their basement. My neighborhood, has no sidewalks narrow road. When people park on the street, this road becomes single lane. I had called the city bylaw to report this neighbor, they had zero interest in inspecting the illegal suite. They told me that there is a homeless problem in salmonarm. The homeowner did not take out any permits to build this suite. If salmonarm wants to allow secondary suites, they have to make sure these suites have proper permits and inspections done. This could be a safety issue. I've lived in a neighbourhood in surrey, where secondary suites were allowed. The rules were you had to have a parking spot for your tenant off the street. And your taxes were higher as your dwelling housed more people, extra garbage pickup, recycling green bin, water usage. I'm not against secondary suite, but if your zoned R1 and the city refuses to inspect the dwelling. The city fails to take complaints and insure the requirements are in place and safe. There are a lot of illegal suites, I see on homes for sale in salmonarm. Before you start allowing the building of these secondary dwellings, you need to insure the illegal suites are turned into legal suites. This protects your neighborhoods.  
May 4, 2023

Development costs of extending BC Hydro and other services into rural resource and agricultural zoned properties is prohibitive in many cases under current densities, due to limited demand and BC Hydro rebates on service extensions. Reasonable increased demand would help extend clean power from BC Hydro to residences currently using wood or oil burning as primary heat sources and match the CSRD, Provincial and Federal Climate Action targets as well as improve quality of air from emissions of burning carbons.  
May 4, 2023

Any new developments should include input from neighbors.  
May 3, 2023

Pass the bi law what are we waiting for it's a win win for everyone so silly why this is taking so long and why this isn't allowed already.  
May 3, 2023

Please stop trying to make rural areas into cities and all there crazy rules.  
May 3, 2023

something need to be done to help people have a place to live in the shuswap area  
May 2, 2023

In Sicamous people have no place to live or rent and cannot work here if they have to pay to travel to minimum wage job. We need to address these issues without destroying our rural areas.  
May 2, 2023

Subdivision rules in CSRD are antiquated and are out of touch with reality. Many small holding properties could be subdivided to provide for more housing but land owners face a gauntlet of regulations that are often too burdensome to try and negotiate.  
May 2, 2023

Current secondary dwelling size is too small in my area prohibiting anyone from wanting to build one. It's too much cost for such a small building.  
May 2, 2023

Csrd should be dissolved, you're nothing but a beurocratic pain in the ass for builders and home owners, hire people that haven't a clue what they are doing and don't do anything good  
May 2, 2023

Please consider loosening rules regarding tiny homes, sea can homes ect. Affordable housing is an ongoing crisis in our area. Also we need to restrict the use of additional dwellings for short term rentals. Make sure every person in our community has access to affordable housing  
May 2, 2023

Let people do what they want!  
May 2, 2023

May 2, 2023

We don't need restrictions brought in by the government. We own our land, and should be able to do with it what we please.  
May 1, 2023

Would like this to go through as there is not enough real estate out there to allow people to have their own land and property. Would give me opportunity to have my kids each have their own dwelling  
May 1, 2023

My family is planning to buy land for a family compound. Where our children, their children, and our parents can all live close enough for the kids to walk over to Grandma's house safely. Free babysitting. Saves gas, saves money, a group effort to grow food, and maintain the property. Many parts of the world live in multi-generational housing.  
May 1, 2023

Should get this passed sooner than later with the housing shortage. Please remember Parks are needed in a community not what is happened in Blind Bay, no parks in walking distance for children don't know how this could happen?  
May 1, 2023

I think anyone under 1/2 acre lots should only have attached suites. Having an attached suite and a separate dwelling would change the rural lifestyle as small towns like Falkland would just become wall to wall houses and small home dwellings.  
May 1, 2023

The present economy has caused adult children to move home with parents.  
May 1, 2023

Take of ALR off on 20 ac and less .. .  
May 1, 2023

right now in my rural area, water access is an issue as is septic service. Without addressing these concerns, I am not in agreement with increasing residential density in rural areas.  
May 1, 2023

Let the owners decide! Too much regulation in our lives already!  
May 1, 2023

We are in need of more housing. Income from rentals is a good option for poor retired homeowners like us  
May 1, 2023

It is appropriate to allow secondary dwelling units to help the older residents by providing an income and allow them to stay in their home longer. It may also help with the longer term housing shortage or with short term tourism stays.  
May 1, 2023

these questions dont seem to follow what the post was about as it also mentions support and out buildings

May 1, 2023

It just makes sense to be able to accomodate family members at a time when there are few other options.

May 1, 2023

To be able to satisfy our present and future housing needs "infill" housing is a way to increase the stock without needing more land. It is so sad to read all the posts on social media of people desperately looking for housing in our area.

May 1, 2023

You could have AT LEAST 1 dwelling for an acre.

Apr 27, 2023

secondary dwellings are essential to maintain our rural area while increasing housing options. i would put a secondary dwelling on my land and provide affordable rent for a young family or couple, etc

Apr 27, 2023

I think this is a great plan as my parents want to retire one day but cannot because the cost of housing. A secondary dwelling unit would help on my property

Apr 27, 2023

The number of dwellings depends on each individual owners circumstance.

Apr 27, 2023

We need this badly especially as no new subdivisions are being done & affordability is getting harder for people.

Apr 27, 2023

Rentals are in need. As long as they are respectable it's fine with me.

Apr 27, 2023

Does the property slope, riparian areas, parking, lot coverage etc. support the proposed dwellings? A flat 1 acre lot is very different than a 30% sloped lot. Riparian protection is also critical. Most rural roads do not support parking well (snow plowing, emergency access etc.) development just needs a good fulsome plan, well thought out. I would also say bedrooms is a better measure than dwellings.

Apr 26, 2023

We are in a housing crisis and it is only getting worse! This is so so important! Finding ways to streamline processes that don't require board approval is also going to be extremely important. People do not have months and months to wait for approval. Thank you for bringing forward this proposed by-law change, it is long overdue!

Apr 26, 2023

It is frustrating to be considering secondary units when there are people struggling to build thier first home in this area.

Apr 26, 2023

We do not have enough housing in our area so this is a great idea

Apr 26, 2023

Will it be possible/ difficult to obtain approval for a secondary dwelling unit to be used as vacation rental?

Apr 26, 2023

Being that lots of dwellings in the areas are under an acre (especially in towns that have trailer parks for example) it would be fair that anyone with 50 acres (which is a rather substantial amount of land) should be able to build dwellings as they see fit. While I agree there should be a maximum amount of dwellings. Four (counting suites inside of a dwelling) isn't a whole lot. On average for those properties if they were separate dwellings would be about 12.5 acres of property per dwelling. And in towns with rv parks or mobile home parks, the management companies of these would be able to rent or sell and accommodate roughly 2 dozen units and earn profit and lot rent on all of the above. It should be encouraged for people with this amount of property to build especially if it produces affordable rental units for residents of the area. Being a young adult in their mid 20s I would not be able to support myself off of a singular income given the state of the rental market. God forbid I want to buy a house.

Apr 26, 2023

Increased square footage for secondary dwellings on ALR land should be considered when proposed building site is not viable agricultural land

Apr 26, 2023

I think homeowners are more than able to choose what fits best and benefits their property most, especially larger parcels

Apr 26, 2023

Not once are you mentioning what the property is zoned for?

Apr 26, 2023

I think secondary dwellings are need to solve the housing crisis

Apr 22, 2023

Hello , Park Model trailers should be allowed on 2 acres or more .

Apr 21, 2023

We are currently building a new home and wanted a basement suite and the bylaws currently won't allow it. This needs to be changed.

Apr 20, 2023

This is a great way for people that already live in run down conditions to build another garbage building because the Csrld does not patrol what is actually built unless the person actually applies for a permit where these people usually live in good conditions and are stand up citizens

Apr 20, 2023

Not big on restrictions. Bought the property, I understand why buildings should be built to code but the oversight is unwanted.

Apr 20, 2023

Community needs and common sense needs to be considered on applications.

Apr 20, 2023

Your questions are leading. I'm surprised you didn't ask if we wanted to limited the spread of cancerous development. Asking if 3 dwellings is appropriate for 1-50 acres? Really ? Huge difference between 1 and 50. It's too much for 1 acre and not enough for 50 acres. This should be a non biased survey and it's clearly not. Redo the survey.

Apr 20, 2023

This town is in desperate need of reasonably priced LONG TERM rentals. More secondary dwelling suites and carriage houses should be encouraged!!

Apr 19, 2023

Question 8 is not very accurate there is a HUGE difference between 1 acre and 50 acres. It would be inappropriate for 1 - 10 acres in a rural area to have more than one dwelling but 20 - 50 acres could easily have multiple especially if they are attached.

Apr 19, 2023

We need to make more options available for people to live.

Apr 19, 2023

New subdivision for eagle bay up ivy road should not be allowed 200+ new homes is way too many

Apr 19, 2023

We need more bylaws regarding number of dogs , size of dogs , and containment of animals ... We are over run with dogs in Blind Bay Area , Dogs urinating, feces ....it is discussing , all of this goes in the lake , There are already not enough public beaches ....now our choice is to swim with neighbours dogs , or don't go in the lake Before the CSRD allows more people in these areas , they need to look at the environmental aspect of what is happening in this area , regarding the lake and contamination, And enforcement of animal bylaws Dog owners should be forced to contain dogs on their own properties only , and limit them to one small animal . Blind Bay does not have the infrastructure, for more people and traffic . Environmental issues need to be looked at , and addressed first . Unfortunately we are becoming a society of many bylaws , as citizens continue to be disrespectful , causing more and more bylaws... Regards Elaine Rodgers

Apr 19, 2023

Tiny homes should be allowed on any size property. We have 1/2 an acre and would love to have family in a small secondary dwelling on the property

Apr 19, 2023

I don't have an issue with secondary dwellings as long as they are under 1000 sq ft. I believe if there was more housing in my area it would make the area decline because there isn't enough services here. Most of us that land in rural areas isn't to have a secondary home on it or have renters.

Apr 19, 2023

Housing is much needed even in rural areas, I support this endeavour.

Apr 19, 2023

Secondary dwellings should definitely be encouraged, the high rent costs for single people and families are ridiculous. I was born and raised in this area and can't believe we are paying what Vancouver pays.

Apr 19, 2023

Please consider rv's as secondary dwelling units if they are connected to services to maintain public health( sewer, water, electricity) and they are covered under an appropriate structure with metal roof to protect against snow loads. There is not enough basic housing for people in BC at present, and this could help ease the strain on housing needs.

Apr 19, 2023

I think multiple carriage homes and or tiny homes should be allowed on a property as long as it has proper sewer/water facilities

Apr 19, 2023

I'd love to have multiple carriage houses on one property maybe some tiny homes as well

Apr 19, 2023

Unfortunately secondary dwellings will only end up being short term rentals and will do nothing for needed housing

Apr 19, 2023

#6 the answer depends on the size of the property. It would be different for many spaces. #8 & 9.. I believe this would depend on zoning. you need to be more specific with your questions.  
Apr 19, 2023

Why would you expand in the country, where there is no sewers or water systems. If extra housing is needed, expand in the city where there are services. Pretty soon we will have septic systems contaminating wells.  
Apr 18, 2023

Hi we have just over a half acre .52 and live at the end of a dead end street. We would love to be able to have a detached dwelling for our kids someday. I really hope this is possible. Thank you.  
Apr 18, 2023

Will this apply to csrd land that falls in ALR?  
Apr 18, 2023

tiny homes would be great.  
Apr 18, 2023

RVs are not appropriate secondary dwellings.  
Apr 18, 2023

We strongly need more affordable housing in this area, I see no downside to responsible people creating more desperately needed housing.  
Apr 18, 2023

The opportunity to build extra dwellings on property is a great choice for the community . It's good to offer more sustainable living options such as 1-3 bedroom. This is very exciting. I have space on my property and would love the opportunity build  
Apr 18, 2023

I think we must do our best to ensure all peoples can find a place to live. No homes equals no workers equals no amenities.  
Apr 18, 2023

Thank you for considering the costs of housing in your planning, we hope to add a secondary unit onto our property for our children to move into while saving for their own down payments which are growing increasingly more unaffordable.  
Apr 18, 2023

Allowing multiple dwellings on residential and rural properties is extremely important. Our zoning bylaws must catch up with the needs of the people and our communities. Thank you  
Apr 18, 2023

Higher density building with short term rental restrictions are important in Area E  
Apr 18, 2023

Smaller minimum size to increase the amount of housing created,  
Apr 18, 2023

If this doesn't change soon we will force people to go around or skirt the laws. Housing is out of control. Our population is aging and the Gen-X are becoming more and more pinched to supply homes for both parents and young adult children because the previous generations did nothing to prevent this run-a-way cost increase. It is very possible to build bylaws that both allow for multiple dwellings AND maintaining beauty and character of an area. Please for the love of gawd stop making it even harder for families and just people in general to have a nice, safe, clean home... this is supposed to be Canada where we care about our fellow man above our own selfish interests and still balance safety and beauty.

Apr 18, 2023

Waterfront properties should be an exception to these changes and dealt with separately. The sensitive nature of watershed needs To be considered.

Apr 18, 2023

Secondary dwelling is something to think about but must times traffic, parking and services are over looked when this type of bylaw is passed. Then the area is always in catch up on services for years. I walk around blind bay a I can see signs of septic systems failing there should be a bylaw brought in that septic system need to be inspected every so many years.

Apr 18, 2023

Apr 15, 2023

Allowing up to 4-plex on under 1 acre property would be great with ability to apply for variances based on individual lot situation should owner wish to develop higher density. Judgement based on consideration of proposed structure(s) and placement on lot, local traffic impacts, wastewater management.

Apr 15, 2023

## 15. Do you have any additional comments regarding accessory buildings?

Too much invasiveness on what people can put on their private property. There shouldn't be so much zoning, restrictions, permits, etc. Also if dense development is proposed I'm q rural area there needs to be public consultation from neighbouring properties. Due diligence needs to be done to ensure the area, water sources etc can handle that much infrastructure.

May 31, 2023

The secondary dwelling should be smaller then the main dwelling on parcels less then 1 acre to minimize visual impact and maintain architectural appeal.

May 31, 2023

We shouldn't limit size or height, especially on larger properties over 1ac

May 31, 2023

They must not be a pole barn she's must resemble the main dwelling

May 31, 2023

The size of accessory buildings should be large enough to accommodate living quarters. The size should not be constrained by a square foot number for a specific zone but should reflect the size and terrain of the property [ie smaller or larger based on site specifics]

May 31, 2023

Maximum heights should be restricted based on if the building will obstruct the view of residents behind the proposed building. There must be sufficient area left on the lot for parking.

May 31, 2023

I think it can be a "case by case" situation ; having a town hall to discuss would be great

May 30, 2023

The lot size and septic design should dictate the size of accessory building

May 30, 2023

Lot size and septic design could determine maximum amount of usage of building(s) envelope

May 30, 2023

The second building should not be larger then the original building it should be for family to move in ... or to supplement senior income.

May 30, 2023

Limitations should be dictated by surrounding structures ,impact on view, resources for water, electricity, flooding im community. Building of structures should be open for comment by surrounding owners. This invitation for comment should be done by mail out to area residents Not a sign in the off season when no one is there to comment.

May 30, 2023

Everything relative to the size of land.

May 30, 2023

They don't need to be that big or the high,will bring down the value of neighborhoods properties .

May 30, 2023

May 30, 2023

Very difficult to answer effectively when no diagrams (examples) provided!

May 30, 2023

One accessory building, not a bunch of junky sheds

May 30, 2023

Hopefully their taxes reflect the changes

May 30, 2023

May 29, 2023

No.

May 29, 2023

Harmony (height, footprint, colour etc) with the landscape and neighbouring properties is also important.

May 29, 2023

Height and square footage should be guided by topography. If you're not impeding a neighbour's view or over looking them, then common sense sizes need to apply. Every case will be unique.

May 29, 2023

Septic. Proper regulated septic systems. Not dry wells. Must update for more people and laundry facilities

May 28, 2023

Need more long term rental.

May 28, 2023

Properties above 1 acre should have increased options for more buildings.

May 28, 2023

No

May 27, 2023

May 27, 2023

Maintain the rural character of our community.

May 27, 2023

Quit being greedy and let people build we are not in the city why have so many city regulations with virtually zero city amenities. Rural living idk if you guys have heard of it before but half the point is to get away from the ridiculous rules and be happy

May 27, 2023

Accessory buildings should be based on lot size. But the lot size grouping dosnt make sense. If you have a .4 acre then a shop 1500 sq ft makes sense. If you have a 1 acre lot then it does not make sense.

May 27, 2023

Na

May 27, 2023

I think less regulations, the better. It creates an unfriendly atmosphere for new builders to the area. Height of buildings should depend on degree of slope of the land so as not to impede view for neighbors above. People are not happy about spending money on permits for stuff that is only common sense. Permits are never honoured by the cities , or districts when a slide or washout occurs, despite being " geotechnically deemed safe". Spend your money from taxes on better things than overregulation. The area will still retain it's charming rural look.

May 27, 2023

May 27, 2023

With a carriage home over a garage, the building height needs to be higher so you can put a boat in your garage, have a suite above, and have a steep pitched roof to assist with the heavy snow load.  
May 27, 2023

There should always be flexibility.  
May 27, 2023

Again .4 ha is too small for the parameter.  
May 27, 2023

The buildings should be regulated in the sense that they look like a dwelling and not a big shop. Residential areas should remain residential in aesthetics. I also wonder how this will work for neighbours and noise, views and parking. Will they be required to ensure there's adequate parking for each dwelling?  
May 26, 2023

I would hate to have a tall accessory building built next to me on a smaller size property. There goes the sun and view!  
May 26, 2023

A 3-bedroom home needs to be at least 2,000 Sq.ft.  
May 26, 2023

Again less government interference with property owners.  
May 26, 2023

Large property's ( over 3 acres ) should be able to have larger accessory buildings and then scale up from there depending on the overall size of the property.  
May 26, 2023

People should be allowed to build what they want on their land. Larger properties should not be restricted to smaller buildings because that's the maximum size allowed for all.  
May 26, 2023

Stay out of our business we don't want you here. Leave our fire department alone, leave our building regulations alone leave our property alone, leave us alone!!  
May 26, 2023

Allowances should be made on larger property's regardless if they have a Second dwelling or not.  
May 26, 2023

Rather than increase the size of the building, allow another.  
May 26, 2023

just from the previous comments.  
May 25, 2023

No  
May 25, 2023

Let people build what is needed on their property  
May 25, 2023

Size needs to be relative to lot size and neighbourhood I.e not blocking others enjoyment.  
May 22, 2023

Not for Short term rentals  
May 18, 2023

When building start getting to big the start to get used for commercial us  
May 18, 2023

Most people need larger accessory buildings for storage.  
May 18, 2023

We have put up with two large shops built across from our rural property. It isn't zoned for the business carrying on up there, the noise, traffic and the taking of our original water source that "runs" with our land, taken away. If progress is what's needed, no progress should go forward without the next door neighbours consent on how this would effect them.  
May 16, 2023

Deal with what will happen with sewer/water and then ask me. Until then higher density should not be considered.  
May 16, 2023

Accessory buildings on properties smaller than 5acres should be strictly regulated.  
May 16, 2023

Lot size should be the determining factor for building size and height.  
May 15, 2023

N/A  
May 15, 2023

carriage houses are a great example of a secondary suite with peoples smaller lot sizes. Vancouver did this and it worked out well.  
May 15, 2023

The minimum lot size for an accessory building should be 2 acres, not 1.  
May 15, 2023

There is no need for larger accessory buildings.  
May 13, 2023

Find a way to favour multi purpose buildings. Eg garage with suite above  
May 13, 2023

There needs to be maximum land coverage. Otherwise the whole lot will be covered  
May 13, 2023

My answers are based on the assumption that the size of the secondary dwelling is based on each property's actual size, layout, and proximity and impact to other and neighbouring dwellings; based on a sliding scale to a maximum square footage and height. #14: To allow "...larger accessory buildings..." but still within the maximum square footage and height.  
May 13, 2023

Sewer system or mandatory new septic when.expanding....not drywall  
May 12, 2023

Ensure that they follow the bc building code so when they fail they don't damage nieghbour in property  
May 12, 2023

I believe that properties less than 1 acre should not have an accessory building such as a carriage house , that has the potential to obstruct neighbouring views. Also not to exceed 40% of the property size.  
May 12, 2023

Keep Revelstoke rural. No extra dwellings  
May 11, 2023

Accessory buildings should be appropriate to lot size and consider neighbours view and sun exposure.  
May 7, 2023

It would be beneficial to allow these secondary dwelling units to be built first before primary residence with an applicable time to build primary . Many of these areas are rural such as out property the ability to build the secondary first with stipulation that primary would be built in certain period . Having ability to have secondary first for storage , while building would be great improvement . Currently only way is to have a RV on site , so now all we see is a large number of RV parked n site  
May 6, 2023

there are already regulations on outbuildings in area d. the csrd doesnt need to ad more  
May 5, 2023

Land owners should have control over what they do and build on their own property. Stay out of it!  
So trying to control people!  
May 4, 2023

The definition of building height on sloped properties can result in lower height buildings and consequences without even having blocked views. Adding residential fire sprinklers in circumstances of over-height or close proximity cases or fire rated walls with limited openings would address fire service risk concerns (life safety, continuous fire spread as well as seasonal Fire Smart risks).  
May 4, 2023

Csrd is a joke  
May 2, 2023

Let people do what they want  
May 2, 2023

Not interested in anything that creates permit requirements or bylaw infractions. Let Owners own their land.  
May 1, 2023

Accessory buildings on small holdings farms, or less, is large enough.  
May 1, 2023

This has been a long time coming. We hope good sense will prevail.  
May 1, 2023

accessory buildings need access and that can change the nature of a community. Smaller, single-story buildings are less likely to require large access roads and less likely to obstruct neighbours' views and privacy  
May 1, 2023

Let owner decide. As long as nobody's view is blocked.  
May 1, 2023

Can it be done on a case by case bases Eg. If neighbors are affected by a 27' high building next to their house then no  
May 1, 2023

1600 sq feet should be more than enough for 2 cars, boat, ATV's. The concern is if larger building is allowed on property over 1 acre it seems it could be too much. A 0.9 acre lot would have a proposed

limit of 150 m2 and a 1.1 acre lot could be larger? Maybe a better limit to the 150m2 would be 2.5 acres and larger buildings allowed on property over 2.5 acres. I'm not sure the correct lot size but 1 acre seems too small. I would like to see clarification of the 150ms. Is that total or is that the footprint size? I am in favour of having a 150m2 footprint that can be a 2 story building with living quarters upstairs.

May 1, 2023

just less regulation in general.

May 1, 2023

Each situation needs to be assessed. Rules in place can be good and variances can be applied for.

Apr 27, 2023

Accessory building size needs to be increased it is way too small.

Apr 27, 2023

Viewshed of the neighbours should be protected to avoid conflict, we live around the lake for a reason. Identify values and manage to them, larger and taller buildings are often fine on flat areas or where they are not obstructing others' enjoyment.

Apr 26, 2023

I feel if the proposed size for an accessory building is okay for a larger lot. My lot is under 1 acre, I could not imagine if my neighbor(s) built an accessory building of this size on their property. It really would ruin the aesthetics of the area. For 1 acre, a smaller one level would be more suitable. For anything 1 acre and more the proposed size is totally suitable.

Apr 24, 2023

We need more doctors before we do this, right?

Apr 21, 2023

Hello ,

Apr 21, 2023

Again, restrictions and oversight are unwanted.

Apr 20, 2023

These questions are not appropriate for the general public.

Apr 20, 2023

Tall buildings in small communities build a lot of bitterness. Larger one floor buildings are better than multiple level buildings.

Apr 20, 2023

Wow. Things to think about, clearly biased and leading. It's like having pro's and con's with no pro's. Someone has clearly made up their mind with this survey and we are being used to certify their plans and check off the consultation box. Shame on the CSRD for allowing this poorly designed survey.

Apr 20, 2023

Allowances for home-based sole proprietorships should also be considered.

Apr 19, 2023

Apr 19, 2023

Too high of a building will restrict views, and have great concerns regarding septic systems, and contamination of the lake. Even though we have bylaws, people tend to do what they want, for their benefit and then ask for forgiveness. As an example, over building on lots, and encroaching public property.

Apr 19, 2023

Having an accessory building is great to have. To be honest if you want to have a six car garage on a larger property...why not? I don't see an issue with it.

Apr 19, 2023

I think you should be able to have a separate carriage house on your property. Depending on lot size and location, you should be able to have more than one.

Apr 19, 2023

I need more tiny homes on property

Apr 19, 2023

Would really like to see this happen.

Apr 19, 2023

Again I think they will be only for tourists or short term renters and do nothing for the housing shortage.

Apr 19, 2023

Why make buildings people have to live in smaller than the workshops? Secondary dwelling units need to be less than 1500sf while accessory buildings can be bigger? Why the difference?

Apr 18, 2023

Taller buildings should not be an option . As it will ruin the natural beauty . A ground level building exercise is more appropriate

Apr 18, 2023

As the height increases the distance from the neighbors property should increase, or a plan to have a 50% upper floor space if it's going to create issues of sunlight and privacy.

Apr 18, 2023

This is not a need that's going to go away. It's only going to get worse which means people will do it regardless of bylaws... making it legal will ensure safety and beauty for our communities

Apr 18, 2023

Most people move here for the views and this building could block people's views

Apr 18, 2023



## Interior Health

October 25, 2023

Ken Gobeil, Senior Planner and Christine LeFloch, Planner III  
Columbia Shuswap Regional District  
555 Harbourfront Drive NE, PO Box 978  
Salmon Arm, BC, V1E 4P1

Sent via email: [plan@csrd.bc.ca](mailto:plan@csrd.bc.ca)

Dear Ken Gobeil and Christine LeFloch:

**Re: Electoral Areas B, C, D, E, F, G Secondary Dwelling Units and Accessory Building Projects**

Thank you for the opportunity to provide comments on the Secondary Dwelling Units and Accessory Building Projects. I understand there are numerous proposed changes to nine zoning bylaws and three Official Community Plans in order to increase the opportunities for secondary dwelling units in all residential zones across most of the CSRD region. The intent is to increase the diversity of the housing stock and number/proportion of affordable dwelling units, which have been identified as needs in recent housing needs assessments. However, we know that in order to provide healthy housing options at a community level, consideration must also be given to protection from environmental hazards and location within the community. The location of housing, in particular, has a ripple effect on many other aspects of health and wellbeing in the community. We wholeheartedly support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. As such, I recommend directing infill development toward settlement areas with community utility servicing (or potential for) and creating policies and processes that ensure self-sufficiency of parcels with onsite servicing.

**Balancing Aspects of Healthy Housing:**

Housing is a key determinant of health. The research compiled by the BC Centre for Disease Control in the [Healthy Built Environment Linkages Toolkit](#) shows housing has a significant influence on our physical and mental health, social well-being, and indirectly influences our ability to achieve what we need to live a healthy life. Healthy housing is affordable, safe from hazards, appropriate and in a location that meets our needs. In rural settings, due to typically longer travel distances and onsite servicing, the location of housing has an effect on a

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## Interior Health

community's ability to achieve sustainability and climate change goals. Quality in rural settings includes considering water and wastewater servicing. Disease causing micro-organisms and environmental chemical contaminants, such as nitrates and phosphates, from onsite sewerage sources can/do cause negative impacts to the environment and health. As development density increases the likely cumulative impact of wastewater from onsite systems increases. Healthy housing in rural settings in large part is about balancing the density of development.

We advocate the most appropriate location for increasing development density is toward areas, which are serviced by community water and/or wastewater systems, or for which there are plans or visioning for community services. As density increases community systems become most appropriate for servicing, and to be feasible they need to reach adequate economies of scale. Guiding development toward clusters of development (settlement areas) will help to achieve necessary economies of scale. In addition, when housing is located near daily destinations and amenities (e.g. schools, workplaces and food retail/commercial areas) transportation costs are less, and less greenhouse gas is emitted for daily travel.

The CSRD Electoral Area F (North Shuswap) OCP is a good healthy planning practice example of a rural OCP because it includes a vision of sustainability and clustering development:

“Along the shoreline of Shuswap Lake rural landscapes will predominate, separated by village-like settlements.”

In addition:

“The long-term sustainability of Shuswap Lake is vital... we are fully committed to making choices that protect the quality of the Lake...”

Directing (infill) development toward village-like settlements enables many community goals to be achieved. For example, it minimizes greenhouse gas emissions. Objective 3 in section 2.3 Climate Change suggests to “consider the impacts of climate change and greenhouse gas emissions in all land use decision-making.” Less people would live in wildfire and flood interface areas, which are safety concerns. Section 11.1 General Land Use in the Managing Growth chapter summarizes this well:

“By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit.”

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## Interior Health

This statement is followed-through with objective 2: “direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas.” I strongly recommend following healthy public policies, such as these Area F sustainability and clustering development policies.

### Wastewater Servicing:

My understanding is the changes to the Zoning bylaw would allow the following secondary dwelling units (SDU) for various parcel sizes with onsite water and wastewater servicing.

Parcel Size with Onsite Servicing	Secondary Dwelling Regulation
<0.4 ha	1 attached <u>or</u> 1 detached SDU
>0.4 ha	1 attached <u>and</u> 1 detached SDU
>20 ha	1 attached SDU per single detached dwelling

These minimum parcel sizes do not go against the BC *Sewerage System Regulation* [B.C. Reg. 326/2004] (SSR) or the BC Sewerage System Standard Practice Manual. One hectare (2.5 acres) minimum parcel size is used as a *guideline* minimum size. For most scenarios this amount of land, regardless of site constraints (e.g. amount of sewage generated, slopes, surface water, etc), is likely sufficient to maintain appropriate distances between sewage and water sources. This protects health and allows simpler, more affordable onsite sewerage systems to be constructed well into the future. The smaller the parcel size, especially in a rural neighbourhood of smaller parcel sizes, the fewer appropriate locations for sewerage dispersal fields would be available. At the time of designing and constructing a sewerage system only the *immediate needs* of the development (amount of wastewater generated by proposed house, business, etc) needs to be considered (i.e. there is no legislated requirement to ensure there is land suitable for a back-up dispersal area in the future). It is prudent to consider future sewerage needs because all systems have the potential to fail in the lifetime of the building. As parcel size goes down and/or density goes up there is greater potential for negative environmental health impacts from over-developing a lot (or multiple lots in a rural neighbourhood). Since 2006 when the 1-hectare minimum parcel size guideline came into practice, managing/ensuring the self-sufficiency of rural parcels has been less resource intensive because less technical review is required because 1-hectare is usually sufficient space.

Also of note when considering possible impacts from infill of rural parcels is that for several decades technical reviews of residential subdivision proposals have used the estimated amount of daily sewage produced by a 4-bedroom, single family residence as a standard. Adding a

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## Interior Health

secondary and/or accessory dwelling(s) may (likely?) increase the daily amount of sewage produced to more than a 4-bedroom house, and decrease the amount of land available for a back-up sewage dispersal field (e.g. footprint of accessory dwelling and parking). Meaning, more sewage added to the system than for which it was designed, which would increase the likelihood it would malfunction and cause an immediate health hazard, and fewer options on the parcel for a replacement system to correct a health hazard.

We support achieving the right balance between reducing barriers for diverse housing units and protecting environmental health from sewage contamination. As parcel size decreases and density increases more technical review and administrative oversight is needed to ensure long-term sustainability of onsite sewerage servicing. **As such, I recommend with respect to sewage servicing the following:**

- Guide infill development more toward areas with existing or planned community drinking water and/or sewer systems, particularly those owned and operated by CSRD (good governance);
- Create policy or practices that require prior to approving any proposed new development or use technical review and confirmation of self-sufficiency of the subject parcel in terms of onsite sewerage servicing (i.e. primary *and back-up* areas); especially, any parcels less than 1-hectare in size. For example, require as development permit area or building inspection criteria a compliance inspection from an Authorized Persons under SSR which identifies/confirms a back-up area.

Absolute minimum parcel size with onsite sewerage servicing is the size needed for primary and secondary (back-up) sewerage dispersal areas taking into account all uses of the property. If the land available for a back-up dispersal field is very limited then require the identified land to be protected by a covenant that would prevent it from being used for any purpose that would prevent it from being used as a sewerage dispersal field in the future (e.g. building, swimming pool, parking, driveway – anything that compacts the soil).

### **Drinking Water Servicing:**

The BC Drinking Water Protection Act (DWPA) applies to all water systems serving two or more connections. Despite this, Interior Health, by policy as a resource decision, generally does not engage owners of secondary rental suites and carriage homes with permitting. Note: we always investigate complaints. Regardless of whether the DWPA is administered for these very small

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water systems, the Health Hazards Regulation (HHR) requires landlords to provide potable water to tenants: Section 7 (2):

“A landlord must not rent a rental unit that is not connected to a water supply system unless the landlord can provide the tenant with a supply of potable water for domestic purposes.”

The DWPA defines potable water as “... water provided by a domestic water system that

- (a) meets the standards prescribed by regulation, and
- (b) is safe to drink and fit for domestic purposes without further treatment”.

It is well known that small water systems often are not able to provide safe, reliable drinking water. The burden of legislative requirements, which are based on what is needed to provide potable water, cause small water systems to be unsustainable. For more detailed information about the challenges faced by small water systems in providing potable water and meeting legislative requirements see [Section 7: Small Systems of PHO Report \(2015\)](#) (page 82 of pdf). In August 2013 the Union of BC Municipalities Small Water System (SWS) Working Group released [‘Recommendations for Addressing Key Small Water System Challenges’](#). Challenge #1 is about how different sizes and types of systems face different challenges, and the committee recommends:

“any changes [to SWS categories and regulatory requirements] should be... well thought-out... so that they do not inadvertently make the SWS situation worse by furthering the proliferation of unsustainable SWS...”

Challenge #3 states “the creation of new SWS should be based on their ability to be sustainable...” Further, this working group states:

“reducing regulatory oversight for SWS... may encourage the proliferation of new unsustainable SWS... It will be critical to ensure that when a new system is created, whether through subdivision or other means, it is created based on the principles of sustainability.”

One of the recommendations for controlling the creation of small unsustainable water systems is “encourage cooperation, amalgamation or expansion of existing systems to build economies of scale within systems as an alternative to creating new systems.”

Increasing the number of housing units per parcel serviced by onsite drinking water (e.g. well or surface water source) would also increase the number of very small potentially unsustainable

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water systems that would face challenges in providing potable water. **With this in mind I recommend with respect to drinking water servicing the following:**

- Guide infill development more toward areas with community drinking water systems, particularly those owned and operated by CSRD.
- Limit multiple dwellings on the same property to properties serviced by a water system which is providing potable water. This will help to address the issues of housing, provision of safe water, and water sustainability through economies of scale.
- Create policy or practices that require prior to approving any proposed new development or use confirmation potable water will be provided.

Lastly, I wish to inform you that we are aware the Ministry of Health is currently advocating with their provincial government agency partners, including the Ministry of Housing, to address long running challenges stemming from legislation on 'micro' water systems. We are supporting this work and advocating for clarification on the goals and objectives to ensure safe, sustainable drinking water for all citizens, including in rural settings, through our involvement on the Health Authority Drinking Water Operations Work Group (provincial level working group with reps from each health authority). We are hopeful more direction from the Province will be provided soon with regards to balancing the need for housing units with the need for safe, reliable water and achieving regulatory requirements.

In conclusion, we recognize healthy housing as a very important determinant of health outcomes. Healthy housing is about affordability, suitability, quality and location. We appreciate in rural settings the already complex issue of housing is made more complex with travel distances and onsite/small system sewage and drinking water servicing. We support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. The wording of the draft Zoning bylaw does not cause contravention of Provincial legislation with respect to sewerage and drinking water. Listed above are recommendations to mitigate potential health hazards for infill development serviced by onsite systems. Our main recommendation is to guide infill development toward areas that have, or plan to have, community water and/or wastewater systems, especially those owned and operated by CSRD or member municipalities.

Should you have any questions please don't hesitate to call me at 250-253-3679 or email me at [anita.ely@interiorhealth.ca](mailto:anita.ely@interiorhealth.ca).

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Sincerely,

A handwritten signature in black ink that reads 'A. Ely'.

Anita Ely, BSc, BTech, CPHI(C)  
 Specialist Environmental Health Officer  
 Healthy Communities, Healthy Families

AE/ae

**Resources:**

BC Centre for Disease Control. Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0. Vancouver, B.C. Provincial Health Services Authority, 2018. <http://www.bccdc.ca/health-professionals/professional-resources/healthy-built-environment-linkages-toolkit> .

Drinking Water Protection Act [SBC 2001] Chapter 9. [Drinking Water Protection Act \(gov.bc.ca\)](http://www.gov.bc.ca/drinking-water-protection-act). (See 'water supply system' definition).

Health Hazards Regulation [B.C. Reg. 216/2011]. [Health Hazards Regulation \(gov.bc.ca\)](http://www.gov.bc.ca/health-hazards-regulation) (See Section 7).

Office of the Provincial Health Officer. Progress on the Action Plan for Safe Drinking Water in British Columbia 2015. [pho-drinkingwater2015-web.pdf \(gov.bc.ca\)](http://www.gov.bc.ca/pho-drinkingwater2015-web.pdf). (See Section 7: Small Systems starting page 82 of pdf).

Union of BC Municipalities Small Water System Working Group. Recommendations for Addressing Key Small Water System Challenges (August 2013). [Microsoft Word - UBCM Recommendations Paper Track Changes Dec 8.doc](http://www.ubcm.ca/recommendations-paper-track-changes-dec-8.doc)

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**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
 555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1  
**Staff Contact:** Christine LeFloch ([clefloch@csrd.bc.ca](mailto:clefloch@csrd.bc.ca)),  
 Ken Gobeil ([plan@csrd.bc.ca](mailto:plan@csrd.bc.ca))

**FILE:** Secondary Dwelling Units and Accessory Buildings

**DATE:** May 1, 2023

## REFERRAL RESPONSE

### RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

Approval recommended for reasons outlined below

Interests unaffected by bylaw

Approval recommended subject to conditions below

Approval not recommended due to reasons outlined below

No objections

### RESPONSE TEXT:

The Rocky Mountain District of MOTI has interests in the second phase involving Revelstoke. Before this phase is ready to be launched the ministry would require a chance to look at the areas in depth to see if the current infrastructure will support the additional traffic.

Signed By: Debbie Keely

Title Development Officer

Date: May 30, 2023 Agency: Ministry of Transportation Infrastructure, Rocky Mtn District

**From:** [Christine LeFloch](#)  
**To:** [Christine LeFloch](#)  
**Subject:** FW: Secondary Dwelling Units and Accessory Buildings Project  
**Date:** January 17, 2024 11:54:15 AM  
**Attachments:** [image001.png](#)

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**From:** Keely, Debra MOTI:EX <[Debra.Keely@gov.bc.ca](mailto:Debra.Keely@gov.bc.ca)>  
**Sent:** Wednesday, January 17, 2024 11:45 AM  
**To:** Christine LeFloch <[CLeFloch@csrd.bc.ca](mailto:CLeFloch@csrd.bc.ca)>  
**Cc:** Ken Gobeil <[KGobeil@csrd.bc.ca](mailto:KGobeil@csrd.bc.ca)>  
**Subject:** RE: Secondary Dwelling Units and Accessory Buildings Project

Hi Christine.

Thank you for this opportunity to look this over.

The ministry is happy to see the section detailing the number of off-street parking for additional SDUs. This will help to stem some of the road congestion that would magnify the already crowded road system in Revelstoke.

I look forward to seeing the bylaw after third reading in spring.

*Debbie Keely*

Development Services Officer  
Rocky Mountain District  
[Debra.Keely@gov.bc.ca](mailto:Debra.Keely@gov.bc.ca)





**COLUMBIA SHUSWAP  
REGIONAL DISTRICT**

**MINUTES**

**Electoral Area B  
Advisory Planning Commission**

DATE: Wednesday, May 17, 2023  
TIME: 12:00 noon  
PLACE: Revelstoke Community Centre  
Boulder Room, 600 Campbell Ave  
Revelstoke, BC

Members Present:

Brian Gadbois:	Chair
Jim Maitre:	Member
Mike Cummings	Member
Daren Corneliusen	Member
Janis Hooge	Secretary

CSRD Representatives Present:

Ken Gobeil	Senior Planner
Christine LeFloch	Planner III

Guests

Brian Gawiuk	CSRD resident
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Call to Order: 12:04pm

1. Secondary Dwelling Units: Presentation from Christine LeFloch

Secondary Dwelling Units: [Information Webpage](#)

## Electoral Area B Advisory Planning Commission Minutes – May 17, 2023

**Summary:**

- CSRD-wide initiative based on the Housing Needs Assessment that was required by the provincial government; aimed at creating more housing units to help address the housing crisis; bylaws for phase 1 were done in March 2023 ([LINK](#))
- phase 2 will include Area B – draft bylaws have not been to the board yet; the goals are to create flexibility for extra dwellings (suites, carriage houses, discrete structures); bylaws around the CSRD vary from one area to the next and the planners are currently trying to standardize them and create more consistency from one area to the next
  - previously, secondary suites needed to be less than 90 sq metres, proposed to be up to 140 sq metres

**Questions from APC:**

- *question: Whether the property needs to be owner-occupied to have these additional suites? Or whether they could be used as investment properties and/or short-term rentals vs providing affordable long term rental opportunities?*  
- CL clarified that short-term rentals would not be allowed; also, that ALR regulations take precedence over policies initiated by the CSRD
- *question: Whether the extra dwelling is only allowed if primary resident is the owner;*  
-CL answered that she didn't think that there was a way to restrict this but that she would look into it.
- *question: Groundwater use for commercial accommodation?*  
-CL answered that short-term rentals are considered commercial use
- *questions: Monitoring the aquifer in the vicinity of the Airport Bench area?*  
-CL replied no, water monitoring is the jurisdiction of the province, not the CSRD; property owners are required to submit a declaration with a building permit application to 'declare' that water is sufficient.
- *Further discussion on the meaning of a declaration rather than a valid report.*  
-CL clarified that a hydrogeologist report can be a requirement during subdivision review. A drinking water permit from Interior Health is required when there are more than two dwellings on a single water system.
- *question: Affordability of long term rentals? Whether this is a cost-effective way to add extra housing given the expense of building, giving examples of staff housing projects in the city.*  
-CL replied that the Bylaw amendment is intended is to provide flexibility
- *question: Defining short term rentals?*  
-CL answer was that is anything under 30 days is a short term rental; further discussion regarding the housing insecurity of seasonal rentals;
- *question: Water quality and sewage, especially for those areas that are on smaller lots, and whether it would be possible to coordinate water regulations between the CSRD and the province for the sake of maintaining the viability wells for CSRD residents?*

## Electoral Area B Advisory Planning Commission Minutes – May 17, 2023

-CL replied that the province will be releasing new legislation in the fall that would permit up to 4 dwelling units on lots where currently only a single dwelling unit is permitted. These new regulations will likely direct the bulk of this density to areas that have existing servicing infrastructure, rather than the rural areas.

- Point made re: extra traffic, especially given the limitations on the main roadway and its location in riparian-adjacent areas where there are impacts to wildlife, especially turtles and toads, and whether this initiative is just contributing to urban sprawl; residents in this area are completely car-dependent since there is no transit available.
- Point made that there is limited parking on some parcels, which already results in spillover of vehicles onto the roadway
- Point made that rural Revelstoke values need to be communicated to the board, and that increasing revenue generating ability will only drive prices up more to the point where they are unreachable for most residents; the idea of a 'mortgage-helper' is only valid if it is the owner's primary residence rather than an investment property or a second home.
- Discussion on the adequacy of existing wells/septic systems – many of which do not meet existing, or any, septic requirements but until 2017 there were no inspection requirements for these → idea was brought up that the addition of extra dwellings would require updating the septic capacity, or for any long term rentals proposed for conversion to TUP for vacation rental or purpose built for STR use; discussion on the relevance of the water situation in Nicholson
- *Questions on the capacity of the power grid for more users, especially given the increasing demand for electric vehicles;*
  - KG replied that utility companies monitor their capacity and set developer requirements/costs. BCH-(BC Hydro) reviews capacity and implications during subdivision and necessary improvements are made.
- Further discussion re: the definition of 'long term rental' in Revelstoke, where many vacationers come and stay for weeks, and vacationers would technically qualify as 'long-term' tenants
- Christine LeFloch clarified the summary of what was heard:
  - density should be concentrated in the city, where there is infrastructure.
  - concern for non-owner operation of multiple properties
- KG brought up the option for the online survey

## 2. **Accessory Buildings: Presentation from Ken Gobeil 1:11pm**

**Accessory Buildings:**      [Information Webpage](#)

### **Summary:**

- Area B has newer zoning bylaws, new larger maximum size for accessory buildings to accommodate dwelling units e.g. suite over garage; over a certain parcel size there would be no maximum size, as there would be less impact on the neighbours this could result in an increase in accessory building size in Area B; examples are garage, shop, etc and clarifies what portion of the attic/crawlspace would be counted as floor area; the idea of the bylaw amendment is that there is potential to use existing buildings as long as they meet requirements for accommodating a dwelling (i.e. safety

Electoral Area B Advisory Planning Commission Minutes – May 17, 2023

issues)

**Questions from APC:**

- *question about driveway regulations with extra dwellings;*  
-KG replied that driveways are only reviewed during subdivision planning, but it may be something that can be included in the zoning amendments. Driveways for multiple units need to be 6m running width, and max grade is 15% for single dwellings and 12.5% for multiple dwellings.
- *Question re: retention of shade trees?*  
-KG answered that a FireSmart assessment checklist is included on the development permit application.

**3. New Business:**

**4. Adjournment: 2:00pm**

CERTIFIED CORRECT

*Brian Gadbois*

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Brian Gadbois - Chair



## Scw'exmx Tribal Council (STC)

### Title and Rights Stewardship

#202-2090 COUTLEE AVENUE

P.O. BOX 188, MERRITT, BC V1K 1B8

Phone (250) 378-4235 Fax (250) 378-9119

Referrals e-mail: [referrals@scwexmxtribal.org](mailto:referrals@scwexmxtribal.org)

e-mail: [administration@scwexmxtribal.org](mailto:administration@scwexmxtribal.org)



June 7, 2023

TR\_2023\_7539

Columbia Shuswap Regional District  
555 Harbourfront Drive NE  
PO Box 978  
Salmon Arm, BC V1E 4P1

**Attn:** Karen Riopel

**Re:** Proposed Changes to CRSD Bylaws - Secondary Dwelling Units and Accessory Buildings for Residential Properties

Dear Ms. Riopel:

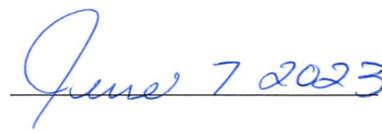
Scw'exmx Tribal Council (STC)/Title & Rights Stewardship (TRS) has received the notification for proposed changes to CSRD Bylaws for Residential Properties. STC/TRS is providing an initial response letter on behalf of STC participating member bands. STC/TRS would like to *defer* this project to the appropriate First Nations for their review and comment.

The referral process should not be understood to fulfill the province's duty to consult and accommodate, nor should our response to this referral be used to abrogate, limit, or define our Aboriginal Title or Rights.

Thank you for your participation and cooperation in this matter.

Sincerely,

  
**Jordon Joe**  
Executive Director  
Scw'exmx Tribal Council

  
Date

/SVarley

**Disclaimer Clause**

This response is not a legal document therefore any and all of the previous mentioned information shall only be used in an informative manner. This document is also a guideline for the client(s) and the Scw'exmx Tribal Council on behalf of the Nooaitch Band, and Shackan Band to take further action or make recommendations if necessary.

**Without Prejudice Clause**

This response has been prepared and submitted without prejudice to Aboriginal Title or Rights issues. It does not attempt to define or limit the Aboriginal Title or Rights of any First Nation. This report is not considered consultation for the purpose of defining or limiting the Aboriginal Title and Rights of any First Nation (Band). This report does not relinquish any part of its current or future claims to Aboriginal Title or Rights and is submitted on behalf of Nooaitch Band and Shackan Band.

**SIMPCW**

---

**Project Name:**

MO20200000257\_MP20220000285

**FN Consultation ID:**

SDU/Accessory Projec

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**[Columbia Shuswap Regional District \(CSRD\)](#)**Date Received:**

Friday, May 5, 2023

SimpCW First Nation (SimpCW) acknowledges the receipt of the proposed activity submitted via Nations Connect Referrals portal located within Simpcwúlecw (SimpCW Territory).

SimpCW appreciated the opportunity to review the documents provided, which summarizes the project proposal.

During this time, Simpcw will review the documents provided as per outlined in the UNDRIP Article 23 citing "Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development." In doing so, Simpcw will conduct an internal review of the submitted proposal. Once this review has been conducted, a response will be forthcoming, outlining the necessary next steps, recommendations and other concerns required.

SimpCW exercises this right under UNDRIP Article 5 "Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose."

Again, Simpcw thanks you for this opportunity to provide feedback relating to the proposal.

---

**SIMPCW**

---

**Project Name:**

MO20200000257\_MP20220000285

**FN Consultation ID:**

SDU/Accessory Projec

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**[Columbia Shuswap Regional District \(CSRD\)](#)**Date Received:**

Friday, May 5, 2023

SimpCW First Nation (SimpCW) acknowledges the receipt of the proposed activity submitted via Nations Connect Referrals portal located within Simpcwúlecw (SimpCW Territory).

SimpCW appreciated the opportunity to review and would like to provide the final follow up statement relating to the proposed project and the final recommended mitigation strategies requested.

As per UNDRIP Article 3 "Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development."

SimpCW exercises their right as per UNDRIP Article 11. 2 "States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs."

Moreover, Simpcw Natural Resource Department (NRD) is satisfied with MO20200000257\_MP20220000285 and the collaborative work relating to their proposal and support moving forward.

This response shall not denote the fiduciary duty of the Crown, and their obligations to Simpcw with respect to ongoing Title and Rights within Simpcwúlecw for compensation for ongoing historical infringement, enfranchisement of their lands by appropriate means.

SimpCW wishes you well in your future endeavours, and thanks you for the opportunity to work with you.

Best Regards,

SIMPCW NRD

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1886 Little Shuswap Lake Rd • Chase BC • V0E 1M2  
tel 250.679.3203 • fax 250.679.3220

**Project Name:**

MO20200000257\_MP20220000285

**FN Consultation ID:**

SDU/Accessory Projec

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**

[Columbia Shuswap Regional District \(CSRD\)](#)

**Date Received:**

Friday, May 5, 2023

WITHOUT PREJUDICE\*1

May 18, 2023

Attn: Karen Riopel, Columbia Shuswap Regional District (CSRD)

Weytk,

Skwłáx te Secwepemcúl'ecw is in receipt of the referral for: MO20200000257\_MP20220000285.

Based upon our initial review, Skwłáx te Secwepemcúl'ecw has no objection to this project. However, Skwłáx te Secwepemcúl'ecw expects Columbia Shuswap Regional District (CSRD) to continue with consultation on the project and keep Skwłáx te Secwepemcúl'ecw apprised of developments that may affect our traditional land use and access to the area encompassed by the overall project.

Any correspondence on this referral please use Nations Connect and please upload any additional information or reports to Nations Connect.

Thank you for your cooperation and correspondence.

Kukstemc,

Skwłáx te Secwepemcúl'ecw Referrals Team

\*1: Please be advised that Skwłáx te Secwepemcúl'ecw has a strong prima facie Aboriginal rights and title claim to our Traditional Territory. These rights are recognized and affirmed by section 35 of Canada's Constitution. As such, Skwłáx te Secwepemcúl'ecw is entitled to high degree of meaningful consultation and accommodation for proponents who contemplate any conduct that could infringe our constitutionally protected rights. In addition, any contemplated activities in our Traditional Territory must adhere to the principles advanced in the United Nations Declaration on the Rights of Indigenous People and British Columbia's Declaration on the Rights of Indigenous Peoples Act. Such principles include the inherent rights of Indigenous peoples and the Crown's obligation to consult and cooperate with Indigenous peoples in good faith to obtain their free, prior and informed consent before the approval of any project affecting their lands, territories and/or other resources. Further, we understand that the proponent or the government may wish to impose deadlines to complete consultation and accommodation process. This, with respect, would be unacceptable. Both the process and the end result are important. Flexible and realistic timelines can be worked out by the parties. They cannot, legitimately, be

imposed unilaterally by one of the parties.

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## *Tk'emlúps te Secwépemc*

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**Project Name:**

MO20200000257\_MP20220000285

**FN Consultation ID:**

SDU/Accessory Projec

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**

[Columbia Shuswap Regional District \(CSRD\)](#)

**Date Received:**

Friday, May 5, 2023

Weytk (Hello),

This is to confirm that SDU/Accessory Project referral package regarding "MO20200000257\_MP20220000285", has been received and that an initial office review of the referral package has been completed.

The initial office review indicates that the "MO20200000257\_MP20220000285" is located within the traditional territory of the Secwepemc Nation, of which is represented and shared mutually by Tk'emlúps te Secwepemc and all seventeen Secwépemc bands.

Tk'emlúps te Secwepemc wishes to notify that we are deferring all comments, technical, and field related aspects of consultation on this file to Simpcw First Nation, Skwlāx te Secwepemcúlecw (Little Shuswap), Adams Lake Indian Band, and Neskonlith Indian Bands.

Tk'emlúps te Secwépemc hold and exercise inherent aboriginal title and rights respective to our shared traditional territory within the Secwépemc Nation. Tk'emlúps te Secwepemc's expressive support for Secwepemc Band initiatives through deferral of consultation, is not to abrogate our shared interests in jurisdiction or co-management within this mutual area of traditional territory.

Regards,

Karly Gottfriedson

Permitting Specialist

Tk'emlúps te Secwepemc

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**COLUMBIA SHUSWAP REGIONAL DISTRICT**

PO Box 978 SALMON ARM BC V1E 4P1  
 Telephone: 250.832.8194 Fax: 250.832.1083

FILE NO.  
 Secondary Dwelling & Accessory

DATE RECEIVED:  
 May 4, 2023

**OPERATIONS MANAGEMENT**

Function	Comments	Reviewed By
<b>UTILITIES</b>	Utilities has no concerns with the proposed Bylaw Amendments, however would like to note that the Water Rates and Regulation Bylaw 5819 will need updating to address water user fees for Secondary Dwelling Units. The Water Rates and Regulation Bylaw 5819 will require updating in 2024 to set the water user rates for the next 5 year period 2025-2029, amendments to address SDU's will be addressed at the same time.	T Perepolkin
<b>EMERGENCY MANAGEMENT</b>	No concerns.	D Sutherland
<b>FIRE SERVICES</b>	No concerns.	D Sutherland
<b>SOLID WASTE AND RECYCLING</b>	No concerns.	B Van Nostrand
<b>PARKS AND COMMUNITY SERVICES</b>	No concerns.	R Nitchie
<b>ADMINISTRATION</b>	No concerns.	D Mooney

Potential Dwelling Units in Residential and Rural Zones by Electoral Area  
 CSR Planning - January 31, 2024

Query	Electoral Area						Total Lots
Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	B	C	D	E	F	G	
< 1 ha and serviced by community sewer	61	106	0	0	0	507	
< 1 ha and no community servicing	618	1,252	560	775	3,219	2,181	
1 - 8 ha and less than 50% ALR or not in the ALR	192	389	334	203	46	250	
1 - 8 ha and in the ALR by 50% or more	63	29	188	19	32	38	
> 8 ha and in the ALR by 50% or more	46	3	205	0	9	2	
> 8 ha and not in the ALR (or less than 50% ALR)	18	21	97	23	39	18	
<b>Total number of lots in Rural and Residential Zones</b>	<b>998</b>	<b>1,800</b>	<b>1,384</b>	<b>1,020</b>	<b>3,345</b>	<b>2,996</b>	<b>11,543</b>

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area B	Number of dwellings including SDD and SDUs with full uptake
< 1 ha and serviced by community sewer	61	183
< 1 ha and no community servicing	618	1236
1 - 8 ha and in the ALR by 50% or more	63	126 Assumes no approval of extra DU's by ALC
1 - 8 ha and not in the ALR (or less than 50% ALR )	192	576 Assumes an average of 3 du's per parcel
> 8 ha and in the ALR by 50% or more	46	92 Assumes no approval of extra DU's by ALC
> 8 ha and not in the ALR (or less than 50% ALR)	18	72
<b>Total number of lots in Rural and Residential Zones</b>	<b>998</b>	<b>2285</b> *Total number of dwellings with full uptake

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area C	Number of dwellings including SDD and SDUs with full uptake
< 1 ha and serviced by community sewer	106	318
< 1 ha and no community servicing	1,252	2504
1 - 8 ha and in the ALR by 50% or more	29	58 Assumes no approval of extra DU's by ALC
1 - 8 ha and not in the ALR (or less than 50% ALR )	389	1167 Assumes an average of 3 du's per parcel
> 8 ha and in the ALR by 50% or more	3	6 Assumes no approval of extra DU's by ALC
> 8 ha and not in the ALR (or less than 50% ALR)	21	84
<b>Total number of lots in Rural and Residential Zones</b>	<b>1,800</b>	<b>4137</b> *Total number of dwellings with full uptake

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area D	Number of dwellings including SDD and SDUs with full uptake
< 1 ha and serviced by community sewer	0	0
< 1 ha and no community servicing	560	1120
1 - 8 ha and in the ALR by 50% or more	188	376 Assumes no approval of extra DU's by ALC
1 - 8 ha and not in the ALR (or less than 50% ALR )	334	1002 Assumes an average of 3 du's per parcel
> 8 ha and in the ALR by 50% or more	205	410 Assumes no approval of extra DU's by ALC
> 8 ha and not in the ALR (or less than 50% ALR)	97	388
<b>Total number of lots in Rural and Residential Zones</b>	<b>1,384</b>	<b>3296</b> *Total number of dwellings with full uptake

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area E	Number of dwellings including SDD and SDUs with full uptake
< 1 ha and serviced by community sewer	0	0
< 1 ha and no community servicing	775	1550
1 - 8 ha and in the ALR by 50% or more	19	38 Assumes no approval of extra DU's by ALC
1 - 8 ha and not in the ALR (or less than 50% ALR )	203	609 Assumes an average of 3 du's per parcel
> 8 ha and in the ALR by 50% or more	0	0 Assumes no approval of extra DU's by ALC
> 8 ha and not in the ALR (or less than 50% ALR)	23	92
<b>Total number of lots in Rural and Residential Zones</b>	<b>1,020</b>	<b>2289</b> *Total number of dwellings with full uptake

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area F	Number of dwellings including SDD and SDUs with full uptake
< 1 ha and serviced by community sewer	0	0
< 1 ha and no community servicing	3,219	6438
1 - 8 ha and in the ALR by 50% or more	32	64 Assumes no approval of extra DU's by ALC
1 - 8 ha and not in the ALR (or less than 50% ALR )	46	138 Assumes an average of 3 du's per parcel
> 8 ha and in the ALR by 50% or more	9	18 Assumes no approval of extra DU's by ALC
> 8 ha and not in the ALR (or less than 50% ALR)	39	156
<b>Total number of lots in Rural and Residential Zones</b>	<b>3,345</b>	<b>6814</b> *Total number of dwellings with full uptake

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area G	Number of dwellings including SDD and SDUs with full uptake
< 1 ha and serviced by community sewer	507	1014 Most properties are in SLE - 1 SDU instead of 2
< 1 ha and no community servicing	2,181	4362
1 - 8 ha and in the ALR by 50% or more	38	76 Assumes no approval of extra DU's by ALC
1 - 8 ha and not in the ALR (or less than 50% ALR )	250	750 Assumes an average of 3 du's per parcel
> 8 ha and in the ALR by 50% or more	2	4 Assumes no approval of extra DU's by ALC
> 8 ha and not in the ALR (or less than 50% ALR)	18	72
<b>Total number of lots in Rural and Residential Zones</b>	<b>2,996</b>	<b>6278</b> *Total number of dwellings with full uptake

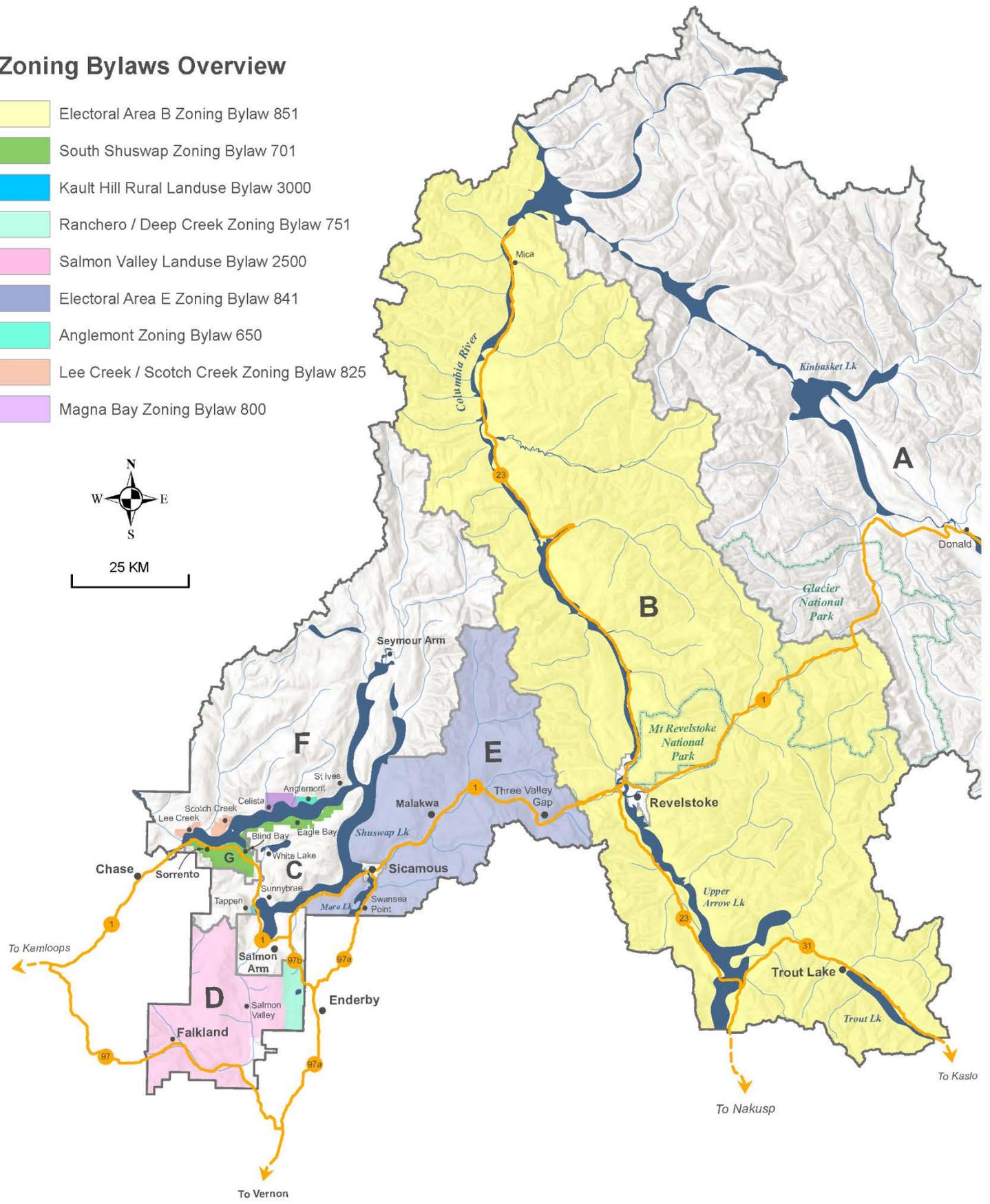
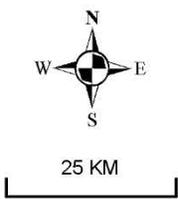
**\*Total Potential Dwelling Units Across Electoral Areas 25099**

**Notes:**

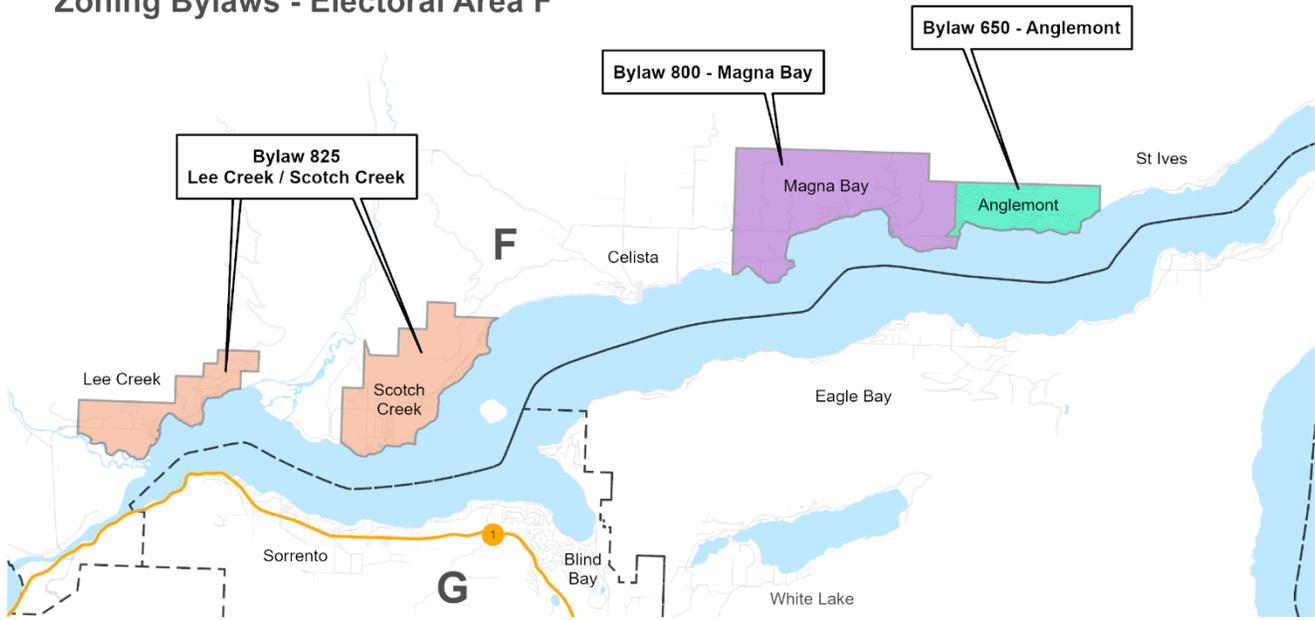
\*Includes Single Detached Dwellings and Secondary Dwelling Units permitted in Residential and Rural zones. This number includes all existing dwelling units and potential dwelling units where zoning applies. Analysis does not include existing and potential dwelling units in Multi-Residential, Cluster Housing, Resort, Commercial, or Industrial zones. Electoral Area A is not included in this analysis because most of the area does not have a zoning bylaw.

# Zoning Bylaws Overview

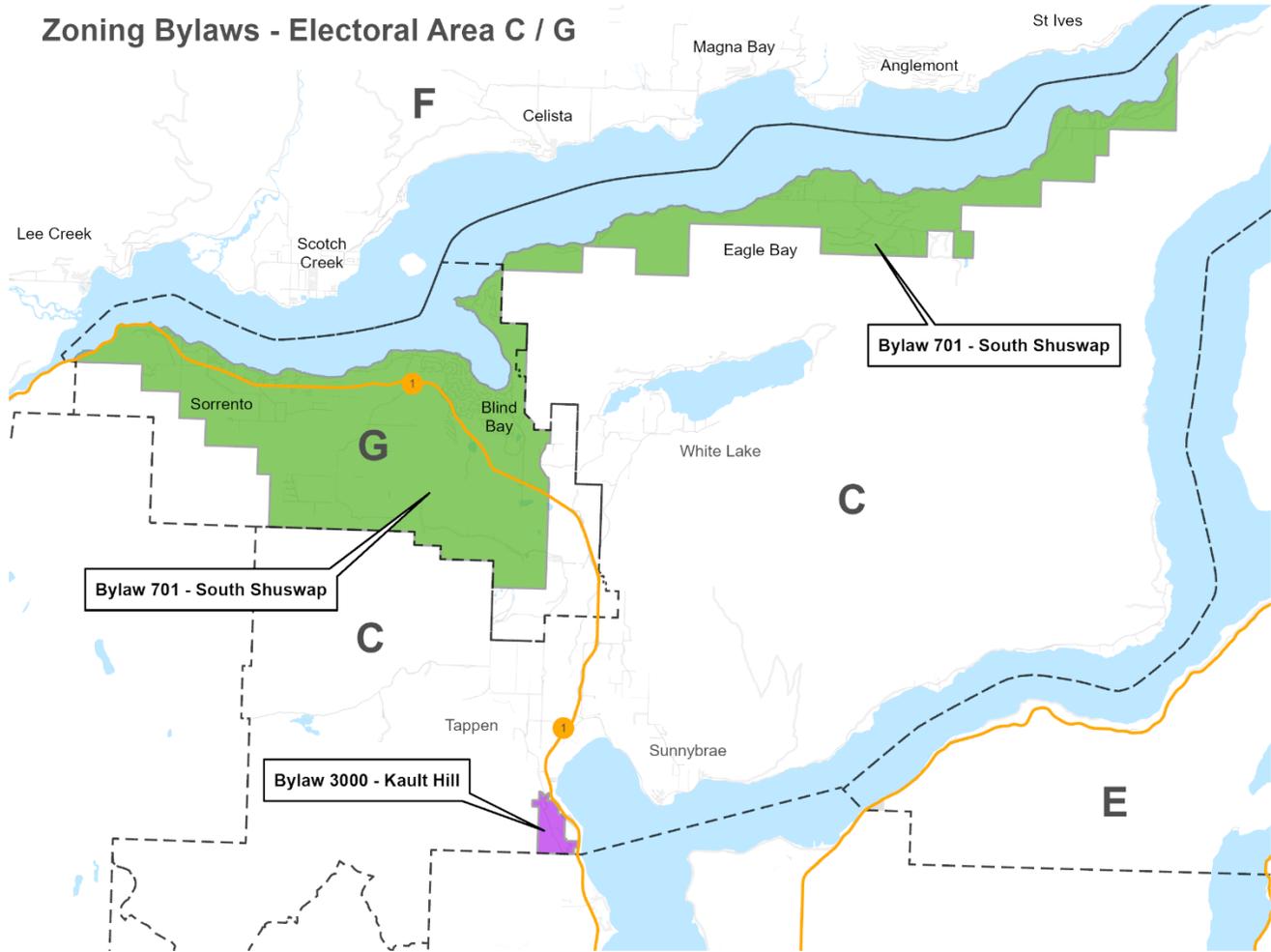
-  Electoral Area B Zoning Bylaw 851
-  South Shuswap Zoning Bylaw 701
-  Kault Hill Rural Landuse Bylaw 3000
-  Ranchero / Deep Creek Zoning Bylaw 751
-  Salmon Valley Landuse Bylaw 2500
-  Electoral Area E Zoning Bylaw 841
-  Anglemont Zoning Bylaw 650
-  Lee Creek / Scotch Creek Zoning Bylaw 825
-  Magna Bay Zoning Bylaw 800

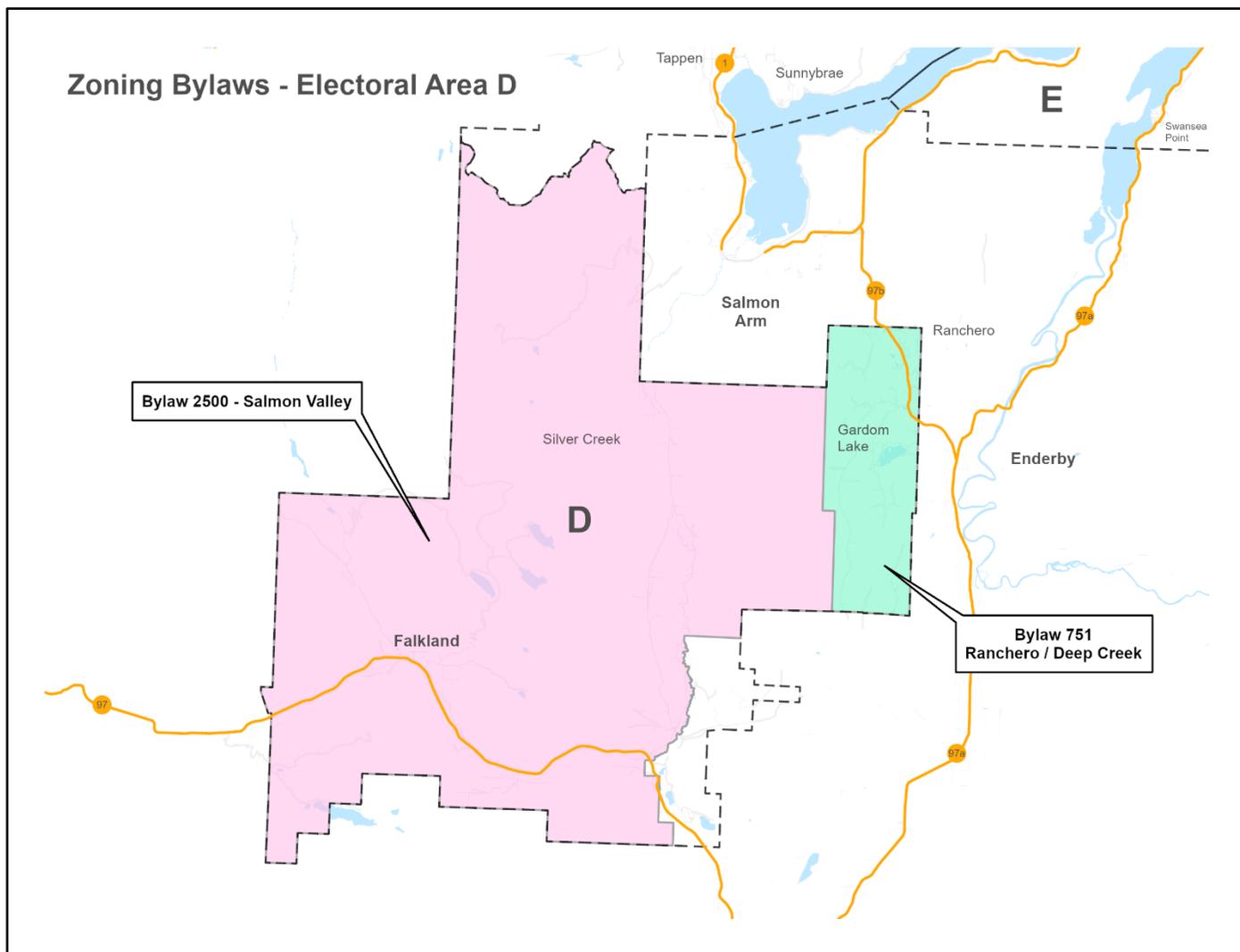


### Zoning Bylaws - Electoral Area F



### Zoning Bylaws - Electoral Area C / G







Attached SDU in a walk out basement (basement suite)



SDU in a partial basement (basement suite)



SDU attached to main floor of a primary dwelling



Detached SDU (garden suite)

Examples of Secondary Dwelling Units (SDU)



Two styles of SDUs above detached garages



# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Areas B, C, D, E, F, G: Accessory Building Project Zoning Bylaw Amendments
- DESCRIPTION:** Report from Ken Gobeil, Senior Planner, dated January 26, 2024. Accessory Building Project; Zoning Bylaw Amendments to floor area definitions and accessory building regulations
- RECOMMENDATION #1:** THAT: Anglemont Zoning Amendment Bylaw No. 650-17 be read a second time as amended this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #2:** THAT: South Shuswap Zoning Amendment Bylaw No. 701-111 be read a first and second time this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #3:** THAT: Rancho/Deep Creek Zoning Amendment Bylaw No. 751-08 be read a first and second time this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #4:** THAT: Magna Bay Zoning Amendment Bylaw No. 800-34 be read a second time as amended this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #5:** THAT: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45 be read a second time as amended this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #6:** THAT: Electoral Area E Zoning Amendment Bylaw No. 841-09 be read a first and second time this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #7:** THAT: Electoral Area B Zoning Amendment Bylaw No. 851-31 be read a first and second time this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #8:** THAT: Salmon Valley Land Use Amendment Bylaw No. 2565 be read a second time as amended this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #9:** THAT: Kault Hill Land Use Amendment Bylaw No. 3009 be read a first and second time this 15<sup>th</sup> day of February 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**SUMMARY:**

Staff are proposing amendments to all nine zoning bylaws and land use bylaws for consistent floor area definitions and maximum building height and floor area regulations based on property size for rural and residential properties.

Accessory buildings support the residents living on a property. The most common is a detached garage, but accessory buildings also include a secondary dwelling unit (i.e. a suite above a garage), garden sheds, green houses (for personal use), and workshops (for personal use).

Updating definitions (for clarity on how building floor area is calculated) and regulations (increasing the building height and floor area) will meet the needs of the residents living in the urban, semi-rural and rural areas in the Electoral Areas, make it easier for staff to interpret, administer, and explain the zoning bylaws to the public and the Development Industry Professionals, provide larger accessory building size options that should reduce the number of development variances, and improved timelines for accessory building construction throughout the CSRD.

These amendments are being completed in conjunction with amendments to the nine zoning and land use bylaws to permit secondary dwelling units, and more specifically the accessory building bylaw amendments will allow detached secondary dwelling units in an accessory building.

This project was first brought to the Board at the March 16, 2023, Board Meeting when the Board gave first reading to the Electoral Area F Zoning Amendment Bylaws. Accessory building height and floor area size in the Salmon Valley Land Use Bylaw No. 2500 was also reviewed in 2020 where the Board gave first reading Salmon Valley Land Use Amendment Bylaw No. 2565.

Following first reading of the Electoral Area F Zoning amendments staff arranged an online survey for public input and sent referrals to First Nations and government agencies. The survey results and referral comments have been reviewed. The amending bylaws regarding accessory buildings and secondary dwelling units have also been revised.

It is now appropriate for the Board to consider giving the Electoral Area F Zoning Amendments and Salmon Valley Land Use Amendment Bylaw second reading as amended and give the amending bylaws first and second reading for the five other zoning bylaws and rural land use bylaws.

#### **BACKGROUND:**

See [Item No. 17.2 in the March 16, 2023 Board Agenda](#) for the board report and all attachments regarding the accessory building bylaw amendment project at Phase 1.

See [Item No. 17.1 in the March 16, 2023 Board Agenda](#) for the Board report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 1.

The secondary dwelling unit and accessory building bylaw amendment projects were introduced to the Board in phases. Phase 1 included an explanation about each project and the proposed amendments to the three Electoral Area F zoning bylaws (Anglemont Zoning Bylaw No. 650, Magna Bay Zoning Bylaw No. 800, Scotch Creek/Lee Creek Zoning Bylaw No. 825). It was noted the remaining bylaws would be introduced after public consultation was complete for these two projects.

#### Salmon Valley Land Use Amendment Bylaw No. 2565

In 2020, staff drafted amendments to the Salmon Valley Land Use Bylaw No. 2500 to update accessory building regulations and resolve minor administrative oversights as part of the preparation of a potential building inspection service being introduced into the area. See [Item No. 17.3 in the March 19, 2020 Board Agenda](#) for the Board Report and all attached documents.

Due to the negative reception from the public regarding the proposed building inspection service, and public safety concerns from COVID-19 (for public information meetings and hearings), staff decided to wait to introduce the accessory building bylaw amendments in conjunction with amendments planned for the other eight other zoning and land use bylaws.

**POLICY:**

See "Acc\_Bldg\_Bylaw\_Excerpts.pdf" for relevant excerpts from the following zoning and land use bylaws:

- [Anglemont Zoning Bylaw No. 650](#)
- [South Shuswap Zoning Bylaw No. 701](#)
- [Ranchero/Deep Creek Zoning Bylaw No. 751](#)
- [Magna Bay Zoning Bylaw No. 800](#)
- [Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)
- [Electoral Area E Zoning Bylaw No. 841](#)
- [Electoral Area B Zoning Bylaw No. 851](#)
- [Salmon Valley Land Use Bylaw No. 2500](#)
- [Kault Hill Land Use Bylaw No. 3000](#)

**FINANCIAL:**

There are no financial implications associated with this project.

**KEY ISSUES/CONCEPTS:****Provincial Statutes and Phasing**

Since the Phase 1 of the Secondary Dwelling Unit Project and Accessory Building Project were given first reading at the March 16, 2023, Board Meeting, the provincial government announced statutes intended to address the housing crisis. Bill 44: 'Housing Statues Amendment Act' was given assent on November 30, 2023. This Bill requires all local governments to amend their zoning bylaws to permit secondary dwelling units in all residential zones by June 30, 2024. It also notes that local governments are prohibited from holding public hearings for these amending bylaws.

The accessory building bylaw amendments are required to accompany the secondary dwelling unit bylaw amendments so detached secondary dwellings can be located in accessory buildings.

As a result of the June 30, 2024, provincial deadline, planning staff have changed the phasing schedule for all secondary dwelling unit and accessory building bylaw amendments to be adopted at the June 20, 2024, Board meeting.

**Consultation**

At the March 16, 2023, Board meeting staff were instructed to utilize the Complex Consultation process. This consultation process includes a public interaction component which gives the public an opportunity to review bylaw amendments and to be able to speak directly with an applicant before a public hearing, and for staff to send referrals to First Nations, and government agencies.

Since the Secondary Dwelling Unit and Accessory Building projects are closely related and were being completed in tandem, staff combined both projects for one consultation package. Following first

reading, staff created one online survey for both projects, and one referral outlining both projects was sent to First Nations, government agencies, and Development Industry Professionals.

### **Online Survey**

Staff used the CSRD-Connect website accessed via the CSRD website to inform the public of the project and post an online survey and give the public an opportunity to provide their feedback. The survey was open from April 13, 2023, to May 30, 2023. See "Acc\_Bldg\_Project\_Survey\_Results.pdf" for a complete copy of the survey results and written comments. This survey included 15 questions regarding secondary dwelling units and accessory buildings.

- The first five questions (1-5) were questions regarding demographics (who is taking the survey and their location, and general questions regarding their preference on rural character).
- The next five questions (6-10) were regarding secondary dwelling units.
  - These questions will be analysed in the Secondary Dwelling Unit Board Report (Please see Item 17.1 of the Board Agenda).
- The last five questions (11-15) were regarding accessory buildings.

#### Demographics (Survey Questions 1-5)

The majority of people who participated in the survey were full time residents making up over 75% of the survey respondents.

When asked which areas respondents have an interest, the respondents were relatively evenly distributed between Electoral Areas G, D and F, with slightly fewer respondents from Electoral Area E, and C, respectively. Electoral Area B had the fewest respondents.

Most respondents had properties less than 0.4 ha (1 acre) at 47% of the total respondents, and the next highest number of respondents owning between 0.4 ha and 2 ha (1-5 acres) at 25%.

Out of all the respondents there were even results on the importance of maintaining neighbourhood character and aesthetics when it came to secondary dwelling units and accessory building sizes.

#### Secondary Dwelling Units (Survey Questions 6-10)

These questions will be analysed in the Secondary Dwelling Unit Board Report (See Item 17.1 of the February 15, 2023, Board Agenda).

#### Accessory Buildings (Survey Questions 11-15)

**Question: Is an accessory building the size of a six-car garage (150 m<sup>2</sup>) an appropriate maximum size per building for a property under 0.4 ha?**

Yes - this is an appropriate size	39.79%
No - This is too large	<b>47.96%</b>
No – This is too small	12.26%

Nearly half of the respondents noted that the accessory building size proposed on lots under 0.4 ha is too large. The results of this question are inconsistent with other questions in the survey as larger buildings are strongly supported in other questions for the same size properties:

- For a similar question regarding the size of Secondary Dwelling Units, 48% of respondents noted that 140 m<sup>2</sup> is an appropriate size of a secondary dwelling unit, and 12.83% noted that 140 m<sup>2</sup> is too small for a secondary dwelling unit.
- Respondents in the survey also noted that they would support even larger buildings (i.e. more than 150 m<sup>2</sup>) where an accessory building contains a secondary dwelling unit.

**Question: Is a two-storey accessory building (8.5 m/27 feet maximum accessory building height) an appropriate maximum height per building for a property under 0.4 ha?**

Yes - this is an appropriate height	<b>56.94%</b>
No - This height is too high	33.81%
No – This height is too low	9.25%

This height is close to the 8.0 m accessory building height regulations already in effect for Electoral Area B Zoning Bylaw No. 850, Ranchero/Deep Creek Zoning Bylaw No. 751 and Electoral Area E Zoning Bylaw No. 841.

**Question: Should the maximum floor area of an accessory building on a residential property be regulated based on lot size (properties over 0.4 ha/1 acres could have larger buildings)?**

Yes	<b>77.90%</b>
No	22.10%

Out of all the questions in this survey, this question had the most support.

**Question: Should there be allowances made for larger accessory buildings (taller and greater floor area) when that building contains a secondary dwelling unit?**

Yes	<b>66.79%</b>
No	33.21%

Approximately two thirds of respondents agree that accessory buildings should be taller than 8.5 m and larger than 150 m<sup>2</sup> when the building contains a secondary dwelling unit.

### Summary of Written Comments

The last question in the survey was an opportunity for respondents to offer their own comments regarding accessory buildings, and the regulations proposed by staff at first reading.

There were 100 responses. The following common themes were put forward:

- Approximately 10% of the comments were not related to the accessory building bylaw amendments (90 comments were related to the accessory building bylaw amendments).
- The ratio of comments that were strictly positive or negative was approximately 3 positive comments to 1 negative comment (i.e. 75% of the comments were positive).
- There was a nearly even split of respondents that felt there was too much government oversight and those who felt the public should have more direct involvement in the approval process for new construction (i.e. more regulation and restriction).
  - Eight comments noted that there should not be any restrictions on accessory buildings.
  - Five comments noted that the local residents should be able to decide on building applications for new buildings.
  - One comment noted that there is both too much regulation and that the residents should be able to comment on new construction.
- Fourteen comments noted that in addition to the lot size, building height and floor area regulations should be based on other features, such as:
  - Slopes
  - Setbacks
  - Physical features
  - Proximity to neighbours

- Impacts to views of adjacent properties.
- The overall number and layout of buildings on a property
- Ten comments noted that there should be form and character regulations for accessory buildings.

### **Referral Responses**

The request for comments to First Nations and government agencies about the accessory building bylaw amendments was sent with the secondary dwelling unit bylaw amendments. Few comments were received through the referral process. However, those that were received were not opposed to accessory building bylaw amendments but had questions or comments on the technical details and implications on future development.

Comments regarding secondary dwelling units are reviewed separately in the Secondary Dwelling Unit Board Report (See Item 17.1 of the February 15, 2024, Board Agenda).

Responses specifically regarding accessory buildings are noted below. See "Acc\_Bldg\_and\_BL2565\_Agency\_and\_First\_Nations\_Referral\_Responses.pdf" for a complete copy of all referral responses.

#### CSRD Financial Services

- The proposed bylaws are consistent with Section 477 of the Local Government Act.

#### Electoral Area B Advisory Planning Commission (APC)

- The APC had questions regarding the technical requirements (trees and driveways) for building on properties.

#### Interior Health Authority

- On smaller parcels there are fewer appropriate locations for sewerage dispersal fields.

#### Skwla'x te Secwepemcúl'ecw

- Based upon initial review, Skwla'x te Secwepemcúl'ecw has no objection to this project.

#### Simpcw First Nation (Simpcw)

- Simpcw Natural Resource Department (NRD) is satisfied with the bylaw amendments.

#### Development Industry Professionals

Staff reached out to the Shuswap Construction Industry Professionals (SCIP) and the Canadian Homebuilders Association for input. They forwarded the referral information and links to the online survey for their members.

No formal response to this referral was received from the two organizations. However, twelve respondents to the online survey identified themselves as "a representative of the construction/development community", see "SDU\_Acc\_Bldg\_Prject\_Survey\_Results.pdf" attached for all survey results.

### **Secondary Dwelling Unit Revisions**

Following the introduction of Bill 44, input from the Board, the public survey, and referral responses, the Secondary Dwelling Unit bylaw amendments have been revised. These revisions do not affect the technical regulations (i.e. height and floor area size) proposed in the Accessory Building Bylaw Amendments. However, the zones where secondary dwelling units are being proposed has increased in scope beyond the residential and rural zones.

The revisions are discussed in more detail in the Secondary Dwelling Unit Board Report (See Item 17.1 of the February 15, 2024 Board Agenda).

**Accessory Building Bylaw Amendment Revisions**

Following first reading and reviewing the consultation results Planning staff reviewed the accessory building bylaw amendments and have made minor revisions for clarity. These include revisions to the language used in the new proposed definitions and additional zones that are amended in each zoning bylaw to align with the Secondary Dwelling Unit project.

Definitions

Definitions have been revised to improve clarity about what is excluded from floor area calculations to make calculating floor area easier for staff, public and development industry professionals.

Floor Area, Gross

*"FLOOR AREA, GROSS is the total area of all storeys in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"*

Notable change:

- Exterior stairs are exempt from the floor area, gross calculations.
- Staff note that landings at the top of stairs and decks are not exempt from the floor area, gross calculation.

Floor Area, Net

*"FLOOR AREA, NET is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"*

Notable change:

- In the previous definition only 'uncovered' decks and balconies were exempt from the floor area, net calculation. This has been revised so that all decks and balconies are exempt from the floor area, net calculation.
- Staff note that all decks and balconies are included in the calculation of floor area, gross.

Regulations

There are no changes to the technical regulations regarding accessory buildings (maximum permitted building height and floor area, gross) presented to the Board March 16, 2023:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> </ul>

<ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
<p>Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

In the bylaw amendments presented March 16, 2023, the increase in maximum building height and floor area, gross was only applied to single family residential and rural zones. Zones that permitted multiple dwellings, comprehensive development zones or zones that were specifically established for large lots that could not be subdivided (such as rural holdings, resource, or agriculture zones) did not receive any amendments to the accessory building regulations in those zones.

However, after the survey results and Bill 44 were reviewed, staff determined there are circumstances where accessory building regulations need to be introduced into other zones, specifically:

- Amendments to zones which establish the use of secondary dwelling units.
- Comprehensive development zones which affect multiple properties.
- Certain shared interest properties where multiple single detached dwellings are permitted and are used by full time residents.

In zones where properties are not affected by these amending bylaws (such as a comprehensive development zone where relatively few properties are affected) and the owners of those properties would like accessory building size regulations to be increased, those owners can submit a development variance permit or bylaw amendment application in the future when it can be reviewed and considered on a case by case basis.

A list of the proposed changes to each bylaw are included in "Acc\_Bldg\_Project\_Specific\_Amendments.pdf" attached to this report. Complete copies of each amending bylaw in the accessory building bylaw amendment project are also attached to this report:

## **Analysis**

### Survey Results

From the survey results, most of the proposed regulations were supported by the public. However, the floor area size of accessory buildings without a secondary dwelling unit on properties less than 0.4 ha had the least support. Public comments also noted that the floor area, gross for accessory buildings is too large on smaller properties. Staff note that part of this may have been that the question was posed with the example of a building capable of holding six cars, and not parking for a large boat RV, which take up much more floor area than a regular vehicle.

From staff research, a 150 m<sup>2</sup> maximum floor area, gross in an accessory building without a secondary dwelling unit is an appropriate size as it can accommodate a large RV, boat and other personal belongings. Staff note that there are many site-specific conditions (such as setbacks, parcel coverage, geographic features, costs etc.) that limit the opportunities for property owners to build the maximum permitted floor area on each property. Staff also note that other questions in the survey regarding floor area, gross for buildings which contain a secondary dwelling unit exceeding 150 m<sup>2</sup> were strongly supported suggesting that accessory buildings of this floor area size would be appropriate.

The proposed height of an accessory building (8.5 m) had a nearly even split of public support. The comments received also noted that the height may obstruct views and change the character of a property. Staff note that the most recent zoning bylaws (Electoral Area B Zoning Bylaw No. 851- 2014, Rancho/Deep Creek Zoning Bylaw No. 751 – 2018, Electoral Area E Zoning Bylaw No. 841 – 2022) have an accessory building height of 8 m and one of the older bylaws, (Kault Hill Rural Land Use Bylaw – 2000) has an accessory building height of 10 m in rural zones. Staff also note that the 8.5 m height was selected so that boats, and RVs could be parked in accessory buildings with a peaked roof. See the [March 16, 2023 Board Report](#) for further information on how the building height regulation was determined.

### Referral Comments

Of the referral responses received none were opposed to the amendments, and comments were technical in nature. Staff note that agencies that received a referral and did not respond may have also provided feedback through the online survey.

The CSRD Utilities Department noted that service fees for secondary dwelling units would be reviewed and had no concerns with the accessory building amending bylaws. All other CSRD departments had no concerns with either the secondary dwelling unit amendments or the accessory building amendments.

The Electoral Area B Advisory Planning Commission had questions that were not directly related to building height or floor area and were instead focussed on driveway access, and FireSmart. Staff attended the APC meeting and answered these questions directly.

The Interior Health Authority comments noted that parcel coverage can affect the septic location and future sewer services. Staff note that there is a parcel coverage regulation in effect on residential zones, and that parcel coverage regulations are not being altered as part of these bylaw amendments. Property owners will need to meet the parcel coverage requirements when constructing accessory buildings. The 8.5 m building height may allow residents to build a second storey on properties where parcel coverage cannot be met for a single storey building. Parcel coverage was reviewed by staff in 2020 where a 30% parcel coverage regulation was established in the Electoral Area F Zoning Bylaws (increased from 25%). Coverage in other zoning bylaws for single detached dwelling zones are as follows:

- Electoral Area E Zoning Bylaw No. 841 (adopted in 2022) – 30%
- Rancho/Deep Creek Zoning Bylaw No. 751 (adopted in 2018) – 25%
- Electoral Area B Zoning Bylaw No. 851 (adopted in 2014) – 25%
- South Shuswap Zoning Bylaw No. 701 (adopted in 1997) – 40%

The bylaws were referred to 33 First Nations for the Accessory Building project in 2023 and the Salmon Valley Land Use Amendment Bylaw in 2020. From those referrals the CSRD received 5 responses. Of those responses there was no opposition to the amending bylaws.

### Revised Floor Area Definitions

The intent of the revised definitions to 'floor area, gross' and 'floor area, net' are unchanged. The revisions outlined above are only intended to clarify floor area calculations for staff, public and Development Industry Professionals.

#### 'Floor Area, Gross'

The revision to floor area, gross will exclude exterior stairs from the floor area, gross calculation; these are unenclosed stairs. Interior and enclosed stairs (enclosed by four walls and a roof) will be part of the calculation.

Exterior stairs can be difficult to calculate when there is no wall or roof to measure from. These areas are often unused and not necessary to be counted as floor area, gross. Landings on stairs, and decks or balconies of any size will still be included in the calculation of floor area, gross.

#### 'Floor Area, Net'

Floor area, net is intended to be used for the calculation of floor area in an accessory building for a specific use such as home occupation or a secondary dwelling unit. The definition of floor area, net has been updated to change how decks and balconies would be calculated toward floor area, net. Previously, uncovered decks and balconies would be exempt from the calculation. However, in this definition covered decks would be included. Covered decks and balconies are impacted by weather conditions and not part of the usable space for a specific use (such as a secondary dwelling unit). Therefore, staff have updated the language so that un-enclosed decks and balconies are exempt from the floor area, net calculations.

#### No changes to Regulations (Height and Floor Area)

As noted above, while there were some negative public comments regarding maximum building height, and maximum floor area for accessory buildings under 0.4 ha, the overall survey results are supportive of the regulations proposed, and they are similar to the regulations in effect for the most recent zoning bylaws adopted in the CSRD. Therefore, staff are not suggesting any changes to the maximum accessory building height or floor area.

#### **RATIONALE:**

Staff are recommending that the Board give readings to the following amending bylaws to update the floor area definitions and regulations regarding accessory buildings in the nine zoning bylaws in Electoral Areas B, C, D, E, F, and G:

<b>Electoral Area</b>	<b>Bylaw.</b>	<b>Reading(s)</b>
B	Electoral Area B Zoning Amendment Bylaw No. 851-31	1 <sup>st</sup> & 2 <sup>nd</sup>
C	Kault Hill Land Use Amendment Bylaw No. 3009	1 <sup>st</sup> & 2 <sup>nd</sup>
C & G	South Shuswap Zoning Amendment Bylaw No. 701-111	1 <sup>st</sup> & 2 <sup>nd</sup>
D	Salmon Valley Land Use Amendment Bylaw No. 2565	2 <sup>nd</sup> as amended
D	Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08	1 <sup>st</sup> & 2 <sup>nd</sup>
E	Electoral Area E Zoning Bylaw No. 841-09	1 <sup>st</sup> & 2 <sup>nd</sup>
F	Anglemont Zoning Amendment Bylaw No. 650-17	2 <sup>nd</sup> as amended
F	Magna Bay Zoning Amendment Bylaw No. 800-34	2 <sup>nd</sup> as amended
F	Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45	2 <sup>nd</sup> as amended

Staff are recommending these amendments for the following reasons:

- The definitions and regulations will provide clarity and consistency among all the zoning bylaws;
- The amendments will allow secondary dwelling units in accessory buildings and provide greater flexibility to incorporate secondary dwelling units on a property where permitted;
- The increases to maximum accessory building heights and floor areas will be consistent with the size of properties;

- The amendments will reduce the number of variance applications received and improve application processing times;
- Public feedback supported consistency between CSRD bylaws;
- While there was some negative public feedback on the height or floor area sizes for parcels under 0.4 ha, the overall feedback generally supportive of the proposed amendments; and,
- Provincial statutes require that local governments have these amending bylaws adopted by June 30, 2024, as they relate to the opportunities for secondary dwelling units. The proposed amendments will allow for detached secondary dwelling units where permitted.

**IMPLEMENTATION:**

If the Board endorses the staff recommendations, staff will prepare the necessary information for publication on the CSRD's public engagement website (CSRD Connect) including information on the final opportunities for written public comment, and a schedule for further readings and potential adoption.

In order to meet the provincial mandated deadline of June 30, 2024, to include opportunities for secondary dwelling units in zoning bylaws, the amending bylaws must be reviewed by the Board at their April 18, 2024, meeting for third reading. After the amending bylaws receive third reading, the amending bylaws will be forwarded to the Ministry of Transportation and Infrastructure for approval as per Section 52 (3) of the Transportation Act.

After the bylaws receive signature from the Ministry of Transportation and Infrastructure and are returned, staff will present the bylaws to the Board for consideration for adoption at the June 20, 2024, Board meeting.

**No Public Hearing:**

The Provincial government requires that all bylaws under consideration to implement Bill 44 – Housing Statutes Amendments Act must be adopted by local governments by June 30, 2024. Due to this deadline, there is not time to make further changes unless the changes are minor. Minor changes could be made at third reading.

As noted earlier in this report, public hearings are not permitted where bylaws are being amended to bring them into compliance with Bill 44 – Housing Statutes Amendments Act. Where a public hearing is not being held, Development Services Procedures Bylaw No. 4001 requires that ads be placed in two issues of a newspaper at least three days and no more than ten days prior to the Board considering a bylaw for first reading. A second ad is to be placed in the same newspapers using the same date considerations prior to the Board considering a bylaw for third reading.

The purpose of the ads is to invite written submissions from the public by 4 pm on the Tuesday prior to the Board meeting at which the Board will consider 3<sup>rd</sup> reading. Consideration of third reading is anticipated to be at the Board meeting on April 18, 2024. Development notice signs and written notices to individual property owners are not required as per the Local Government Act because the proposed bylaw amendments will affect more than 10 properties. Notices will be posted at the CSRD office and on CSRD social media channels as are typically provided for bylaw amendments.

These bylaw amendments cover a large area, and much of it is located within 800 m of a controlled access highway. Therefore, Statutory Approval of the Ministry of Transportation and Infrastructure is required prior to Board consideration of the bylaws for adoption. Staff anticipate that the amending bylaws will be brought back to the Board for third reading on April 18, 2024. Following third reading they will be sent to the Okanagan Shuswap and Rocky Mountain Districts of the Ministry of

Transportation and Infrastructure for Statutory Approval. These MOTI offices have been advised that these bylaws will be provided at that time and that there is a short timeframe for them to sign and return the bylaws. Following first and second readings the Board report and amending bylaws will be provided for their information. A timeframe for the remaining steps in the bylaw amendment process is included below.

Following bylaw adoption, the CSRD is required to provide notification to the province that the amendments required to bring all zoning bylaws into compliance with Bill 44 have been completed.

Action	Timing
Ads placed in newspapers prior to first and second readings inviting public comments until Board consideration of third reading	February 2-9, 2024
Board consideration of first and second readings	February 15, 2024
Ads placed in newspapers prior to third reading advising of deadline for public submitting written comments (Tuesday prior to Board consideration of third reading)	April 5-12, 2024
Board consideration of third reading	April 18, 2024
Referral to MOTI for Statutory Approval of bylaws	April 19, 2024
Deadline for CSRD receiving the signed bylaws from MOTI	May 31, 2024
Board consideration of adoption	June 20, 2024
CSRD notifies Province of bylaw adoption	June 21, 2024

#### Guide to Accessory Buildings

A comprehensive Guide to Accessory buildings in the CSRD will be developed prior to adoption of these bylaw amendments. This guide will be available to staff, public and development industry professionals to assist with implementation of the new secondary dwelling unit and accessory building regulations. It will outline the definitions, regulations, and provide pictures and graphics to make it easier to understand.

#### **COMMUNICATIONS:**

The amending bylaws were referred to the following agencies and First Nations in 2023. The Salmon Valley Land Use Amendment Bylaw No. 2565 was also referred to agencies in 2020. All responses are briefly noted in the table below. See "Acc\_Bldg\_and\_BL2565\_Referral\_Responses.pdf" for a complete copy of all referral responses.

It is noted that some referral recipients may have chosen to respond to the survey rather than provide formal referral comments.

Relevant comments are reviewed in the 'Analysis' section of this report.

Agency	Response	
	Accessory Building Project	Bylaw 2565 Referral in 2020
CSRD Finance	The proposed bylaws have been reviewed as per S.477 of the Local Government Act and are	No Response

	consistent with the CSR D's current financial plan.	
Community and Protective Services		
Emergency Management	No concerns	No concerns
Fire Services	No concerns	No concerns
Parks and Community Services	No concerns	No concerns
CSR D Environmental and Utility Services		
Utilities	Utilities has no concerns with the proposed Bylaw Amendments. Water Rates will need updating to address water user fees for Secondary Dwelling Units.	No concerns
Solid Waste and Recycling	No concerns	No concerns
Electoral Area B Electoral Area Planning Commission (APC)	Question about driveway regulations with extra dwellings Question about retention of shade trees	NA
Interior Health Authority	The smaller the parcel size, especially in a rural neighbourhood of smaller parcel sizes, the fewer appropriate locations for sewerage dispersal fields would be available. At the time of designing and constructing a sewerage system only the immediate needs of the development  It is prudent to consider future sewerage needs because all systems have the potential to fail in the lifetime of the building.	No Response
Ministry of Transportation and Infrastructure	(Rocky Mountain District) - The ministry is happy to see the section detailing the number of off-street parking for additional SDUs. This will help to stem some of the road congestion that would magnify the already crowded road system in Revelstoke.	No Response

Canadian Homebuilders Association	No Response	NA
Shuswap Construction Industry Professionals (SCIP)	No Response	No Response
First Nations		
Adams Lake Indian Band;	No Response	No Response
Akisqnuq First Nation;	No Response	No Response
Ashcroft Indian Band;	No Response	NA
Boothroyd Indian Band;	No Response	NA
Coldwater Indian Band;	No Response	No Response
Cook's Ferry Indian Band;	No Response	No Response
Esh-kn-am Cultural Resource Management;	No Response	No Response
Ktunaxa Nation Council;	No Response	NA
Lower Kootenay Band;	No Response	NA
Lower Nicola Indian Band;	No Response	No Response
Lower Similkameen Indian Band;	No Response	No Response
Lytton First Nation;	No Response	No Response
Neskonlith Indian Band;	No Response	No Response
Nicola Tribal Association;	No Response	
Nlaka'pamux Nation Tribal Council;	No Response	No Response
Nooaitch Indian Band;	No Response	NA
Okanagan Indian Band;	No Response	No Response
Okanagan Nation Alliance;	No Response	No Response
Oregon Jack Creek Indian Band;	No Response	No Response
Penticton Indian Band;	No Response	The Penticton Indian Band will be deferring further consultation and engagement to the Okanagan Indian Band.
Scw'exmx Tribal Council (STC)	Deferring this project to the appropriate First Nations for their review and comment.	NA
Shackan Indian Band;	No Response	NA

Shuswap Indian Band;	No Response	NA
Simpcw First Nation;	Simpcw Natural Resource Department (NRD) is satisfied with the bylaw amendments and the collaborative work relating to their proposal and support moving forward.	NA
Siska First Nation;	No Response	No Response
Skeetchestn Indian Band;	No Response	No Response
Skuppah Indian Band;	No Response	NA
Skw'lax te Secwepemcú'ecw;	No Response	Little Shuswap Lake Band works closely with Pespesellkwe (Splatsin, Adams Lake, Neskonlith, Shuswap) on proposed activities in our shared areas. Little Shuswap Lake Band supports any decisions that the Pespesellkwe Bands make regarding this referral.
Splatsin First Nation;	No Response	No Response
Spuzzum First Nation;	No Response	NA
Tk'emlups Band;	No Response	No Response
Skeetchestn/Tk'emlups te Secwepemc.	Deferring all comments, technical, and field related aspects of consultation on this file to Simpcw First Nation, Skwlāx te Secwepemcú'ecw (Little Shuswap), Adams Lake Indian Band, and Neskonlith Indian Bands.	No Response
Upper Nicola Band	NA	No Response

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

**BOARD'S OPTIONS:**

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*

4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-02-15_Board_DS_Acc_Bldg_First_Second.docx
Attachments:	<ul style="list-style-type: none"> <li>- Acc_Bldg_Project_Specific_Amendments.pdf</li> <li>- BL650-17_Second_Amended.pdf</li> <li>- BL701-111_First_Second.pdf</li> <li>- BL751-08_First_Second.pdf</li> <li>- BL800-34_Second_Amended.pdf</li> <li>- BL825-45_Second_Amended.pdf</li> <li>- BL841-09_Frist_Second.pdf</li> <li>- BL851-31_First_Second.pdf</li> <li>- BL2565_Second_Amended.pdf</li> <li>- BL3009_First_Second.pdf</li> <li>- Acc_Bldg_Bylaw_Excerpts.pdf</li> <li>- Acc_Bldg_Project_Survey_Results.pdf</li> <li>- Acc_Bldg_and_BL2565_Agency_and_First_Nations_Referral_Responses.pdf</li> <li>- Acc_Bldg_Project_Maps_Plans_Photos_2024_02_15.pdf</li> </ul>
Final Approval Date:	Feb 5, 2024

This report and all of its attachments were approved and signed as outlined below:

Corey Paiement

Gerald Christie

Jennifer Sham

A handwritten signature in black ink, appearing to read 'John MacLean', with a long horizontal stroke extending to the right.

John MacLean

## **Summarized Amendments of all Accessory Building Zoning and Land Use Amendments**

### Anglemont Zoning Amendment Bylaw No. 650-17 – Second Reading as amended.

See “BL650-17\_Second\_Amended.pdf” attached for a complete copy of the amending bylaw.

- Replace or definitions of ‘accessory building’, ‘accessory use’, ‘floor area, gross’, ‘floor area, net’, and ‘storey’ Definitions.
- Utilize ‘floor area, gross’ and ‘floor area, net’ where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the ‘RR-4 Rural Small Lot’, ‘CR Country Residential’, ‘RS-1 Residential’, and ‘RS-5 Residential Summer Home’ Zones.

### South Shuswap Zoning Amendment Bylaw No. 701-111 – First and Second Reading

See “BL701-111\_First\_Second.pdf” attached for a complete copy of the amending bylaw.

- Replace or definitions of ‘accessory building’, ‘accessory use’, ‘floor area, gross’, ‘floor area, net’, and ‘storey’ Definitions.
- Utilize ‘floor area, gross’ and ‘floor area, net’ where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the ‘AR1 Agriculture (20 ha)’, ‘AR2 Agriculture (4 ha)’, ‘RR1 Rural Residential (4000m<sup>2</sup>)’, ‘RR2 Rural Residential (5000m<sup>2</sup>)’, ‘RR3 Rural Residential (1 ha)’, ‘RR4 Rural Residential 4 (2 ha)’, ‘R1 Low Density Residential’, ‘R2 Medium Density Residential’, ‘CH1 Cluster Housing 1’, ‘CH2 Cluster Housing 2’, and ‘LH Large Holdings’ Zones.
- Building height and floor area regulations were also updated to the ‘MHP Mobile Home Park’ ‘SH Special Housing’ ‘CDC1 Comprehensive Development 1’, ‘CDC2 Comprehensive Development 2’, ‘CD3 Comprehensive Development 3’, and ‘CDC6 Comprehensive Development 6’ Zones.
  - These zones did not have an additional building height or floor area regulation for accessory buildings that contain a secondary dwelling unit.

### Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08 – First and Second Reading.

See “BL751-08\_First\_Second.pdf” attached for a complete copy of the amending bylaw.

- Replace or definitions of ‘accessory building’, ‘accessory use’, ‘floor area, gross’, ‘floor area, net’, and ‘storey’ Definitions.
- Utilize ‘floor area, gross’ and ‘floor area, net’ where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the ‘MH Medium Holdings’, ‘RR1 Rural Residential 1’, and ‘VR Vacation Rental’ Zones.
- The MHP1 Manufactured Home Park 1 Zone accessory building floor area and height regulations were updated to be consistent with other bylaws.

Magna Bay Zoning Amendment Bylaw No. 800-34 – Second Reading as Amended.

See “BL800-34\_Second\_Amended.pdf” for a complete copy of the amending bylaw.

- Replace or definitions of ‘accessory building’, ‘accessory use’, ‘floor area, gross’, ‘floor area, net’, and ‘storey’ Definitions.
- Utilize ‘floor area, gross’ and ‘floor area, net’ where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the ‘CR Country Residential’, ‘RS Residential’, and ‘MSR Multiple Family Residential’ Zones.
- One site specific regulation in the Residential Zone is revised to remove reference to accessory building size.

Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45

See “BL825-45\_Second\_amended.pdf” for a complete copy of the amending bylaw.

- Replace or definitions of ‘accessory building’, ‘accessory use’, ‘floor area, gross’, ‘floor area, net’, and ‘storey’ Definitions.
- Utilize ‘floor area, gross’ and ‘floor area, net’ where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the ‘RU2 Rural 2’, ‘CR Country Residential’, and ‘R1 Residential 1’, Zones.
- One site specific regulation in the ‘CR Country Residential Zone’, and three in the ‘R1 Residential 1 Zone’ are revised remove references to accessory building size, or deleted where they are no longer required.
- Accessory building floor area size is updated in the ‘MHP Manufactured Home Park Zone’ to be consistent with similar zones in other zoning bylaws.
- The ‘MR Multi-Residential Zone’ is amended to include accessory building height of 8.5 m and increase the size of accessory buildings from 75 m<sup>2</sup> to 150 m<sup>2</sup>.

Electoral Area E Zoning Amendment Bylaw No. 841-09

See “BL841-09\_First\_Second.pdf” attached for a complete copy of the amending bylaw.

- Replace or definitions of ‘accessory building’, ‘accessory use’, ‘floor area, gross’, ‘floor area, net’, and ‘storey’ Definitions.
- Utilize ‘floor area, gross’ and ‘floor area, net’ where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the ‘MH Medium Holdings’ ‘RR1 Rural Residential 1’ ‘RM1 Multiple-Dwelling 1 Residential’ ‘CH1 Cluster Housing 1’ ‘VC Village Centre’ ‘VR Vacation Rental’ Zones.
- An inconsistency in the regulations table of the RC3 Resort Commercial 3 zone will be corrected.

Electoral Area B Zoning Amendment Bylaw No. 851-31

See “BL851-31\_First\_Second.pdf” attached for a complete copy of the amending bylaw.

- Replace or definitions of ‘accessory building’, ‘accessory use’, ‘floor area, gross’, ‘floor area, net’, and ‘storey’ Definitions.
- Utilize ‘floor area, gross’ and ‘floor area, net’ where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the ‘RR2 Rural Residential 2’, ‘RR1 Rural Residential 1’, ‘RS3 Residential 3’, ‘CDB1 Comprehensive Development Area B1 (Mt Mcpherson)’, and ‘CDB2 Comprehensive Development B2 (Shelter Bay)’ Zones.

Salmon Valley Land Use Amendment Bylaw No. 2565 – Second Reading as amended.

- Increase accessory building size to be consistent with other eight other zoning and land use amendment bylaws.
- Replace the “Accessory Building” section of the bylaw to be consistent with other zoning and land use amendment bylaws.
  - At first reading, the ‘Accessory Building’ Section of the bylaw would be revised by deleting certain sections. For second reading, the entire section of the bylaw is being replaced.
  - The accessory building regulations that received first reading have been revised to be consistent with the regulations proposed in the other zoning and land use amendment bylaws.
  - This includes updating the ‘R Rural’, ‘RH Rural Holdings’, ‘RR Rural Residential’, and ‘RS Single and Two Family Residential’ Zones with the table above.
  - The ‘RM Multiple Family Residential’, ‘MHP Mobile Home Park Zone’, and ‘RHD High Density Residential Zone’ building height and floor area regulations were also updated with sizes similar to the Rancho/Deep Creek Zoning Bylaw No. 751.
- The terms ‘floor area, gross’ and ‘floor area, net’ have been replaced in each section of the bylaw as determined by the context of each regulation.
- Add ‘floor area, gross’, ‘floor area, net’, and ‘storey’ to the definitions in the bylaw.
  - These definitions that were given first reading have been updated to be consistent with the definitions proposed in the other zoning and land use amendment bylaws.
- Update the definition of “institutional use” to include schools.
- Maps are updated to remove the overlapping jurisdiction between the Salmon Valley Land Use Bylaw and the Rancho/Deep Creek Zoning Bylaw No. 751 along mountain ridge on the east side of the Salmon valley and the west side of the Deep Creek valley

See “BL2565\_Second\_Amended.pdf” attached for all amendments to the Salmon Valley Land Use Bylaw No. 2500.

Kault Hill Landuse Amendment Bylaw No. 3009

See “BL3009\_First\_Second.pdf” attached for a complete copy of the amending bylaw.

- Replace or definitions of ‘accessory building’, ‘accessory use’, ‘floor area, gross’, ‘floor area, net’, and ‘storey’ Definitions.
- Utilize ‘floor area, gross’ and ‘floor area, net’ where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the ‘Rural’ ‘Small Holdings’, ‘Rural Residential’ and ‘Public Assembly’, Zones.

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**ANGLEMONT ZONING AMENDMENT BYLAW NO. 650-17**

A bylaw to amend the "Anglemont Zoning Bylaw No. 650"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 650;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 650;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Anglemont Zoning Bylaw No. 650", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:

i. PART 1: DEFINITIONS is amended by:

1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building, the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings or structures of which is in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of "FLOOR AREA" and replacing it with the following:

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Adding the following definitions in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures

without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

ii. PART 3, GENERAL REGULATIONS, is amended by:

1. Section 3.4 'HOME BUSINESS' is amended by replacing all references to "floor area" with "*floor area, net*".
2. Section 3.6.'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).
3. Section 3.7 "ACCESSORY BUILDING" is amended by deleting all text in that section and replacing it with the:

"3.7 ACCESSORY BUILDING

*An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located.*"

iii. PART 4 OFF STREET PARKING AND OFF STREET LOADING REGULATIONS is amended by replacing all references to "floor area" with "*floor area, net*" in 'TABLE 1, REQUIRED OFF STREET PARKING AND OFF STREET LOADING SPACES'.

iv. Part 5, Zones, is amended as follows:

1. Section 5.3 'RURAL LARGE LOT' is amended by replacing "floor area" with "*floor area, net*" in subsection 5.3.2(g).
2. Section 5.4 'RURAL SMALL LOT' is amended by:
  - a) Replacing "floor area" with "*floor area, net*" in subsection 5.4.2(g).
  - b) Deleting subsections 5.4.2(e) and (i) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ On buildings containing a dwelling unit</li> </ul> </li> <li>• In all other cases</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(i) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul> </li> </ul> On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

3. Section 5.5 'COUNTRY RESIDENTIAL' is amended by:
- a) Replacing "floor area" with "*floor area, net*" in subsection 5.5.2(h).
  - b) Deleting Sections 5.5.2(f) and (j) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ On buildings containing a dwelling unit</li> <li>○ In all other cases</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(j) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

4. Section 5.6 'RESIDENTIAL' is amended by:

- a) Replacing "floor area" with "*floor area, net*" in subsections 5.6.1(h) and 5.6.2(h).
- b) Deleting Section 5.6. (f) and (j) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ On buildings containing a dwelling unit</li> <li>○ In all other cases</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(j) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- v. Section 5.7 'RESIDENTIAL SUMMER HOME' is amended by:
1. Replacing "floor area" with "*floor area, net*" in subsection 5.7.2(h)
  2. Deleting subsections 5.7.2 (f) and (j) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ On buildings containing a dwelling unit</li> <li>○ In all other cases</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(j) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li></ul> |  |
|---|--|

vi. Section 5.8 'RESIDENTIAL TOWN HOUSE' is amended by:

1. Replacing "floor area" with "*floor area, net*" in subsections 5.8.2(g) and (h)
2. Replacing "floor area" with "*floor area, gross*" in subsection 5.8.2 (i)

2. This bylaw may be cited as "Anglemont Zoning Amendment Bylaw No. 650-17"

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 650-17 as read a third time.

CERTIFIED a true copy of Bylaw No. 650-17 as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### SOUTH SHUSWAP ZONING AMENDMENT BYLAW NO. 701-111

#### A bylaw to amend the "South Shuswap Zoning Bylaw No.701-111"

WHEREAS the Board of the Columbia Shuswap Regional District adopted bylaw No. 701,

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. Bylaw No. 701 "South Shuswap Zoning Bylaw No.701" is hereby amended as follows:

#### A. TEXT AMENDMENT

Schedule A, Zoning Bylaw text, which forms part of the "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:

1. Section 1 Definitions is amended by:
  - a. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:
 

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"
  - b. Deleting the definition of "ACCESSORY USE" and replacing it with the following:
 

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"
  - c. Replacing "floor area" with floor area, gross" in the definition of COUNTRY GENERAL STORE.
  - d. Deleting the definition of "FLOOR AREA" and replacing it with the following in alphabetical order:
 

"FLOOR AREA, GROSS is the total area of all storeys in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area,

gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;”

“FLOOR AREA, NET is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;”

e. Replacing “floor area” with “*floor area, gross*” in the definition of PARK MODEL..

f. Adding the Definition of “STOREY” in alphabetical order:

“STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;”

2. Section 3 GENERAL REGULATIONS is amended by:

a. Section 3.12 Home Business is amended by replacing “floor area” with “*floor area, net*” in Section 3.12.6.

b. Section 3.13 Home Industries is amended by replacing “floor area” with “*floor area, net*” in Section 3.13.5

c. Section 3.18 Application of Floodplain Specifications is amended by replacing “floor area” with “*floor area, gross*” in Section 3.18.6.2.

3. Section 5 AR1 – AGRICULTURE ZONE (20 ha) is amended by:

a. Deleting Section 5.2.4 and replacing it with:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding the following Regulations to the Regulation Table in Section 5.2

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha</li> </ul>	

<ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>
<ul style="list-style-type: none"> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

4. Section 6 AR2 – AGRICULTURE ZONE (4 ha) is amended by:  
a. Deleting Section 6.2.4 and replacing it with:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

- b. Adding the following Regulation to the Regulation Table in Section 6.2.

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

5. Section 7 RR1 - RURAL RESIDENTIAL ZONE (4000 M<sup>2</sup>) is amended by:  
a. Deleting Section 7.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> </ul>

<ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
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b. Adding a new section to the Regulation Table in Section 7.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.7 Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

6. Section 8 RR2 RURAL RESIDENTIAL ZONE (5000M<sup>2</sup>) is amended by:

a. Deleting Section 8.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.4 Maximum height for:</p> <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 8.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.7 Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

<ul style="list-style-type: none"> <li>On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>
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7. Section 9 RR3 – RURAL RESIDENTIAL ZONE (1 ha) is amended by:

a. Deleting Section 9.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 9.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.8 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul> </li> <li>On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

8. Section 10 RR4 – RURAL RESIDENTIAL ZONE (2 ha) is amended by:

a. Deleting Section 10.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 10.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.8 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- c. Replacing floor area with “maximum habitable floor area” with “floor area, net” in Section 10.3.9.1

9. Section 11 R1 – LOW DENSITY RESIDENTIAL ZONE is amended by:

- a. Deleting Section 11.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

- b. Adding a new section to the Regulation Table in Section 11.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

10. Section 12 R2 – MEDIUM DENSITY RESIDENTIAL ZONE is amended by:

- a. Replacing “gross floor area” with “*floor area, gross*” in Section 12.2.4  
 b. Deleting Section 12.2.5 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.5 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

11. Section 13 CH1 – CLUSTER HOUSING 1 ZONE is amended by:

- a. Deleting Section 13.2.2 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.2 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

- b. Adding a new section to the Regulation Table in Section 13.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.5 Maximum <i>floor area, gross</i> of an accessory building	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

12. Section 14 CH2 – CLUSTER HOUSING 2 ZONE is amended by:

- a. Deleting Section 14.2.2 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

- b. Adding a new section to the Regulation Table in Section 14.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
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.7 Maximum <i>floor area, gross</i> of an accessory building	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>
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c. Deleting Section 14.3.12.4 and replacing it with “Deleted”

13. Section 15 LH – LARGE HOLDINGS ZONE is amended by:

a. Deleting Section 15.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 15.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.9 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

14. Section 16 MHP – MOBILE HOME PARK ZONE is amended by:

a. Deleting Section 16.2.5 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.5 Maximum height for: <ul style="list-style-type: none"> <li>• Single detached dwellings</li> <li>• Accessory buildings when accessory to a mobile home</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 6 m (19.69 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 16.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure: <ul style="list-style-type: none"> <li>• When accessory to a mobile home</li> <li>• All other accessory buildings or structures</li> </ul>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup> (215.28 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

c.

15. Section 17 SH – SPECIAL HOUSING ZONE is amended by:

a. Deleing Section 17.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 17.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.9 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

c. Replacing “Floor Area” with “*floor area, net*” in Section 17.2.7.

16. Section 31 – CDC1 – COMPREHENSIVE DEVELOPMENT ZONE is amended by:

a. Deleting Section 32.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 32.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
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.6 Maximum floor area, gross of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>
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17. Section 33 – CDC2 – COMPREHENSIVE DEVELOPMENT 2 ZONE is amended by:

a. Deleting Section 33.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 33.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area</i> , gross of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

c. Deleting Section 33.4.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

d. Adding a new section to the Regulation Table in Section 33.4 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area</i> , gross of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

e. Deleting Section 33.6.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> </ul>

<ul style="list-style-type: none"> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 8.5 m (27.89 ft)</li> </ul>
--	--

f. Adding a new section to the Regulation Table in Section 33.6 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

g. Deleting Section 33.8.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

h. Adding a new section to the Regulation Table in Section 33.8 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

18. Section 34 CD3 – COMPREHENSIVE DEVELOPMENT 3 ZONE is amended by:

a. Deleting Section 34.3.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 34.3 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

19. Section 37 CDC6 – COMPREHENSIVE DEVELOPMENT 6 ZONE is amended by:

a. Adding a new section to the Regulation Table in Section 37.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure:	• 150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )

20. SCHEDULE B PARKING PROVISIONS is amended by replacing all references of "gross floor area" with "floor area, net".

This bylaw may be cited as "South Shuswap Zoning Amendment Bylaw No. 701-111 "

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 701-111 as read a third time.

CERTIFIED a true copy of Bylaw No. 701-111 as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT****RANCHERO/DEEP CREEK ZONING AMENDMENT BYLAW NO. 751-08**A bylaw to amend the "Ranchero/Deep Creek Zoning Bylaw No. 751"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 751;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 751;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Ranchero/Deep Creek Zoning Bylaw No. 751", as amended, is hereby further amended as follows:

- A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, is amended, as follows:

- i. PART 2: DEFINITIONS is amended by:

1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of " GROSS FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"FLOOR AREA, NET is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Amending the definition of "PARK MODEL" by replacing all references to "gross floor area" with "floor area, gross;"
  5. Adding the definition of "STOREY" in alphabetical order:  
"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"
  6. Deleting the definition of "Habitable Floor Space"
- ii. PART 3: GENERAL REGULATIONS is amended by:
1. Section 3.13.6. (b) Application of Floodplains is amended by replacing all references of "floor area" with "*floor area, gross*"
  2. Deleting Section 3.14 "Accessory Building" and replacing it with the following:  
"Accessory Building  
(1) An *accessory building* must be located on the same *parcel* as the *principal use* to which it relates and must only be used for an *accessory use, home occupation* or *secondary dwelling unit* provided these uses are permitted in the zone where the *accessory building* is located;"
  3. Section 3.17 Home Occupation is amended by replacing all references of "gross floor area" with "*floor area, net*".
- iii. Part 4, ZONES, is amended by:
1. Section 4.5 'RH Rural Holdings Zone' Zone is amended by:
    1. Replacing references to "gross floor area" with "*floor area, net*," in Section 4.5.4 (h).
    2. Replacing references to "gross floor area" with "*floor area, gross*" in Section 4.5.5 (a) (iii).
  2. Section 4.6.4 (h) of the 'AG1 Agriculture 1 Zone' is amended by replacing references to "gross floor area" with "*floor area, gross*;"

3. Section 4.7 MH Medium Holdings Zone is amended by:

1. Replacing references to “gross floor area” with “*floor area, gross*” in Section 4.7.4(i).
2. Deleting subsection 4.7.4 (f) and (h) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>
(h) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

4. Section 4.8 RR1 Rural Residential-1 Zone is amended by:

1. Replacing references to “gross floor area” with “*floor area, gross*” in Section 4.8.4(i).
2. Deleting Sections 4.8.4 (f) and (h) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> </ul>

<ul style="list-style-type: none"> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 8.5 m</li> </ul>
<p>(g) Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

5. Section 4.9 'RM1 Multiple-Dwelling 1 Residential Zone' is amended by:
1. Deleting "3 m" in Column 2 of Section 4.4.4 (e) and replacing it "4.5 m"
  2. Replacing "gross floor area" with "*floor area, net*" in Section 4.9.4 (h)
  3. Replacing "gross floor area" with "*floor area, gross*" in Section 4.9.4 (j).
  4. Deleting Section 4.9.4 (g) and replacing it with "deleted".
6. Section 4.10 'MHP1 Manufactured Home Park 1 Zone' is amended by
1. Deleting Sections 4.10.4.3 (h) and (i) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<p>(h) Maximum <i>floor area, gross</i> of an accessory building</p> <p>Accessory to a mobile home</p> <p>Accessory to a single detached dwelling</p> <p>Accessory to a mobile home park</p>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>
<p>(i) Maximum height for:</p> <ul style="list-style-type: none"> <li>• Single detached dwelling</li> <li>• Accessory buildings <ul style="list-style-type: none"> <li>○ when secondary to a mobile home</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 4.5 m</li> <li>• 10 m</li> </ul>

2. Replacing "gross floor area" with "*floor area, net*" in Section 4.10.4(l).

7. Section 4.11 'VR Vacation Rental Zone' is amended by:

1. Deleting Sections 4.11.4 (e) and (h) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>
(h) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

8. Section 5.13 'HC Highway Commercial Zone' is amended by replacing the reference of "gross floor area" with "*floor area, gross*" in Section 4.13.4 (h).

iv. Part 5: PARKING AND LOADING REGULATIONS is amended by replacing all references to "Gross floor area" with "*floor area, net*" in 'Table 2 Required Parking Spaces and Loading Spaces'.

2. This bylaw may be cited as “Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08”

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 751-08 as read a third time.

CERTIFIED a true copy of Bylaw No. 751-08 as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**MAGNA BAY ZONING AMENDMENT BYLAW NO. 800-34**

A bylaw to amend the "Magna Bay Zoning Bylaw No. 800"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 800;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 800;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Magna Bay Zoning Bylaw No. 800", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:

i. PART 1: DEFINITIONS is amended by:

1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings or structures in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of "FLOOR AREA," and replacing it with the following and placed in alphabetical order:

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Deleting the definition of "GROSS FLOOR AREA", replacing it with the following, and placed in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is

measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

5. Adding the definition of "STOREY" in alphabetical order:

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

ii. PART 3, GENERAL REGULATIONS, is amended by:

1. Section 3.6 'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).

2. Section 3.7 'ACCESSORY BUILDINGS' is amended by deleting all text and replacing it with the following:

" ACCESSORY BUILDING

3.7 *An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located.*"

3. Sections 3.14 'HOME BUSINESS' and Section 3.15 'HOME INDUSTRY' are amended by replacing all references of "floor area" with "*floor area, net*".

iii. PART 4 OFF STREET PARKING AND OFF STREET LOADING REGULATIONS is amended by replacing all references to "floor area" with "floor area, net" in 'TABLE 1, REQUIRED OFF STREET PARKING AND OFF STREET LOADING SPACES'.

iv. Part 5, Zones, is amended by:

1. Section 5.4 'Country Residential Zone' is amended by deleting section 5.4.2(e) and (g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> </ul>

<ul style="list-style-type: none"> <li>○ All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 8.5 m (27.89 ft)</li> </ul>
<p>(g) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

2. Section 5.5 'Residential Zone' is amended by:

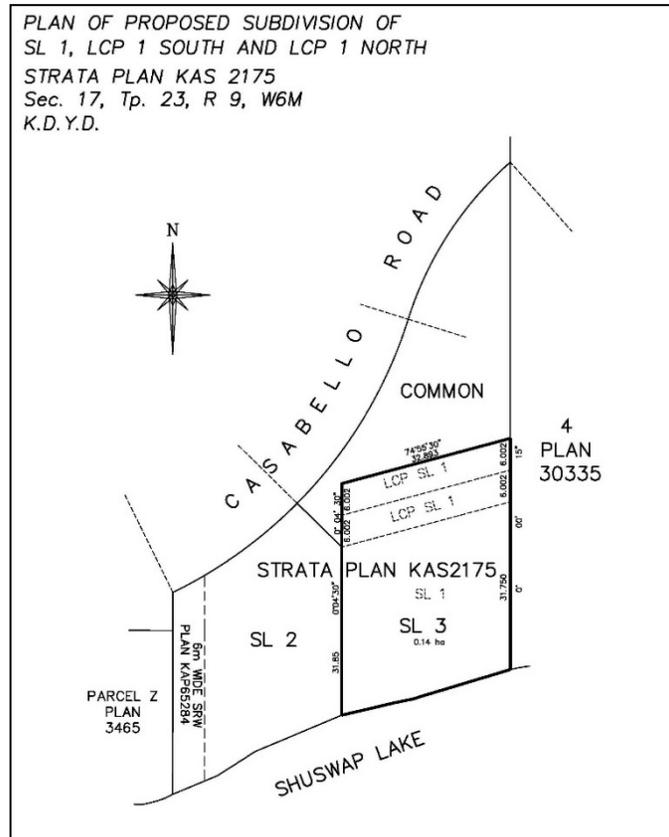
- a. deleting Sections 5.5.2(e) and (g) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<p>(e) Maximum height for:</p> <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
<p>(g) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- b. Section 5.5(4)(b)(iii) is deleted and replaced it with the following:

"(iii) Deleted

only for Strata Lot 3, Section 17, Township 23, Range 9, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAS2175, which is more particularly shown on the following map.



3. Section 5.6 'Multi-Single Family Residential Zone - MSR' is amended by:
  - a. Deleting the words "gross floor area" in Section 5.6. (f) and replacing it with "floor area, gross"
  - b. Deleting 5.6.2(g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

2. This bylaw may be cited as "Magna Bay Zoning Amendment Bylaw No. 800-34"

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ a second time as amended this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 800-34 as read a third time.

CERTIFIED a true copy of Bylaw No. 800-34 as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT****SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-45**A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:

- A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:

- i. PART 1: DEFINITIONS is amended by:

1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of "FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Deleting the definition of "GROSS FLOOR AREA" and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of

posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

5. Amending the definition of "PARK MODEL" by replacing all references to "gross floor area" with "floor area, gross;"
  6. Adding the definition of "STOREY" in alphabetical order:  
"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"
- ii. PART 3: GENERAL REGULATIONS is amended by:
1. Section 3.6 'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).
  2. Deleting Section 3.7 "ACCESSORY BUILDING" and replacing it with the following:  
"ACCESSORY BUILDING  
(1) An *accessory building* must be located on the same *parcel* as the *principal use* to which it relates and must only be used for an *accessory use, home occupation or secondary dwelling unit* provided these uses are permitted in the zone where the *accessory building* is located;"
  3. Sections 3.11 GUEST ACCOMMODATION; and 3.12 TOURIST CABINS AND TOURIST SUITES are amended by replacing all references to "floor area" with "*floor area, net*".
  4. Section 3.13 HOME BUSINESS is amended by replacing all references to "gross floor area" with "*floor area, net*".
  5. Section 3.16 STANDALONE RESIDENTIAL CAMPSITE is amended by replacing all references to "gross floor area" with "*floor area, gross*".
- iii. Part 4: PARKING AND LOADING REGULATIONS is amended by:
1. replacing all references to "floor area" with "*floor area, net*" in 'TABLE 1 REQUIRED PARKING SPACES AND LOADING SPACES'.
- iv. Part 5, ZONES, is amended by:
1. Section 5.4 'RURAL-1 (RU1)' Zone is amended by replacing references to "floor area" with "*floor area, net*;" in section 5.4 (4) (b).

## 2. Section 5.5 RURAL 2 (RU2) ZONE is amended by:

## 1. Deleting Section 5.5(3)(e) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

## 2. Adding a new regulation to Section 5.5.3 immediately following Section 5.5(3) as follows:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(h) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

## 3. Section 5.6 Country Residential Zone is amended by:

## 1. Deleting Section 5.6(3)(e) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

## 2. Deleting subsection 5.6(3)(g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

## 3. Deleting Section 5.6(4)(b) and replace with the following: "Deleted".

## 4. Section 5.7 Residential-1 Zone is amended by:

## 1. Deleting Sections 5.7(3) (e) and (g) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(g) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

2. Replacing all references of "floor area" with "*floor area, gross*" in Section 5.7(4)(f).
3. Deleting Section 5.7(4)(g) and replacing it with the following: "Deleted "
4. Replacing all references of "floor area" with "*floor area, net*" in Sections 5.7(4) (y).
5. Replacing all references of "gross floor area" with "*floor area, gross*" in Sections 5.7(4)(ee), (gg) and (hh).
6. Deleting Section 5.7(4)(kk) and replacing it with the following: "Deleted"

5. Section 5.9 'MANUFACTURED HOME PARK' is amended by:

1. Deleting Section 5.9(3)(g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum floor area, gross of an accessory building	
Accessory to a <i>manufactured home space</i>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup> (215.29 ft<sup>2</sup>)</li> </ul>
Accessory to a <i>manufactured home park</i>	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

2. Deleting Section (4)(a) and replacing it with the following "Deleted".

6. Section 5.10 'MULTI-RESIDENTIAL' is amended by:

1. Deleting Sections 5.10(3)(e) and (g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for:	
<ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(g) Maximum <i>floor area, gross</i> of an accessory building	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

2. Replacing all references of "gross floor area" with "*floor area, net*" in Section 5.10(4)(c).

7. Section 5.21 'COMPREHENSIVE DEVELOPMENT 1 (CDF1)' is amended by replacing all references of "gross floor area" with "*floor area, gross*".
8. Section 5.22(2)(f) of the 'COMPREHENSIVE DEVELOPMENT 2 (CDF2)' Zone is amended by replacing all references of "floor area" with "*floor area, gross*".
9. Section 5.23(3)(H) of the 'COMPREHENSIVE DEVELOPMENT 3 (PINE GROVE) (CDF3)' Zone is amended by replacing all references of "gross floor area" with "*floor area, gross*".

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45"

READ a first time this \_\_\_\_\_ 16<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_, 2023.

READ a second time, this \_\_\_\_\_ - \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 825-45  
45  
as read a third time.

CERTIFIED a true copy of Bylaw No. 825-  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**ELECTORAL AREA E ZONING AMENDMENT BYLAW NO. 841-09**

A bylaw to amend the "Electoral Area E Zoning Bylaw No. 841"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 841;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 841;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in an open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 841 "Electoral Area E Zoning Bylaw No. 841", is hereby amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, is amended as follows:

- i. Section 2 Definitions is amended by:
  - a. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"
  - b. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"
  - c. Replacing "total floor area" with "*floor area, net*" in the definition of ARTISAN STUDIO.
  - d. Replacing "floor area" with "*floor area, net*" in the definition of CONVENIENCE STORE
  - e. Deleting the definition of " FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave.

For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"FLOOR AREA, NET is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

- f. Adding the definition of "STOREY" in alphabetical order:
- g. "STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"
- ii. Section 3 General Regulations is amended by:
- a. Section 3.12 Floodplain Regulations is amended by replacing all references of "floor area" with "*floor area, gross*".
  - b. Section 3.16 Home Occupation is amended by replacing all references of "floor area" with "*floor area, net*".
- iii. Section 4 Zones is amended by:
- a. Section 4.5 RSC Rural and Resource Zone is amended by replacing "floor area" with "*floor area, net*" in Section 4.5.4 (h).
  - b. Section 4.6 AG1 Agriculture 1 Zone is amended by:
    - i. Replacing "floor area" with "*floor area, net*" in Section 4.6.4 (h).
    - ii. Replacing "floor area" with "*floor area, net*" in Section 4.6.4 (j).
  - c. Section 4.7 MH Medium Holdings Zone is amended by:
    - i. Deleting sections 4.7.4 (f) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>

(h) Maximum <i>floor area, gross</i> of an accessory building	
<ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

ii. Replacing “floor area” with “*floor area, net*” in Section 4.7.4 (i).

d. Section 4.8 RR1 Rural Residential 1 Zone is amended by:

i. Deleting sections 4.8.4 (g) and (i) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum height for accessory buildings: <ul style="list-style-type: none"> <li>• Containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 10 m</li> <li>• 8.5 m</li> </ul>

(i) Maximum <i>floor area, gross</i> of an accessory building	
<ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

i. Replacing “floor area” with “*floor area, net*” in Section 4.8.4 (j).

ii. Replacing “floor area” with “*floor area, gross*” in Section 4.8.5 (a) (iv).

iii. Replacing “floor area” with “*floor area, gross*” in Section 4.8.5 (b) (i).

e. Section 4.9 RWR Remote Waterfront Residential Zone is amended by:

i. Replacing “floor area” with “*floor area, net*” in Section 4.9.4 (h)

- f. Section 4.10 RM1 Multiple-Dwelling 1 Residential Zone is amended by:
- i. Deleting sections 4.10.4 (g) and (j) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum floor area, gross of an accessory building On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul> On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

(j) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>
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- ii. Replacing “floor area” with “*floor area, net*” in Section 4.10.4 (h)

- g. Section 4.11 CH1 Cluster Housing 1 Zone is amended by:
- i. Deleting sections 4.11.4 (e) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(e) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

(h) Maximum height for:	
<ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>

ii. Replacing “floor area” with “*floor area, net*” in Section 4.11.4 (f)

h. Section 4.12 VC Village Centre Zone is amended by:

i. Deleting sections 4.12.4 (e) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(e) Maximum <i>floor area, gross</i> of an accessory building	
<ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

(h) Maximum height for:	
<ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>

ii. Replacing “floor area” with “*floor area, net*” in Sections 4.12.4 (f)

i. Section 4.13 MHP1 Manufactured Home Park 1 Zone is amended by:

- i. Replacing “floor area” with “*floor area, net*” in Section 4.13.4 (j) and (l)
- ii. Deleting “of the floor area” in the first sentence of Section 4.13.7 (a).

j. Section 4.14 VR Vacation Rental Zone is amended by:

i. Deleting Section 4.14.4 (f) and (j) and replacing it with the following:

MATTER REGULATED	REGULATION
(f) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

(j) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>
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ii. Replacing “floor area” with “*floor area, net*” in Section 4.14.4(g).

k. Section 4.16 RC2 Resort Commercial 2 Zone is amended by replacing “floor area” with “*floor area, gross*” in Section 4.16.4 (e).

l. Section 4.17 RC3 Resort Commercial 3 Zone is amended by deleting both entries of 4.17.4(g) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• Storage shed</li> <li>• Recreational Vehicle or park model deck</li> <li>• Recreational vehicle or park model shelter</li> <li>• Tourist cabin</li> </ul>	<ul style="list-style-type: none"> <li>4 m<sup>2</sup></li> <li>30 m<sup>2</sup></li> <li>60 m<sup>2</sup></li> <li>65 m<sup>2</sup></li> </ul>

m. Section 4.18 RC4 Resort Commercial 4 Zone is amended by replacing “floor area’ with “*floor area, gross*” in Section 4.18.4(f).

- n. Section 4.19 RC5 Resort Commercial 3 Zone is amended by replacing “floor area” with “*floor area, gross*” in Section 4.18.4(f).
- o. Section 4.20 Comprehensive Development E1 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, net*” in Sections 4.10.11 (e) and (f).
  - ii. Replacing “floor area” with “*floor area, gross*” in Section 4.20.23 (e).
  - iii. Replacing “floor area” with “*floor area, gross*” in Section 4.20.29 (e).
- p. Section 4.21 CDE2 Comprehensive Development E2 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Section 4.21.8 (h).
- q. Section 4.22 CDE3 Comprehensive Development E3 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Section 4.22.4 (d).
  - ii. Replacing “floor area” with “*floor area, gross*” in Section 4.22.7 (d).
- r. Section 4.23 CDE4 Comprehensive Development E4 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Sections 4.23.4 (e) and (f).
  - ii. Replacing “floor area” with “*floor area, gross*” in .3 Regulations Table of Development Area 4 - Campground.
- s. Section 4.24 CDE5 Comprehensive Development E5 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Section 4.24.4 (g).
  - ii. Replacing “floor area” with “*floor area, gross*” in Section 4.24.7 (f)
  - iii. Replacing “floor area” with “*floor area, gross*” in Section 4.24.10 (f).
  - iv. Replacing “floor area” with “*floor area, gross*” in Section 4.24.13 (c)
- t. Section 4.25 CDE6 Comprehensive Development E6 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Sections 4.24.6 (c) and (d).
- iv. Section 5 Parking and Loading Regulations is amended by replacing all references of “floor area” with “*floor area, net*”.

2. This bylaw may be cited as "Electoral Area E Zoning Amendment Bylaw No. 841-09".

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time, this \_\_\_\_ - \_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 841-09 as read a third time.

CERTIFIED a true copy of Bylaw No. 841-09 as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851- 31**

A bylaw to amend the "Electoral Area B Zoning Bylaw No.851- 31

WHEREAS the Board of the Columbia Shuswap Regional District adopted bylaw No. 851,

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area B Zoning Bylaw No. 851" is hereby amended as follows:

A. TEXT AMENDMENTS

- i. Schedule A, Zoning Bylaw Text, Part 1.0 DEFINITIONS is hereby amended as follows:
  - a) Deleting the definition of ACCESSORY BUILDING and replacing it with the following:
 

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"
  - b) Deleting the definition of ACCESSORY USE and replacing it with the following
 

"ACCESSORY USE is the use of land, buildings or structures in conjunction with and ancillary to an established principal use;"
  - c) The definition of "CAMPGROUND" is amended by replacing "gross floor area" with "*floor area, gross*";
  - d) The definition of "CONVENIENCE STORE" is amended by replacing "floor area" with "*floor area, net*";
  - e) The definition of "GENERAL STORE" is amended by replacing "floor area" with "*floor area, net*";
  - f) Deleting the definition of "FLOOR AREA" and replacing it with the following:
 

"FLOOR AREA, NET is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the

floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

- g) Deleting the definition of "GROSS FLOOR AREA", replacing it with the following, and placed in alphabetical order:

"FLOOR AREA, GROSS is the total area of all storeys in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

- h) The definition of "MANUFACTURING, FABRICATING AND PROCESSING" is amended by deleting the last sentence and replacing it with the following:

"The combined *floor area, net* devoted to administrative office shall not exceed 25% of the floor area, gross of the building(s) devoted to the industrial use on the same site".

- i) The definition of PARK MODEL is amended by replacing "gross floor area" with "*floor area, gross*".

- j) Adding the definition of "STOREY" in alphabetical order:

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

- ii. Schedule A, Zoning Bylaw Text, Part 3 GENERAL REGULATIONS is hereby amended as follows:

- a. Section 3.10 'APPLICATION OF FLOODPLAINS is amended by replacing "floor area" with "*floor area, gross*";
- b. Section 3.11 'ACCESSORY BUILDINGS' is amended by deleting all text and replacing it with the following:

**"3.11 ACCESSORY BUILDING**

An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory

use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located.";

- c. Section 3.17 'HOME OCCUPATION' is amended by replacing "floor area" with "*floor area, net*".
- iii. Schedule A, Zoning Bylaw Text, Part 4 PARKING AND LOADING REGULATIONS is hereby amended as follows:
- a. 'TABLE 1 REQUIRED PARKING SPACES AND LOADING SPACES' is amended by replacing all references of "floor area" with "*floor area, net*";
- b. 'TABLE 2 BICYCLE PARKING REQUIREMENTS' is amended by replacing all references of "floor area" with "*floor area, net*".
- iv. Schedule A, Zoning Bylaw Text, Part 5 Zones, is hereby amended as follows:
- a. Section 5.4 'RURAL HOLDINGS – RH is amended by replacing "gross floor area" with "*floor area, gross*" in Section 5.4(3)(h).
- b. Section 5.5 SMALL HOLDINGS – SH is amended by replacing "gross floor area" with "*floor area, gross*" in Section 5.5(3)(h).
- c. Section '5.6 RURAL RESIDENTIAL 2 - RR2' is amended by:
- i. Deleting sections 5.6(3)(f) and (h) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building</li> <li>• Accessory building or structure on a parcel less than 2.0 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> </ul> </li> <li>• Accessory building or structure on a parcel equal to or greater than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> <li>• 10 m (32.81 ft)</li> </ul>
(h) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> </ul>	

<ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> <li>● On a parcel greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>
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ii. Replacing “gross floor area’ with “*floor area, net*’ in section 5.6(3)(i).

d. Section ‘5.7 RURAL RESIDENTIAL 1 – RR1’ is amended by:

i. Deleting sections 5.7(3)(f) and (h) and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
<p>(f) Maximum height for:</p> <ul style="list-style-type: none"> <li>● Principal building</li> <li>● Accessory building or structure on a parcel less than 2.0 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> </ul> </li> <li>● Accessory building or structure on a parcel equal to or greater than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 11.5 m (37.73 ft)</li> <li>● 10 m (32.81 ft)</li> <li>● 8.5 m (27.89 ft)</li> <li>● 10 m (32.81 ft)</li> </ul>
<p>(h) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>● On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>● On a parcel equal to or greater than 0.4 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

ii. Replacing “gross floor area’ with “*floor area, net*’ in section 5.7(3)(i).

e. Section ‘5.8 RESIDENTIAL 3 – RS3’ is amended by:

- i. Deleting sections 5.8(4)(f) and (h) and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building</li> <li>• Accessory building or structure on a parcel less than 2.0 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> </ul> </li> <li>• Accessory building or structure on a parcel equal to or greater than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> <li>• 10 m (32.81 ft)</li> </ul>
(h) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel greater than 0.41 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- i. Replacing “gross floor area’ with “*floor area, net*” in section 5.8(4)(i);
- ii. Replacing “floor area” with “*floor area, gross*” in section 5.8(5)(a).
- f. Section ‘5.9 COMPREHENSIVE DEVELOPMENT B1 (MT MCPHERSON RD.) – CDB1’ is amended by:
- i. Deleting sections (e) and (g) of the regulation table in Development Area 1 and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building</li> <li>• Accessory building or structure on a parcel less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> </ul>

<ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> <li>● Accessory building or structure on a parcel equal to or greater than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 10 m (32.81 ft)</li> <li>● 8.5 m (27.89 ft)</li> <li>● 10 m (32.81 ft)</li> </ul>
<p>(g) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>● On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>● On a parcel greater than 0.41 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- iii. Replacing “gross floor area’ with “*floor area, net*” in section (h) of the regulation table of Development Area 1;
- iv. Replacing “gross floor area” with “*floor area, gross*” in section (d) of the regulation table of Development Area 2.

- g. Section ‘5.10 COMPREHENSIVE DEVELOPMENT B2 (SHELTER BAY) – CDB2 is amended as follows:

- i. Development Area 1 is amended by:
  1. Deleting section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION		
	Residential	Commercial	Other
(e) Maximum <i>height</i> for: Principal <i>buildings</i> and structures	11.5 m	15 m	15 m
<i>Accessory buildings</i>		10 m	7 m
<ul style="list-style-type: none"> <li>● Containing a secondary dwelling unit</li> <li>● All other accessory buildings</li> </ul>	10 m 8.5 m		
(g) Maximum <i>floor area, gross</i> for accessory buildings		200 m <sup>2</sup>	100 m <sup>2</sup>
<ul style="list-style-type: none"> <li>● Accessory buildings containing a dwelling unit</li> <li>● All other Accessory buildings and structures</li> </ul>	250 m <sup>2</sup> 150 m <sup>2</sup>		

2. Replace “Commercial Floor Area” with “Commercial *floor area, net*” in the Density Bonusing table in Development Area 1;

ii. Development Area 2 is amended by deleting section (e) and (g) of the Regulation table and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>Residential</b>	<b>Commercial</b>	<b>Other</b>
(e) Maximum <i>height</i> for: Principal <i>buildings</i> and structures	11.5 m	15 m	11 m
<i>Accessory buildings</i>		10 m	10 m
<ul style="list-style-type: none"> <li>• Containing a secondary dwelling unit</li> <li>• All other accessory buildings</li> </ul>	10 m 8.5 m		
(g) Maximum <i>floor area, gross</i> for accessory buildings		75 m <sup>2</sup>	N/A
<ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	250 m <sup>2</sup> 150 m <sup>2</sup>		

iii. Development Area 3 is amended by:

1. Replace “Development Area 2” with “Development Area 3” in the text immediately below the “Regulations” heading;
2. Deleting section (e) and (g) of the Regulation table and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>Residential</b>	<b>Other</b>
(e) Maximum height for: Principal buildings and structures	10.5 m	11 m
<i>Accessory buildings</i>		10 m
<ul style="list-style-type: none"> <li>• Containing a secondary dwelling unit</li> <li>• All other accessory buildings</li> </ul>	10 m 8.5 m	
(g) Maximum <i>floor area, gross</i> for accessory buildings		N/A
<ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	250 m <sup>2</sup> 150 m <sup>2</sup>	

iv. Development Area 4 is amended by:

1. Delete the residential column of section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION			
	Residential *		Commercial	Other
	Single Family/ VR	Townhouse		
(e) Maximum height for: Principal buildings and structures <ul style="list-style-type: none"> <li>• Accessory buildings</li> <li>• Containing a secondary dwelling unit</li> <li>• All other accessory buildings</li> </ul>	10.5 m	10.5 m	15 m	11 m
	10 m	7 m	10 m	10 m
	8.5 m			
(g) Maximum <i>floor area, gross</i> for accessory building <ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	150 m <sup>2</sup>	40 m <sup>2</sup>	60 m <sup>2</sup>	N/A
	250 m <sup>2</sup>			

- v. Development Area 5 is amended by:
  1. Deleting sections (f) and (h) of the regulations table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<ul style="list-style-type: none"> <li>• (f) Maximum height for:</li> <li>• Principal building</li> <li>• Accessory building or structure on a parcel less than 2.0 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> </ul> </li> </ul>	11.5 m (37.73 ft) <ul style="list-style-type: none"> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(h) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> </ul>	

<ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> <li>● On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>
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2. Replacing “gross floor area’ with “*floor area, net*” in section (i) of the regulation table;

vi. Development Area 6 is amended by:

1. Deleting sections (f) and (h) of the regulations table and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
<ul style="list-style-type: none"> <li>● (f) Maximum height for: <ul style="list-style-type: none"> <li>○ Principal building</li> <li>○ Accessory building or structure</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● 11.5 m (37.73 ft)</li> <li>● 10 m (32.81 ft)</li> </ul>
<p>(h) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>● On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>● On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

2. Replace “gross floor area’ with “*floor area, net*” in section (i) of the regulation table;

vii. Development Area 7 is amended by replacing “Total Floor Area” with “*floor area, gross*” in the regulation table;

viii. The Definitions area amended by replacing “gross floor area” with “*floor area, gross*” in the definition of ‘FLOOR AREA RATIO (FAR)’.

h. Section ‘5.11 COMPREHENSIVE DEVELOPMENT B4 (ILLECILLEWAET DEVELOPMENT INC.) – CDB4 is amended by:

- i. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(3);
  - ii. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(6);
  - iii. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(9);
  - iv. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(12);
  - v. Replace “gross floor area” with “*floor area, gross*” in section 5.11(18)(h);
  - vi. Delete Column 2 in Section 5.18(g) and replace it with:  
“11.0 m  
8.5 m”
  - vii. Replace “gross floor area” with “*floor area, net*” in section 5.11(18)(i);
  - viii. Replace “floor area” with “*floor area, gross*” in section 5.11(19)(xxi).
- i. Section ‘5.12 HIGHWAY COMMERCIAL – NC’ is amended as follows:
    - i. Replace “gross floor area” with “*floor area, gross*” in section 5.12(3)(h);
    - ii. Replace “floor area” with “*floor area, gross*” in section 5.12(5)(a).
  - j. Section ‘5.13 NEIGHBOURHOOD COMMERCIAL – NC’ is amended by replacing “gross floor area” with “*floor area, net*” in section 5.13(3)(g).
  - k. Section ‘5.14 RESORT COMMERCIAL 1 – RC1’ is amended by replacing “gross floor area” with “*floor area, net*” in section 5.14(3)(h).

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-31"

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

CERTIFIED a true copy of Bylaw No. 851-31 as read a third time.

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 851-31 as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**SALMON VALLEY LAND USE AMENDMENT (CSR) BYLAW No. 2565**

A bylaw to amend the "Salmon Valley Land Use Bylaw No. 2500"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2500;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2500;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 2500 cited as "Salmon Valley Land Use Bylaw No. 2500" is hereby amended as follows:

A. TEXT AMENDMENTS

1. Section 2.2.4, 'Accessory Building and Structures' is amended by deleting section 2.2.4 and replacing it with the following:

"Accessory Building

(1) An *accessory building* must be located on the same *parcel* as the *principal use* to which it relates and must only be used for an *accessory use*, *home occupation* or *secondary dwelling unit* provided these uses are permitted in the zone where the *accessory building* is located;"

2. Section 2.4 'R Rural Zone' is amended by adding the following text to the table in section 2.4.2 in numerical order:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )
	b. All other Accessory buildings and structures	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )

"

3. Section 2.5 'RH Rural Holdings Zone' is amended by:

1. Adding a new section to the regulation table in section 2.5.2 in numerical order:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	

	a. Accessory buildings containing a dwelling unit	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )
	b. All other Accessory buildings and structures	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )

"

## 4. Section 2.6 'RR Rural Residential Zone' is amended by:

1. Deleting section 2.6.2.7 and replacing it with the following:

"

.7	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings containing a dwelling unit	10 m (32.81 ft)
	All other Accessory buildings and structures	8.5 m (27.89 ft)

"

2. Adding the following text to the table in section 2.6.2, immediately after .7:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )
	b. All other Accessory buildings and structures	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )

"

## 5. Section 2.7 'RS Single and Two Family Residential Zone' is amended by:

1. Deleting section 2.7.2.6 and replacing it with the following:

"

.6	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings containing a dwelling unit	10 m (32.81 ft)
	All other Accessory buildings and structures	8.5 m (27.89 ft)

"

2. Adding the following text to the table in section 2.7.2, immediately after .6:

"

.7	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )
	b. All other Accessory buildings and structures	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )

"

6. Section 2.8 'RM Multiple Family Residential Zone' is amended by:
1. Deleting section 2.8.2.7 and replacing it with the following:

"

.7	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings and structures	8.5 m (27.89 ft)

"

2. Adding the following text to the table in section 2.8.2, immediately after .7:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
----	---	---

"

7. Section 2.9 'MHP Mobile Home Park Zone' is amended by:
1. Deleting the text in .4 of the table in section 2.9.2 and replacing it with the following:

"

.4	Maximum height for:	
	1. Principal buildings and structures	• 11.5 m (37.73 ft.)
	2. Accessory buildings	
	o Accessory to a mobile home	• 4.5 m (14.76 ft)
	o All other accessory buildings and structures	• 10 m (32.81 ft)

"

8. Section 2.9 'MHP Mobile Home Park Zone' is amended by adding the following text to the table in section 2.9.2 immediately after .5:

"

.6	Maximum <i>floor area, gross</i> of an accessory building	
	1. Accessory to a mobile home	• 20 m <sup>2</sup> (215.28 sq <sup>2</sup> )
	2. All other accessory buildings and structures	• 150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )

"

9. Section 2.12 RC Resort Commercial Zone is amended by all references of "floor area" with "*floor area, gross*".

10. Section 2.16 P Public and Institutional Zone is amended by adding the following text to the list in Section 2.16.1 after .8

".9 Educational Facility"

11. Section 2.17 'RHD High Density Residential Zone' is amended by:

1. Deleting section 2.17.2.7 and replacing it with the following:

"

.7	Maximum height for:	
	1. Principal buildings and structures	11.5 m (37.73 ft)
	2. Accessory buildings and structures	8.5 m (27.89 ft)

"

2. Adding the following text to the table in section 2.17.2 immediately after .7:

"

.8	Maximum <i>floor area, gross</i> of an accessory building:	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
----	--	---

"

12. Section 3.1 'Interpretation' is amended by the following:

1. Deleting the definition of "Accessory Building" and replacing it with the following:

"Accessory building or structure is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "Accessory Use" and replacing it with the following:

"Accessory Use is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

3. Deleting the Definition of “floor area” and replacing it with the following:

“Floor area, gross is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;”

“Floor area, net is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;”

4. Deleting the definition of ‘institutional use’ and replacing it with the following:

"institutional use" means educational facility, club, lodge, curling club, rest home, private hospital, church, church manse, equestrian facility, yacht club, community hall, daycare centre, gun club, or shooting range;”

5. Adding the following definitions in alphabetical order:

“Educational Facility” means a building(s) including residences, structures and grounds associated with the operation of a school, college, university or training centre;”

"Storey" is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;”

13. SCHEDULE B OFFSTREET PARKING AND LOADING REQUIREMENTS is amended by:

1. Deleting Section 1.5 and replacing it with the following:  
“where floor area is the basis for a unit of measurement under this schedule “*floor area, net* shall be used.
2. Replacing all references of “gross floor area” with “*floor area, net*”

B. MAP AMENDMENTS

1. Schedule A (OCP Designation Maps), which forms part of the "Salmon Valley Land Use Bylaw No. 2500 is hereby amended as follows:
  - i. Removing the unsurveyed crown land commencing at the southwest corner of the parcel described as North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 18, Township 18, Range 9, W6M, KDYD, Except Plans 24332, 25789 and KAP84989, then 5,260 m north, then 651 m west, then 6,457 m north, then 2,438 m west along southern boundary of the City of Salmon Arm, then 6,459 m south, then 199 m west, then 5,291 m south, then 3,273 m east along Regional District Boundary to the point of commencement from the Plan Area which is more particularly shown in the red hatch attached hereto and forming part of this bylaw as Schedule 1.
2. Schedule C (Land Use Zoning Maps), which forms part of the "Salmon Valley Land Use Bylaw No. 2500 is hereby amended as follows:
  - i. Removing the unsurveyed crown land commencing at the southwest corner of the parcel described as North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 18, Township 18, Range 9, W6M, KDYD, Except Plans 24332, 25789 and KAP84989, then 5,260 m north, then 651 m west, then 6,457 m north, then 2,438 m west along southern boundary of the City of Salmon Arm, then 6,459 m south, then 199 m west, then 5,291 m south, then 3,273 m east along Regional District Boundary to the point of commencement from the Plan Area which is more particularly shown in the red hatch attached hereto and forming part of this bylaw as Schedule 2.

2. This bylaw may be cited as "Salmon Valley Land Use Amendment Bylaw No. 2565:

READ a first time this \_\_\_\_\_ 19<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_, 2020.

READ a second time as amended this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

CERTIFIED a true copy of Bylaw No. 2565 as read a third time.

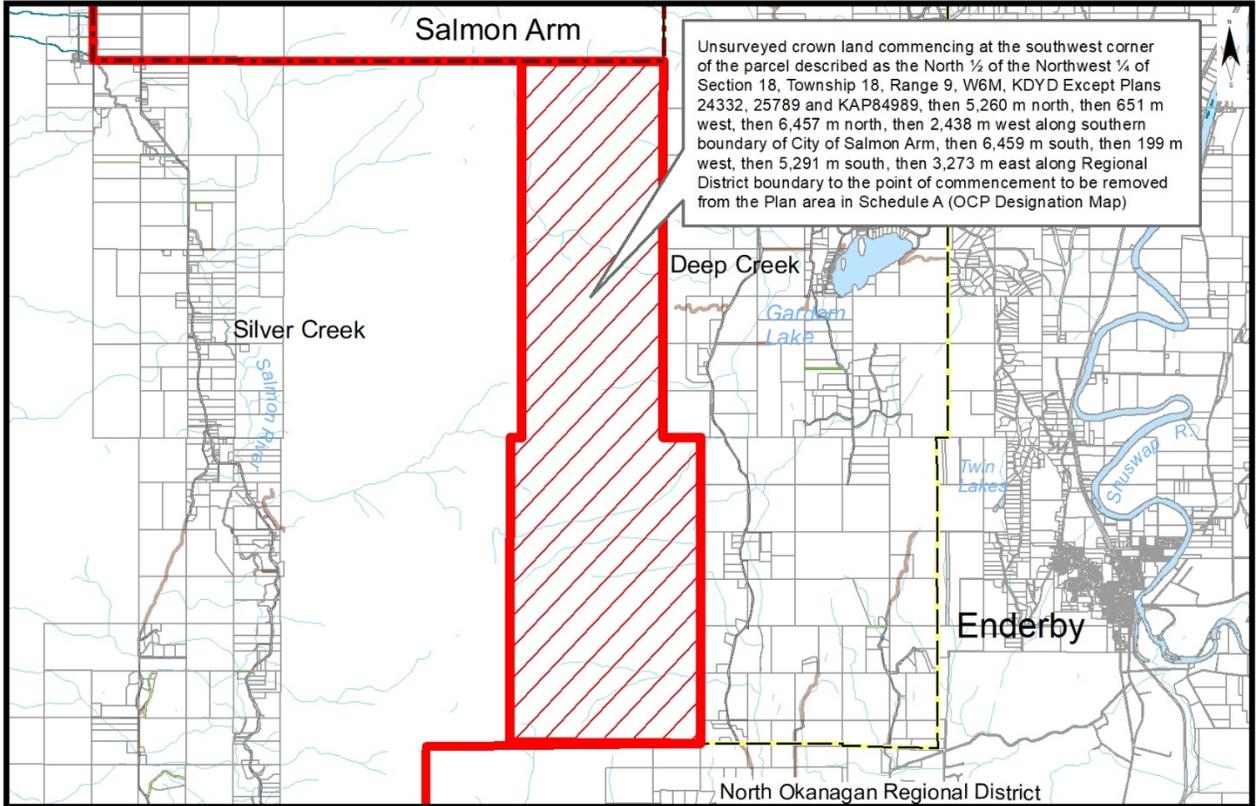
\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
CHAIR

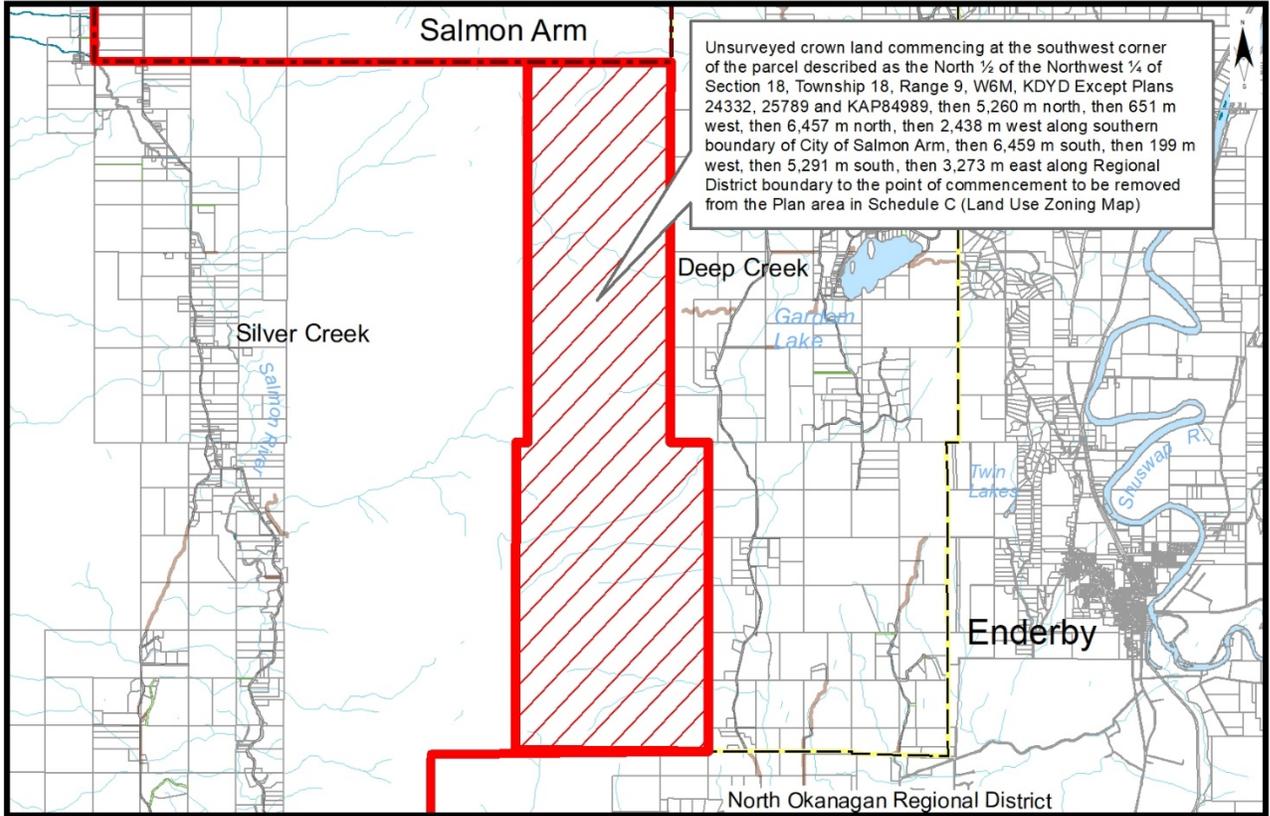
CERTIFIED a true copy of Bylaw No. 2565 as adopted.

\_\_\_\_\_  
Corporate Officer

Schedule 1



Schedule 2



COLUMBIA SHUSWAP REGIONAL DISTRICT

KAULT HILL RURAL LAND USE AMENDMENT (CSR) BYLAW NO. 3009

A bylaw to amend the "Kault Hill Rural Land Use Bylaw No. 3000"

WHEREAS the Board of the Columbia Shuswap Regional District has adopted Bylaw No. 3000;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 3000;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Kault Hill Rural Land Use Bylaw No. 3000", as amended, is further amended as follows:

A. TEXT AMENDMENT

1. Section '2.1 Definitions' is amended by:

a. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

b. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

c. Deleting the definition of " GROSS FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

“FLOOR AREA, NET is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;”

d. Adding the definition of “STOREY” in alphabetical order:

“STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;”

2. Section 2.3.6 ‘APPLICATION OF FLOODPLAIN’ is amended by replacing “floor area” with “*floor area, gross*” in section 2.3.6 (6) (b).

3. Section 2.3.12 ‘ACCESSORY BUILDING’ is amended by deleting Section 2.3.12 and replacing it with the following:

“ACCESSORY BUILDING

An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located;”

4. Section 2.3.15 ‘HOME BUSINESS’ is amended by replacing all references of “floor area” with “*floor area, net.*”

5. Section 2.4 ‘OFF STREET PARKING SPACES AND OFF STREET LOADING SPACES’ is amended by replacing all references of “floor area” with “*floor area, net*” in ‘TABLE 2 REQUIRED OFF STREET PARKING AND OFF STREET LOADING SPACES’

6. Section 2.6 R RURAL ZONE is amended by:

a. Deleting section 2.6 (2) (f) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding new regulation immediately following section 2.6(2)(f) as follows:

COLUMN 1	COLUMN 2
----------	----------

Bylaw No. 3009

MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

7. Section 2.7 SH SMALL HOLDINGS ZONE is amended by:

a. Deleting section 2.6 (2) (f) and replace it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new regulation immediately following 2.7(2)(f):

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

8. Section 2.8 RR RURAL RESIDENTIAL ZONE is amended by:

a. Deleting section 2.8 (2) (e) and replace it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
------------------------------	------------------------

Bylaw No. 3009

(e) Maximum height for:	
<ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

b. Adding a new regulation in numerical order to section 2.8(2):

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	
<ul style="list-style-type: none"> <li>On a parcel less than 0.4 ha</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> <li>On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

9. Section 2.9 PA PUBLIC ASSEMBLY ZONE is amended by:

a. Deleting section 2.9 (2) (f) and replace it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for:	
<ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

b. Adding a new regulation in numerical order to section 2.9(2):

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	

Bylaw No. 3009

<ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>
---	--

2. This Bylaw may be cited as "Kault Hill Rural Land Use Amendment (CSRD) Bylaw No. 3009."

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 3009 as read a third time.

CERTIFIED a true copy of Bylaw No. 3009 as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

## Relevant Excerpts of [Anglemont Zoning Bylaw No. 650](#)

See [Anglemont Zoning Bylaw No. 650](#) for all regulations and policies.

**Adopted:** February 19, 1998

### Accessory Building and Size Definitions:

- ACCESSORY BUILDING is a detached building or structure, not used for human habitation; that is subordinate, customarily incidental and exclusively devoted to the principal building, or principal use.
- ACCESSORY USE is a use of land, buildings and structures that is subordinate, customarily incidental and exclusively devoted to the principal use. An accessory use does not include human habitation.
- FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include parking areas, balconies, elevator shafts and areas used for building ventilation machinery;
- HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.);

### Residential Zones & Regulations:

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
Rural Small Lot (RR-4)	11.5 m (37.73 ft)	10 m (32.81 ft)	55 m <sup>2</sup> (592.02 ft <sup>2</sup> )
Country Residential (CR)	11.5 m (37.73 ft)	6 m (19.69 ft)	55 m <sup>2</sup> (592.02 ft <sup>2</sup> )
Residential (RS-1)	11.5 m (37.73 ft)	6 m (19.69 ft)	55 m <sup>2</sup> (592.02 ft <sup>2</sup> )

## Relevant Excerpts of [South Shuswap Zoning Bylaw No. 701](#)

See South Shuswap Zoning Bylaw No. 701 for all regulations and policies.

**Adopted:** February 20, 1997

### Accessory Building and Size Definitions:

- ACCESSORY BUILDING means a building or structure that is subordinate and supplementary to the principal building or use permitted on the same parcel such as a garage, carport or storage shed.
- ACCESSORY USE means a use that is subordinate and supplementary to the principal building or use permitted on the same parcel.
- FLOOR AREA means the total floor area of all floors in a building measured to the extreme outer limits of the building including all areas giving access thereto such as corridors, hallways, landings, foyers, porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies or sun decks, elevators or ventilating machinery.

### Residential Zones & Regulations:

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
AR1 - AGRICULTURE ZONE (20 ha)	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
AR2 - AGRICULTURE ZONE (4 ha)	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
RR1 - RURAL RESIDENTIAL ZONE (4000 m <sup>2</sup> )	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building
RR2 - RURAL RESIDENTIAL ZONE (5000 m <sup>2</sup> )	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building
RR3 - RURAL RESIDENTIAL ZONE (1 ha)	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
RR4 - RURAL RESIDENTIAL ZONE (2 ha)	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
R1 - LOW DENSITY RESIDENTIAL ZONE	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building

CH1 - CLUSTER HOUSING 1 ZONE	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building
CH2 - CLUSTER HOUSING 2 ZONE	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building
LH - LARGE HOLDING ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
MHP - MOBILE HOME PARK ZONE	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building
SH - SPECIAL HOUSING ZONE	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building
CDC1 – COMPREHENSIVE DEVELOPMENT 1 ZONE	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building
CDC2 – COMPREHENSIVE DEVELOPMENT 2 ZONE	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building
CD3 – COMPREHENSIVE DEVELOPMENT 3 ZONE	10 m (32.81 ft)	6 m (19.69 ft)	Less than the principal use building
CDC6 – COMPREHENSIVE DEVELOPMENT 6 ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building

## Relevant Excerpts of [Ranchero/Deep Creek Zoning Bylaw No. 751](#)

See Ranchero/Deep Creek Zoning Bylaw No. 751 for all regulations and policies.

**Adopted:** April 19, 2018

### Accessory Building and Size Definitions:

- ACCESSORY BUILDING or STRUCTURE means a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal building;
- ACCESSORY USE is the use of land, buildings or structures that is customarily ancillary to and exclusively devoted to a principal use or single detached dwelling;
- GROSS FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use;

### Residential Zones & Regulations:

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
MH Medium Holdings Zone	11.5 m	10 m	200 m <sup>2</sup> on parcels less than or equal to 2 ha
RR1 Rural Residential 1 Zone	11.5	8 m	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> on <i>parcels</i> less than or equal to 0.4 ha</li> <li>• 200 m<sup>2</sup> on <i>parcels</i> greater than 0.4 ha, but less than or equal to 2 ha</li> </ul>
MHP1 Manufactured Home Park 1 Zone	10 m	<ul style="list-style-type: none"> <li>• 3 m (when accessory to a <i>manufactured home park space</i>)</li> <li>• 10 m (when accessory to the <i>manufactured home park</i>)</li> </ul>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup> (when accessory to a <i>manufactured home park space</i>)</li> <li>• 150 m<sup>2</sup> (when accessory to the <i>manufactured home park</i>)</li> </ul>
VR Vacation Rental Zone	11.5 m	8 m	200 m <sup>2</sup> on parcels less than or equal to 2 ha

## **Relevant Excerpts from Magna Bay Zoning Bylaw No. 800**

See [Magna Bay Zoning Bylaw No. 800](#) for all regulations and policies.

**Adopted: October 16, 2003**

### **Accessory Building and Size Definitions:**

ACCESSORY BUILDING is a detached building or structure that is customarily incidental to, subordinate to and exclusively devoted to a principal use or a single family dwelling, is not used for human habitation and is used for an accessory use or where permitted, for a home business; ACCESSORY USE is the use of land, buildings and structures that is customarily incidental to, subordinate to, and exclusively devoted to the principal use or a single family dwelling. An accessory use does not include human habitation;

FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include off street parking areas, balconies, elevator shafts and areas used for building ventilation machinery;

GROSS FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, gross floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use.

HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.);

### **Residential Zones & Regulations:**

<b>Zone</b>	<b>Principal Building Height</b>	<b>Accessory Building Height</b>	<b>Accessory Building Size (Gross Floor Area)</b>
Country Residential (CR)	11.5 m (37.73 ft)	6 m (19.69 ft)	55 m <sup>2</sup> (592.02 ft <sup>2</sup> )
Residential (RS)	11.5 m (37.73 ft)	6 m (19.69 ft)	55 m <sup>2</sup> (592.02 ft <sup>2</sup> )

## **Relevant Excerpts from [Scotch Creek Zoning Bylaw No. 825](#)**

See [Scotch Creek Zoning Bylaw No. 825](#) for all regulations and policies

**Adopted: November 17, 2005**

### **Accessory Building and Size Definitions:**

ACCESSORY BUILDING is a detached structure, not used for human habitation; that is subordinate to, customarily incidental to, and exclusively devoted to the use with which it relates;

ACCESSORY USE is the use of land, buildings and structures that is subordinate to, customarily incidental to, and exclusively devoted to the principal use or single family dwelling with which it relates. An accessory use does not include human habitation;

FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include parking areas, terraces, porches, balconies, basement or attic areas used exclusively for storage service to the building;

GROSS FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, gross floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use;

HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.);

### **Residential Zones and regulations:**

<b>Zone</b>	<b>Principal Building Height</b>	<b>Accessory Building Height</b>	<b>Accessory Building Size (Gross Floor Area)</b>
Country Residential (CR)	11.5 m (37.73 ft)	10 m (32.81 ft)	75 m <sup>2</sup> (807.32 ft <sup>2</sup> )
Residential - 1 (R1)	11.5 m (37.73 ft)	6 m (19.69 ft)	75 m <sup>2</sup> (807.32 ft <sup>2</sup> )

## Relevant Excerpts of [Electoral Area E Zoning Bylaw No. 841](#)

See Electoral Area E Zoning Bylaw No. 841 for all regulations and policies.

**Adopted:** February 17, 2022

### Accessory Building and Size Definitions:

- ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily ancillary to that of the principal building;
- ACCESSORY USE is the use of land, buildings or structures of which is subordinate customarily ancillary to a principal use or single detached dwelling;
- FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include uncovered decks and uncovered parking areas;

### Residential Zones & Regulations:

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
MH Medium Holdings Zone	11.5 m	10 m	200 m <sup>2</sup> on parcels less than or equal to 2 ha
RR1 Rural Residential 1 Zone	11.5 m	6 m on parcels less than or equal to 0.4 ha 8 m on parcels greater than 0.4 ha	150 m <sup>2</sup> on parcels less than or equal to 0.4 ha 200 m <sup>2</sup> on parcels greater than 0.4 ha, but less than or equal to 2 ha
RWR Remote Waterfront Residential Zone	11.5 m	6 m	150 m <sup>2</sup> on parcels less than or equal to 0.4 ha
RM1 Multiple-Dwelling 1 Residential Zone	11.5 m	6 m	150 m <sup>2</sup> on parcels less than or equal to 0.4 ha 200 m <sup>2</sup> on parcels greater than 0.4 ha, but less than or equal to 2 ha

CH1 Cluster Housing 1 Zone	11.5 m	6 m	150 m <sup>2</sup> on parcels less than or equal to 0.4 ha 200 m <sup>2</sup> on parcels greater than 0.4 ha, but less than or equal to 2 ha
VC Village Centre Zone	11.5 m	6 m	150 m <sup>2</sup> on parcels less than or equal to 0.4 ha 200 m <sup>2</sup> on parcels greater than 0.4 ha, but less than or equal to 2 ha
MHP1 Manufactured Home Park 1 Zone	6 m	4.5 m (when accessory to a manufactured home park space); 10 m (when accessory to the manufactured home park)	20 m <sup>2</sup> (when accessory to a manufactured home park space) 150 m <sup>2</sup> (when accessory to the manufactured home park)
VR Vacation Rental Zone	11.5 m	10 m (on parcels greater than 0.4 ha) 6 m (on parcels less than or equal to 0.4 ha)	150 m <sup>2</sup> on parcels less than or equal to 0.4 ha 200 m <sup>2</sup> on parcels greater than 0.4 ha, but less than or equal to 2 ha

## Relevant Excerpts of [Electoral Area B Zoning Bylaw No. 851](#)

See Electoral Area B Zoning Bylaw No. 851 for all regulations and policies.

**Adopted:** August 21, 2014

### Accessory Building and Size Definitions:

- ACCESSORY BUILDING is a detached building ancillary and exclusively devoted to a principal use or single family dwelling and is used for accessory use or, where permitted, a home occupation or secondary dwelling unit or both;
- ACCESSORY USE is the use of land, buildings and structures that is customarily ancillary to and exclusively devoted to a principal use or single family dwelling;
- FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a building for a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include balconies, elevator shafts and areas used for building ventilation machinery;

### Residential Zones & Regulations:

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
SMALL HOLDINGS – SH	11.5 m	10 m	NA
RURAL RESIDENTIAL 2 - RR2	11.5 m	8 m	150 m <sup>2</sup>
RURAL RESIDENTIAL 1 – RR1	11.5 m	8 m	150 m <sup>2</sup>
RESIDENTIAL 3 – RS3	11.5 m	6 m	75 m <sup>2</sup>
COMPREHENSIVE DEVELOPMENT B1 (MT MCPHERSON RD.) – CDB1	11.5 m	6 m	100 m <sup>2</sup>
COMPREHENSIVE DEVELOPMENT B2 (SHELTER BAY) – CDB2	10.5 m	7 m	40 m <sup>2</sup> 65 m <sup>2</sup>

## Relevant Except from [Salmon Valley Land Use Bylaw No. 2500](#) – BL2565

(See Bylaw No. 2500 for all policies and zones)

### Part 1 Board Objectives and Policies

#### 1.5 Review and Amendment

The Salmon Valley Land Use Bylaw is not intended to be a static plan. Amendments will be made as new issues arise and land uses change in the area. The CSRD will continue to consult local residents and government agencies through public hearings and bylaw referrals as amendments are proposed. In addition, the CSRD intends (but is not obligated) to give the plan a major review every 5 years to ensure that it accurately reflects the needs of the residents and that the plan does not become too outdated.

### Part 2 Land Use Regulations

#### 2.2.4 Accessory Buildings and Structures

Accessory Buildings and Structures shall be permitted in conjunction with a principal use in any land use designation provided that:

- .1 the principal building exists on the parcel, or the accessory building or structure is erected simultaneously with the principal building;
- .2 except as otherwise provided in this bylaw, accessory buildings do not include a dwelling or a sleeping unit or a structure providing overnight accommodation;
- .3 the combined floor area of all accessory buildings shall not exceed 65 m<sup>2</sup> per parcel;
- .4 notwithstanding Section 2.2.4.3 above, no maximum floor area shall apply to accessory buildings associated with agricultural use including but not limited to barns, storage buildings, and other structures for keeping animals, feed or agricultural products.

#### 2.5 RH Rural Holdings Zone

##### 2.5.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RH:

- .1 agriculture;
- .2 church;
- .3 equestrian centre;
- .4 fish farms;
- .5 home occupation;
- .6 kennel;
- .7 single family dwelling;
- .8 accessory use.

### 2.5.5 Regulations

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
.1 Maximum number of single family dwellings: <ul style="list-style-type: none"> <li>• On a parcel with less than 2 ha in area;</li> <li>• On a parcel with 2 ha or more in area</li> </ul>	<ul style="list-style-type: none"> <li>• One per parcel</li> <li>• Two per parcel</li> </ul>
.4 Minimum area of parcel to be created by subdivision	8 ha

## 2.6 RR Rural Residential Zone

### 2.6.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RR:

- .1 agriculture;
- .2 guest cottage;
- .3 church;
- .4 home occupation;
- .5 single family dwelling;
- .6 accessory use.

### 2.6.2 Regulations

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
.1 Maximum number of single family dwellings:	One per parcel
.4 Minimum area of parcel to be created by subdivision	1 ha

## 2.7 RS Single and Two Family Residential Zone

### 2.7.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RS:

- .1 single family dwelling;
- .2 two family dwelling;
- .3 home occupation;
- .4 accessory use.

### 2.7.2 Regulations

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
.1 Maximum number of dwellings:	One single family dwelling or 1 two family dwelling per parcel
.3 Minimum parcel size for subdivision of a single family dwelling: <ul style="list-style-type: none"> <li>• Serviced by both a community water system and community sewer system</li> <li>• Serviced by a community water system</li> </ul>	<ul style="list-style-type: none"> <li>• 700 m<sup>2</sup></li> <li>• 4000 m<sup>2</sup></li> </ul>
.4 minimum parcel size for subdivision for a two family dwelling or church: <ul style="list-style-type: none"> <li>• Serviced by both a community water system and community sewer system</li> <li>• Serviced by a community water system</li> </ul>	<ul style="list-style-type: none"> <li>• 1000 m<sup>2</sup></li> <li>• 4000 m<sup>2</sup></li> </ul>
.5 minimum servicing standard	On-site sewage disposal; community water supply

## 2.8 RM Multiple Family Residential Zone

### 2.8.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RM:

- .1 single family dwelling;
- .2 two family dwelling;
- .3 multiple family dwelling;
- .4 home occupation;
- .5 accessory use.

### 2.8.2 Regulations

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
.1 Maximum number of single family or two family dwellings:	One single family dwelling or two dwellings per parcel
.2 Maximum density for multiple family dwellings	15 dwelling units per hectare
.3 Minimum parcel size for subdivision:	<ul style="list-style-type: none"> <li>• 1400 m<sup>2</sup></li> </ul>

<ul style="list-style-type: none"> <li>• Serviced by both a community water system and community sewer system</li> <li>• Serviced by a community water system</li> </ul>	<ul style="list-style-type: none"> <li>• 4000 m<sup>2</sup></li> </ul>
.6 minimum servicing standard	On-site sewage disposal; community water supply

## 2.9 Mobile Home Park Zone

### 2.9.1 Permitted Uses

The following uses and no others are permitted in the area zoned as MHP:

- .1 mobile home park;
- .2 single family dwelling for mobile home park manager;
- .3 home occupation;
- .4 accessory use.

### 2.9.2 Regulations

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
.1 Maximum density:	10 mobile homes per hectare
.2 Maximum area of parcels to be created by subdivision	2 ha
.3 minimum servicing standard	On-site sewage disposal; community water supply
.4 maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 6 m</li> </ul>

## 2.16 P Public and Institutional

### Permitted Uses

2.16.1 The following uses and no others are permitted in the area zoned as P:

- .1 Institutional use;
- .2 Public use;
- .3 youth camp including ancillary Recreational Vehicle camping for the family of youths attending the camp or adults participating in meetings and workshops;
- .4 single family dwelling;
- .5 accessory use;
- .6 cemetery

.7 museum

.8 conference room which contains a maximum seating capacity of fifty (50) people.

## 2.17 RHD High Density Residential Zone

### 2.17.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RHD:

.1 single family dwelling;

.2 two family dwelling;

.3 multiple family dwelling;

.4 home occupation;

.5 accessory use.

### 2.17.2 Regulations

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
.1 Maximum density of single family dwellings, or two family dwellings:	10 per hectare
.2 Maximum density of multiple family dwelling units area of parcels to be created by subdivision	2 ha
.3 minimum servicing standard	On-site sewage disposal; community water supply
.4 maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 6 m</li> </ul>

## **Part 3 Interpretation and Administration**

### 3.1 Interpretation

"accessory building" means a building or structure that is subordinate and supplementary to the principal building or use permitted on the same parcel such as a garage, carport or storage shed;

"accessory use" means a use other than a residential use, which is ancillary or incidental to a principal use or building on the same parcel;

"floor area" is the total area of all floors in a building measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a building for a

particular use, measured to the outside face of the walls of the area of the use. Floor area does not include balconies, elevator shafts, and areas used for building ventilation machinery;

"height" is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69ft.);

"institutional use" means club, lodge, curling club, rest home, private hospital, church, church manse, equestrian facility, yacht club, community hall, daycare centre, gun club, or shooting range;

"mobile home park" means any parcel containing two or more mobile homes used or intended to be used for residential purposes and may include a single family dwelling for the operator of the mobile home park, accessory uses including laundry, storage and playground facilities and may include a convenience store;

"multiple family dwelling" means any building consisting of three or more dwellings each of which is occupied or intended to be occupied as a permanent home or residence of not more than one family;

"parcel" means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

"single family dwelling" means any building consisting of one dwelling which is occupied or intended to be occupied as a permanent home or residence of not more than one family;

"two family dwelling" means any building consisting of two dwellings each of which is occupied as a permanent home or residence of not more than one family;

## Relevant Excerpts of [Kault Hill Rural Land Use Bylaw No. 3000](#)

See Kault Hill Rural Land Use Bylaw No. 3000 for all regulations and policies.

**Adopted:** October 19, 2000

### Accessory Building and Size Definitions:

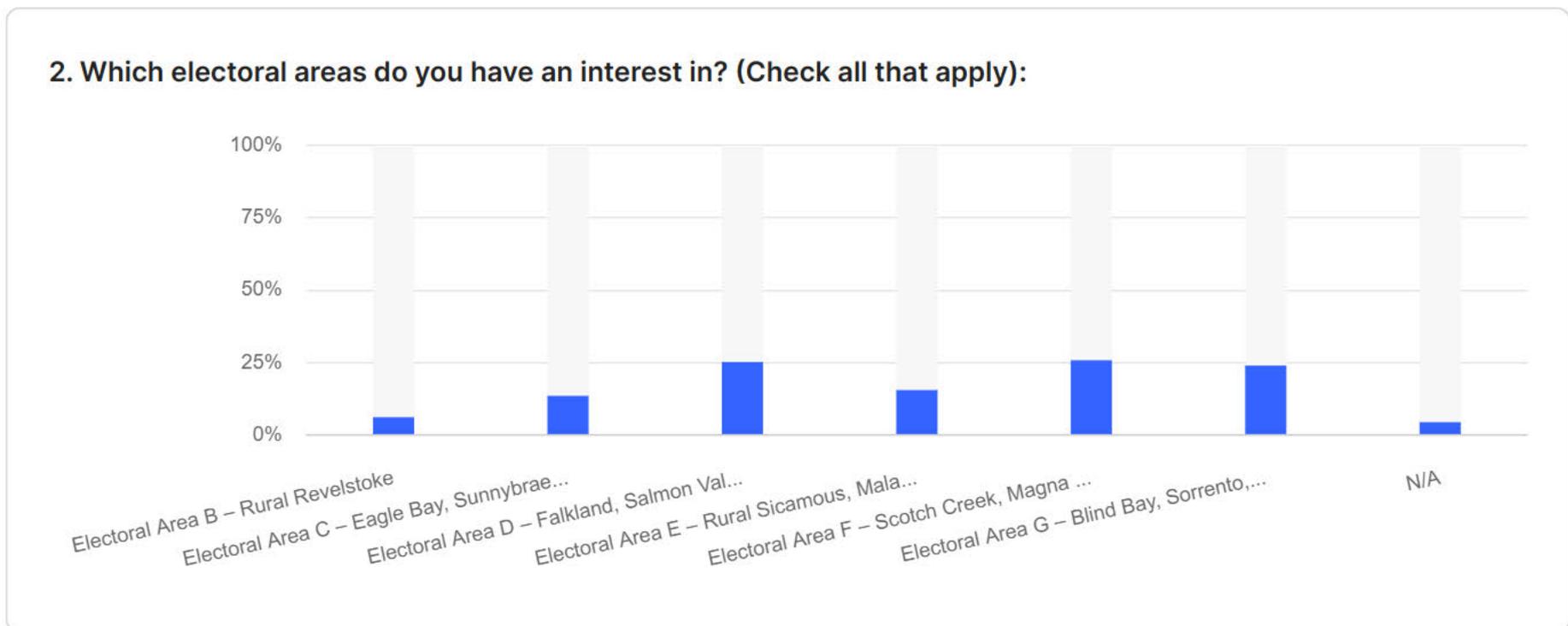
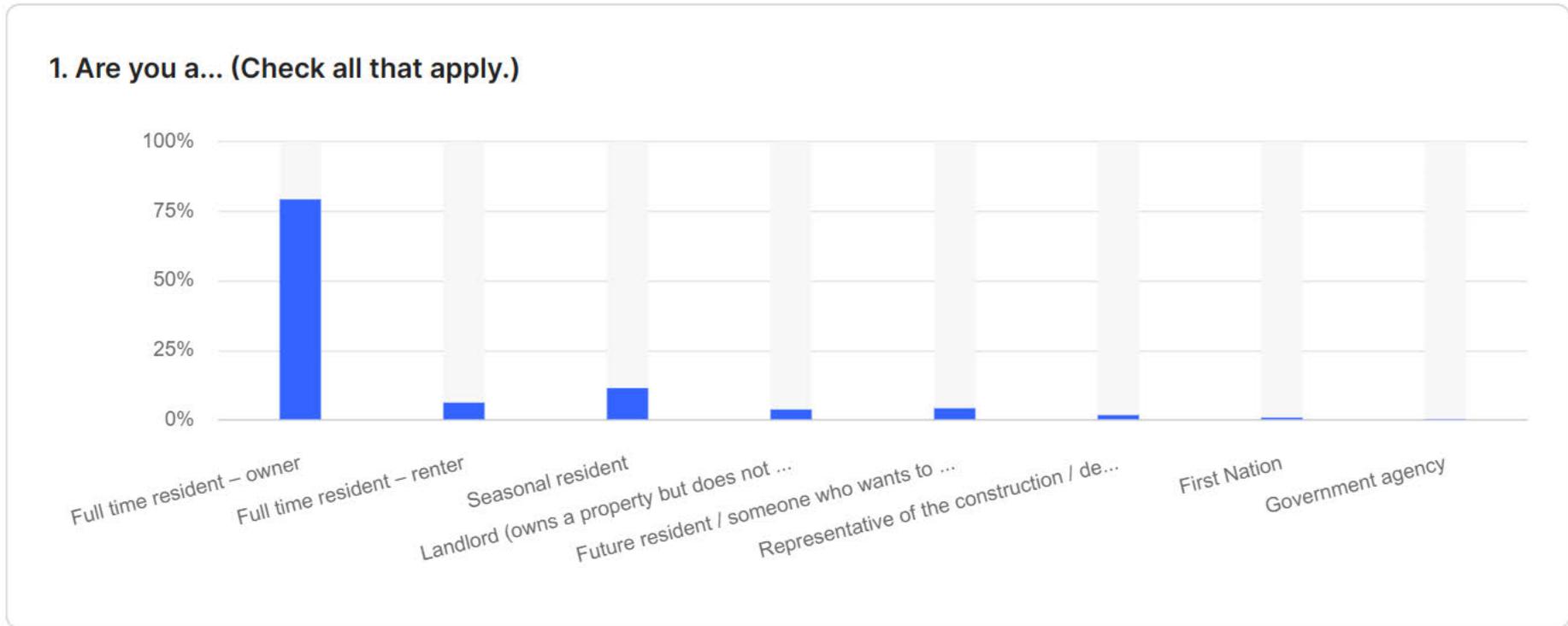
- ACCESSORY BUILDING is a detached building or structure that is customarily incidental to, subordinate to and exclusively devoted to a principal use or a single family dwelling, is not used for human habitation and is used for an accessory use or, where permitted, for a home business;
- ACCESSORY USE is the use of land, building and structures that are customarily incidental to, subordinate to and exclusively devoted to the principal use or a single-family dwelling. An accessory use does not include human habitation;
- FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include parking areas, balconies, elevator shafts and areas used for building ventilation machinery;

### Residential Zones & Regulations:

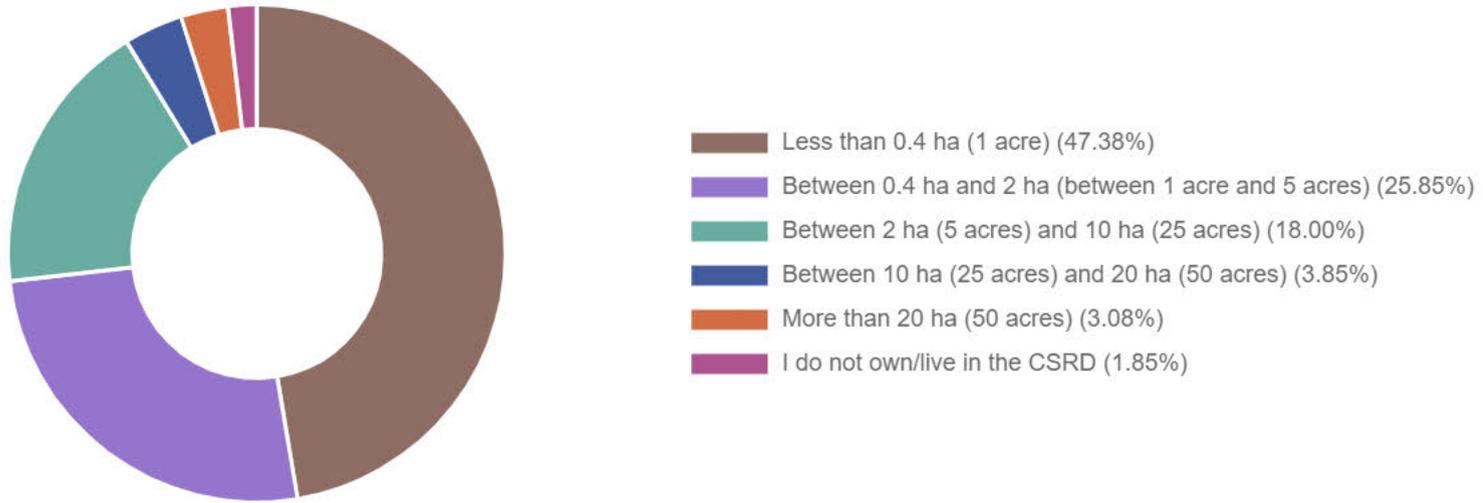
Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
R RURAL ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
SH SMALL HOLDINGS ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
RR RURAL RESIDENTIAL ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
PA PUBLIC ASSEMBLY ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building

# Columbia Shuswap Regional District, BC | April-May, 2023

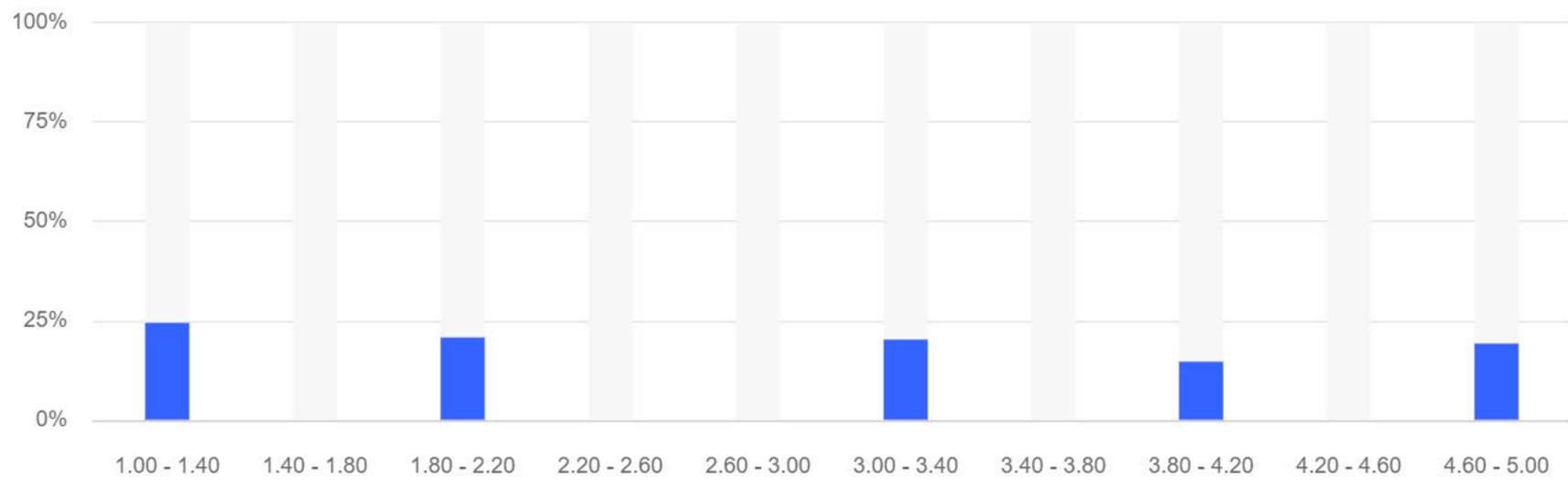
## Secondary Dwelling Units & Accessory Buildings Survey Results



### 3. What is the size of your property?

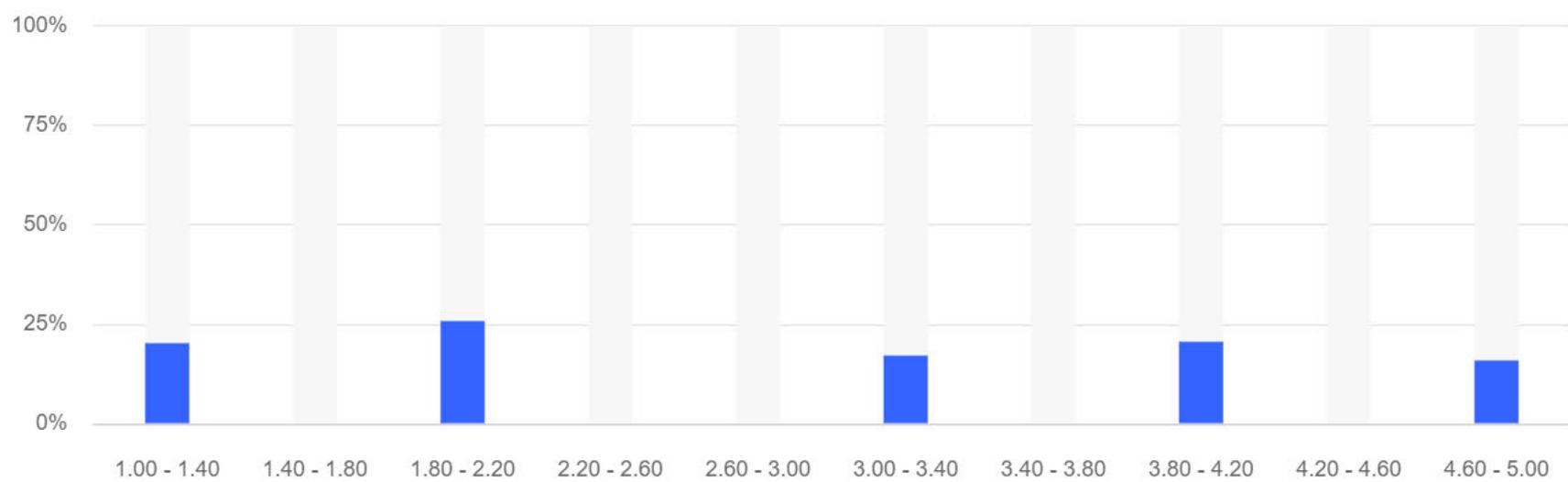


### 4. Maintaining the way my neighbourhood looks is important to me.

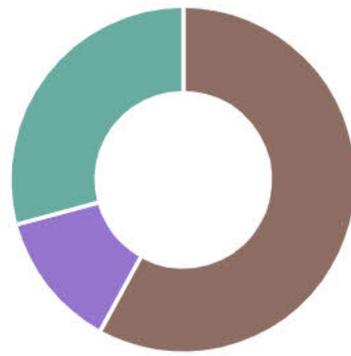


**Sliding Scale: 1-1.4 = Strongly Agree 1.8-2.2 = Agree 3-3.4 = Neutral 3.8-4.2 = Disagree 4.6-5 = Strongly Disagree**

### 5. Minimizing the spread of development and protecting the character of rural areas is important to me.

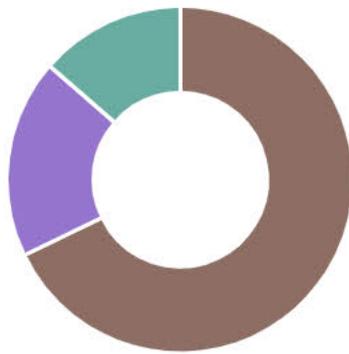


**6. Is a three-bedroom home (140 square metres/1,500 square feet) an appropriate maximum size for a secondary dwelling unit?**



- This is an appropriate maximum size. (58.00%)
- It's too small. (12.83%)
- It's too large. (29.17%)

**7. Is one secondary dwelling unit as an attached suite OR separate building on properties under 0.4 ha/1 acre appropriate (two dwellings total)?**



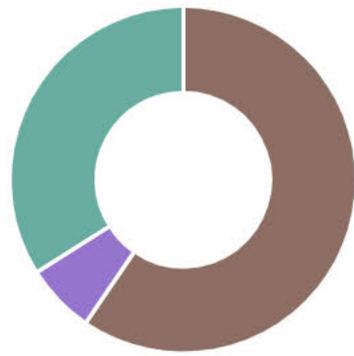
- This is an appropriate number of dwelling units. (67.83%)
- It's too many. (18.57%)
- It's not enough. (13.60%)

**8. Is one attached AND one detached secondary dwelling unit on properties 0.4 ha (1 acre) to 20 ha (50 acres) appropriate (three dwellings total)?**



- This is an appropriate number of dwelling units. (60.00%)
- It's too many. (16.17%)
- It's not enough. (23.83%)

9. On properties greater than 20 ha (50 acres), two single detached dwellings are generally permitted. Is one attached secondary dwelling unit per single-detached dwelling appropriate (four dwellings total)?



■ This is an appropriate number of dwelling units. (59.53%)  
■ It's too many. (6.52%)  
■ It's not enough. (33.95%)

11. Is an accessory building the size of a six-car garage (150 square metres/1,600 square feet) an appropriate maximum size per building for a property under 0.4 ha/1 acre?



■ This is an appropriate size. (39.79%)  
■ This building size is too large. (47.96%)  
■ This building size is too small. (12.26%)

12. Is a two-storey accessory building (8.5 metres/27 feet maximum accessory building height) an appropriate maximum height for a property under 0.4 ha/1 acre?



■ This is an appropriate height. (56.94%)  
■ This building height is too high. (33.81%)  
■ This building height is too low. (9.25%)

13. Should the maximum floor area of an accessory building on a residential property be regulated based on lot size (properties over 0.4 ha/1 acre could have larger buildings)?



14. Should there be allowances made for larger accessory buildings (taller and greater floor area) when that building contains a secondary dwelling unit?



## Do you have any additional comments related to secondary dwelling units?

Maximum number of vehicles (travel trailers inc) allowed. Parking restriction on public roads. Traffic congestion and increased traffic on roads.

May 31, 2023

Housing is in desperately short supply and people are suffering as a result. What you should be asking are questions arising from the plethora of seasonal homes that are unoccupied for 90% of the year. These homeowners should be given an incentive to create secondary dwelling units or taxed to the hilt in order to fund social housing. . The CSRD should be considering tiny homes, park models, container architecture etc. Housing need not resemble the suburbs of 50 years ago.

May 31, 2023

Well and septic bylaws and distances must be enforced so Neighbours are protected

May 31, 2023

The 60% rule doesn't make any sense and should be removed.

May 31, 2023

I believe we should abolish the size percentage limits for secondary dwellings in relation to the primary dwelling size. Ie secondary dwelling being 60% the size of the primary. Rich people are just building new dwellings way larger than the original primary anyways, so what's the point? This rule now basically only negatively targets the middle income working class, people who are on family properties and trying to remain within the region.

May 31, 2023

There is an acute shortage of accommodation in Revelstoke and rural landowners should have an opportunity to provide places for people who want to live and work here. A secondary dwelling or suite can assist with the housing shortage and also help the landowner with the high costs of owning land in Rural Revelstoke Area B. Taxes have increased substantially in Rural Revelstoke due to the construction of RMR but the influx of wealthy land purchasers has driven values up further, making it difficult for many property owners [who contribute to the fabric of the community] to remain here.

Section 4.3.28 limits the size of secondary dwellings to 60% of the floor area of the principle dwelling. This has resulted in wealthy landowners building large mega homes and using the original residence as a secondary dwelling. Most often it is used as a vacation rental or for staff to service the new dwelling. One of the benefits to having a secondary dwelling on rural properties is to provide rural landowners and opportunity to share their property with family without having to do an expensive subdivision. The high cost of maintaining a rural property is prohibitive but having the ability for family to build a secondary dwelling is beneficial. However the size limitation of 60% of the square footage of the original dwelling can be too small for a family and the alternate of upsizing can be cost prohibitive. This limitation should be removed.

May 31, 2023

No

May 31, 2023

Any secondary dwelling should have adequate parking. The streets in Blind Bay do not have capacity for significant increase in traffic.

May 30, 2023

I feel that SDU's should be allowed as many properties already have them but are technically "not legal" . I do not agree with the CSRD 's proposal that they should only be used for long term rentals. I only support this change if short term rentals will be allowed. I do not agree with the CSRD dictating who I could potentially rent to. If I had a secondary dwelling unit and was only allowed to rent long term...I would leave it vacant. There is not a housing problem in these area. It is a people

problem.....many renters are disrespectful , have animals and children and when you want to terminate a rental it is near impossible to get renters out. The landlord has no rights. Short term rentals are great for these areas as there are no hotels and people come to the Shuswap and stay at a short term rental and then fall in love with the area and decide to mover here. Restricting short term rentals for SDU's would have a negative imput to the area. Tourism creates jobs, restaurants need people other than locals and vacationers would have no where to stay except for the bad experience of being in Salmon Arm and staying in a hotel. I do not agree with banning short term rentals for all these areas!

May 30, 2023

The clause regarding vacation rentals - how is this going to licensed and controlled-? Right now BnB's are exploding and there is no control and hard feelings between neighbors are being challenged.

May 30, 2023

Rental of SDU's should be at the owners discretion

May 30, 2023

Based on the housing crisis we are in, the government should really allow additions of multiple units if it is within a properties building setback area and makes sense with the surroundings (fits building scheme, landscaping, etc.).

May 30, 2023

I would be concerned if too much of the greenery trees bushes ect on the property were taken out to make room for housing. We are in a world where we need to preserve especially in malakwa for fire protection and our rain forest type of exsistant. Also we live out here for the fact that our neighbour's aren't on top of us and we can do our land .. I personally am growing as much food and wish to expand as much greenhouse as possible. And soon will hopefully be running year round if I can get it all done and 90% of it off grid. I am a prepper and and heavily belive in recycle reuse before I throw anything away.

May 30, 2023

Does this include 2nd dwellings that are used as a business ?

May 30, 2023

I know you are not answering questions, but. Is there a minimum size? Do you need home warranty? When would home warranty kick in. Lets say there is a shed and someone converts it to a sdu. Does warranty apply? or a garage? Or if it is say 200-300 sq.ft. Do we need home warranty then. Also would all the permit rig a marol. apply to tiny sdu's?

May 30, 2023

Multiple Seasonal bunkhouses under 300square feet should be allowed. 3 units per acre as a rough guideline

May 30, 2023

Size of secondary dwelling should be calculated on individual lot size.

May 30, 2023

Other considerations might include environmentally sensitive areas (e.g. lake front properties) restricting detached dwellings.

May 30, 2023

My concerns are in regards to density in small communities where seasonal owners are drawn by community size. The CSRD already advertises the benefits of these smaller communities stressing resources parking, road maintenance, boat launch, beach and outhouse usage. Increasing the population, in these smaller communities, would only make these stressors increase. Increasing the non owner residents have shown to increase the break in and vandalization without increased

RCMP support allows these communities. Tax base in the smaller communities are mostly drawn from owners who are not BC residents and should not be used to support low cost housing, but to maintain the basic needs of the community, increase safety, road and beach maintenance and appropriate RCMP vigilance. Security patrols with no power is window dressing but does not deter bad decisions. In towns , such as Sicamous where there is in the infrastructure to monitor resource use and local RCMP is a great idea. These new residents would support the economy where finding employees is a struggle , The development of a year round population is useful for the economy.

May 30, 2023

People have no where to live. Farms need workers. Grandparents need places. Extended families

May 30, 2023

I'm very interested in this unless it means apartments, duplexes, and low income housing will be part of this. I will not support those options.

May 30, 2023

We need multi housing to help with the housing/rental crisis. And allow to build multi level

May 30, 2023

Don't need two separate dwellings on lots under 1 acre . It's bad enough that the CSRD doesn't in force the bylaws that are in place already. In area D in [REDACTED] subdivision there is a property with a house and 3 RV's with people living in all of them.

May 30, 2023

Our current infrastructure ( water/sewer/ roads/ schools/ healthcare) and services provided for taxes charged do not support additional housing on existing lots with dwellings

May 30, 2023

We are against any densification except an attached suite such as a basement suite or annex which is part of an existing house. Adding separate living quarters on a property is the same as subdividing. A separate house is a huge demand on scarce water resources and many of us are seeing and living the effects of climate change on the aquifers and ground water now. We have lived here for over [REDACTED] years and the subdividing and densification has notable effects on water availability. More housing require wells. More and more households were running out frequently or/ and hauling this year and last year. Water is a huge issue and our area is dependent on wells which cannot support more in filling. If logging goes ahead in the Mallory abridge watersheds we are in bigger trouble than we are in now. If the CSRD is willing to fund and provide water systems for Deep Creek/ Mallory Road then in filling would be palatable. It is a terrible idea to add more housing looking at the future ramifications of losing our watersheds to logging and climate change (which is clearly) here and going to get worse. Without a plan for comprehensive water infrastructure secondary dwelling units should not be considered.

May 30, 2023

As long as more land from the ALR is not gobbled up and only land zoned for housing is used..it's okay

May 30, 2023

They must have adequate parking inside the property boundaries so street parking is avoided

May 30, 2023

Having an attached and separated dwelling would be fine if the sewer permits in my opinion. Something to consider though would be parking. If there isn't enough parking for this on your property you shouldn't have that many suites.

May 30, 2023

Hopefully there taxes reflect the additional living.

May 30, 2023

All these secondary dwellings, if allowed to go ahead, may put strain on services in some areas. I thought the idea was to increase density (infill) in developed areas for many reasons, water just being one. If those in higher density areas are okay with secondary dwellings and services can be supplied then I am in favour. In more rural areas, anyone building secondary structures would have to prove the services are in place and would not affect those already living there.

May 29, 2023

Increasing number of dwelling will allow for more criminals to live together increasing drug production and trafficking Example [REDACTED]

May 29, 2023

Considering the need of those to rent properties out to keep them after generations we need to make it available to owners to build as appropriate to the size of their land. If a single detached home is allowed to have a secondary cabin on their property under half an acre that is 1500 sqft you should be able to build two separate dwellings if needed at 750 sqft each. Giving the owner 3 separate dwellings to rent out to cover cost of the property. Should go with how many sqft that second dwelling would be per size of the land.

May 29, 2023

I hope it is considered as well for changes for properties on the lake, actually lakefront.

May 29, 2023

All environmental, set backs and health restrictions must be adhered to!!

May 29, 2023

I'm all for more home's for people, but wouldn't like them being used as weekly rentals. I have 3 in close proximity to my house, and it can be a real problem with the noise and parking. They should be long term rentals only.

May 28, 2023

You are referring to private property. What part of private is not being understood? People generally move to rural areas because they don't want government interference in their lives. The CSRD and other regional districts are self-perpetuating, constantly growing and inserting themselves into peoples lives and charging the people for the unwanted intrusion. Please go get a real, productive job and leave us alone.

May 28, 2023

May 28, 2023

Is there water, septic or sewer, roads, parking, school space in the area? A secondary dwelling on property less than 0.4

May 28, 2023

We need housing to lower rent, being in new working families and boost local economy. More houses the better

May 28, 2023

Update septic. Not dry wells.

May 28, 2023

Need more accomadation for long term rentals. Crack down on short term, weekly . rentals.

May 28, 2023

They should be long term rentals, not week to week.

May 28, 2023

I think this is a great idea as it makes better use of the land and also addresses the housing shortage in the area. This will also allow the aging population to remain in their own homes as long as possible.

May 28, 2023

1+ acre properties should have additional detached dwellings. High tourism areas like scotch creek should be able to use secondary dwellings as short term rentals.

May 28, 2023

I would like to see an increase in the maximum size of a secondary dwelling from 540sqft to something more reasonable like 1000-1200 sqft. 1500sqft is quite large for a secondary dwelling, especially on a lot that is less than one acre in size and would be more appropriate size as a primary dwelling for a lot that size.

May 28, 2023

We live in Hillcrest area in Salmon Arm. The amount of secondary dwellings and businesses operating impacts the neighborhood adversely through increased traffic (affecting safety) and by limiting parking for residents. It's not what we envisioned when we built in this neighborhood.

May 27, 2023

No

May 27, 2023

If someone wants a second dwelling they should have to subdivide that area off. If subdividing the property is not allowed, why should a second dwelling be allowed.

May 27, 2023

How can you allow secondary dwellings without community sewer on properties of less than 1 hectare?

May 27, 2023

This initiative to allow second or even third dwellings on rural properties is a great thing. It allows families to be closer together or help landowners earn extra income because it's needed nowadays.

May 27, 2023

Why do you care how many dwellings are on a property we have a massive housing shortage with the smallest population with the largest landmass. Its noting more then greed

May 27, 2023

We are talking actual buildings correct, not trailers?

May 27, 2023

May 27, 2023

Would love to see Carriage houses!

May 27, 2023

We need more housing

May 27, 2023

Some properties are inappropriately labelled ALR as soil is ineffective and no irrigation possible. These should be removed from ALR and allow more residential housing and business interests that would increase tax base and provide jobs and housing together.

May 27, 2023

Finally the csrd are moving in a positive direction. For too many years, it was too difficult to expand your property. Families are getting bigger at the lake and you need to accommodate more space. I hope this goes through

May 27, 2023

FLEXIBILITY! There should be allowable circumstances for extending the allowable housing. Especially when there are large families that are helping keep farm going, need housing for workers etc. too many rules around this

May 27, 2023

In #8 if the lower end was 2 acres instead of .4 acres it would be ok.

May 27, 2023

I would suggest all construction be permitted and inspected with fines attached for not following the guidelines.

May 27, 2023

Should be allowed to have a secondary unit for properties 1/2 acre and up not limited to an acre and up

May 27, 2023

With the housing shortage in our country I feel more dwelling units need to be added to existing lots.

May 27, 2023

I feel a secondary dwellings should be 800-850 sq/ft more of an in-laws suite ; if a larger property 15-50 acres could allow larger dwellings but placement should be planned for possible subdividing in future .

May 26, 2023

It's a win win all around for everyone please hurry up and make the changes already!

May 26, 2023

There is a huge parcel size difference between 1 acre and 50 acres. 50 acres might be zoned residential, but there is a massive difference and possible distance between 3 dwellings on a 1 acre lot vs. a 50 acre property. The size categories should be reasonably smaller; under 1 acre, 1-5 acres, 5-10 acres, 10-20 acres, over 20 acres. Or allow property OWNERS to change the zoning of their large properties more easily if they want to develop their land to allow for multiple dwellings.

May 26, 2023

It's great that the district is working towards solving housing issues. It would also be great if permits weren't such an expensive and painful process.

May 26, 2023

Perhaps the size of the secondary unit on a property under one acre should be determined by the size of the lot. A smaller lot maybe allowed 1000 or 1200 sq ft secondary home with a bigger lot being allowed 1500. My concerns with the smaller properties would also be septic and how it might affect neighbouring properties.

May 26, 2023

A 3-bedroom home should be at least 2,000 sq.ft. At least 1 primary and 1 secondary dwelling per acre is absolutely appropriate.

May 26, 2023

It is not the place for the CRSD to say what the people want to do with their land let us build what housing we want as long as it is good safe and affordable anything else is should be out of your control

May 26, 2023

Important that we have available rental properties in Tappen area

May 26, 2023

Changes to zoning should be in the spirit of bringing new tax payers and full time residents into the region to support our year round economy and removing red tape for families in need of housing  
May 26, 2023

The land owner is the one to make the decisions on what they want to build on their property. Other than obvious consideration to neighbours when building. We demand less interference from government.  
May 26, 2023

Add density! Especially when the homes are on their own sewer/water. We have a critical housing problem in this province. I own three properties in the CSRD and am strongly in favour of increasing density in it.  
May 26, 2023

Consideration for septic system would be an issue.  
May 26, 2023

These units cannot be RV's or trailers  
May 26, 2023

For question 8, I feel your land sizes of up to 50 acres is too large. I feel it should be 1 acres to 10 acres for 1 attached and 1 detached dwelling. 10 acres is small as far as farming goes, so this could give them a better use of the land. Question 9 then would be from more then 10 acres to 50 acres.  
May 26, 2023

Because of a housing shortage and extremely high rentals, extra suites and additional housing whether it be a carriage house, cabin, tiny home, recreational vehicle, yurt, or other housing should be allowed with no extra taxes or fees or permits to the land owner  
May 26, 2023

I believe secondary units should have green space at least big enough for residents to Garden in and maintain natural habitat where possible  
May 26, 2023

Falkland needs to have the ByLaws regarding RV trailers and the said trailers dumping their black water/sewage illegally in-forced. The property across the street from our property has a dwelling and 2 RV trailers on 1 lit and the trailers don not have their black water pumped so where is it going . There are several Illegal RV trailers in Falkland and non commercial buildings on Commercial Zoned lots .  
May 26, 2023

Although I'm not wanting big subdivisions in my rural area, we want the rights to be able to possibly put multiple single detached dwellings on our property for our children and other family members. We have just over 6 acres.  
May 26, 2023

Leave us the hell alone to make our own decisions about our own property. Keep your rules and regulations to yourselves! We have a large family and with the prices of homes, there is no way our kids will be able to buy. Being able to have multiple homes on the same property would be beneficial for us and allow us to work the land properly. Keep your bureaucratic [REDACTED] to the city!  
May 26, 2023

Keep in mind that some people do not want full time tenants and prefer to have vacation rentals because of the temporary nature of the guest. The provincial rules governing residential tenancy are tipped too far in the direction of the renter and landlords have less rights over their own property. So if I had a secondary dwelling I would never rent it out.  
May 26, 2023

#7 Is two many if a second dwelling is unattached, but I'm not saying there couldn't be a suite. #8 The property value range is too large in this question. 1-5 acres shouldn't be classed the same as 6-50 acres. Because the lack of options with sizes the answer is this is too many but if you asked me for a 10 + acre piece I'd have to agree a second dwelling it fine. Mine answers would also change within land use ability and zoning. So it's hard to answer these general questions. Too many dwellings in area D where there are few regulations leads to many properties already having extra homes/5th wheels and yards full of garbage and mess. Not every property falls into this category but I feel for some people with close neighbors and the mess that come along with these cheaper housing options.

May 26, 2023

I would like to see short term rental an allowable use. As a homeowner, I am not willing to have long term renters, who I don't know, on my property. Although, I am willing to offer the flexibility of short term rental. I would then have this space available for potential long term rental if the opportunity arised for friends or family to rent the space.

May 26, 2023

Secondary dwellings should be max 1 bedroom less then an acre

May 26, 2023

Question 8 has too big of a range, going from 1-50 acres. Try 1-5, 6-10, etc. and allow for a gradual increase in dwellings.

May 26, 2023

Having an attached secondary suite may be more suitable for smaller properties, less than 1 acre. It helps to maintain the rural character of the area.

May 26, 2023

on properties with 10 acres or more should be able to have secondary (detached) dwellings

May 26, 2023

Regardless if a property is larger than 10 acres 3 dwelling should be max in our view

May 25, 2023

Depending on the use, for example if for family a large unit is ok, but it just renting out to someone, a smaller unit would be appropriate. If the property is under 1 ac then a small attached unit would be good for family not rental. Also, it would be OK to have a garage or machine building if they were not huge on a property under an acre and on larger properties I can see some lge buildings for animals and machines. But let remember Not to fill the properties with buildings, we are rural and it is nice to have nature around us, NOT just buildings everywhere you go. Thanks

May 25, 2023

Would be nice to have some of these rules be available to those living in trailer parks where we have rights also even when pad rental is paid. Things are tight for everyone.

May 25, 2023

With the way the housing market is across the province there are more and more multi-generational homes. Having the ability to support one's family both financially and physically yet having a bit of independence will build stronger communities. Young families and elders both struggle with the realities of their housing situation and this is possibly one very viable solution. I do not support secondary units for short term rentals at all. We need more full time housing if we want our area to succeed and grow. Doing this responsibility should be a priority. We don't need more huge properties for seasonal visitors only.

May 25, 2023

Housing is an issue everywhere if people want to have numerous dwellings on property let it happen

May 25, 2023

No more air bnb's  
May 25, 2023

Important to have options for family and guests. Due to lack of child care in the area, may need options for a live-in Nanny  
May 25, 2023

Size of a secondary dwelling must be relative to the size of the land parcel and in keeping with height restrictions so as to not have a monstrosity built.  
May 22, 2023

Question 8 is quite a wide spread. I answered appropriate amounts based on one acre. If a person had 25 to 50 acres perhaps more could be accommodated  
May 19, 2023

Not for short term rentals, that solves nothing  
May 18, 2023

Once this secondary dwelling go in and the area gets over the 5000 person threshold will this secondary dwelling be paying for the new cost of policing  
May 18, 2023

Storage Sheds not requiring a permit should be increased to 150 sq.ft. as people purchasing or building will need greater space for storage depending on the house contents from their former home. Not everyone can afford to buy a sea can for that purpose. There is little difference between the current size permitted.  
May 18, 2023

It would sure help me , my family , and another family get ahead in this EXPENSIVE , Unforgiving and corrupt world.  
May 17, 2023

densification on waterfront should be excluded due to the the impacts on shoreline ecosystems on Shuswap lake and others until mapping of shoreline riparian assets is completed and then can guide decision making for development bylaw purposes. The aging and deteriorating quality of water in the Shuswap Lake points to preserving and improving shoreline habitats. Densification is inconsistent with this. Scale of development that is consistent with the capacity of natural assets should be goal. Consideration for locating secondary units relative to transportation(active) and community hubs will point to decreasing car traffic that comes with densification. This will ensure the that large developments don't overcome an otherwise quiet rural or remote area. Densification is favored in the development of Transportation services.  
May 17, 2023

The parameters are too large in some of the questions. For instance 1 acre to 50 acres is too broad. Should be 1 -5 acres, 10 -20 and 20 plus  
May 17, 2023

I would like to make sure that our rural area would stay as looking like a rural area, no huge condo's, no tall structures, and stay in keeping with what our area has been for many years.  
May 16, 2023

I think they should be allowed.  
May 16, 2023

We are in the ALR and would love to have more smaller sized farm type dwellings or camping cabins.  
May 16, 2023

I would be happier about more density if we had a sewage system in Blind Bay. More septic draining down to the lake from our septic systems seems unsustainable. If you want more density, I would support it if water/ sewage systems were in place. I won't until then. The water system in Blind Bay (I live on [REDACTED]) is old and constantly breaking. There needs to be a full plan for community development, not just more housing.

May 16, 2023

Mortgage helpers are great. They bring more revenue to local businesses and help people become new neighbour's in our area. These electoral areas are changing for the better and I feel it's a great way to bring in extra income for CSRD and for the home owners.

May 16, 2023

Very dependant on the area, a blanket policy for all areas makes little sense. The density being proposed here depends on the ability of surrounding community infrastructure etc. Some areas can handle it, others can not. The biggest issue in development is the lack of regional investment in supporting infrastructure in targeted areas approved for more density.

May 16, 2023

There should not be allowed to have secondary dwellings on any property under 5acres, unless it is the upper floor of a garage

May 16, 2023

I was pleasantly surprised to see this survey. The housing situation in the Greater Shuswap area is very challenging. It is impacting business's ability to obtain new workers as there are no rental units available. In addition, my opinion is that being a summer tourist destination, the additional of short term rentals should be something also considered through zoning changes.

May 15, 2023

Given the current rental crisis and options for affordable housing needs in the province, I HIGHLY SUPPORT the CSRD proposing this bylaw amendment. You have my full support, and I hope you move forward with it. My biggest concern is the issue with the building permits, and how long it actually takes to receive a permit. I believe there will be an influx in permit applications, so I hope you have a plan to process them faster. All in all, I think this is a good move on the CSRD.

May 15, 2023

The only reason that I would say that 1500 ft<sup>2</sup> is too small is that potentially someone may want to use their current dwelling as their rental and build a larger one as their residence. Perhaps a total square footage of housing on the property could be looked at as a maximum rather than capping a new build at 1500 ft<sup>2</sup>. Very in favour of secondary dwellings !

May 15, 2023

With the cost of housing, many families would like to build houses on their property for their children. As long as it's done in an environmentally conscious manner I see no reason why that shouldn't be allowed with stipulations of how many dwellings per acre. If someone has less than two acres then a cottage that isn't too big could easily still be allowed

May 15, 2023

growing up in the GVRD and working in the construction trade (hvac) i have seen alot of cities grapple with a rapid influx of people. i am now on a large farm with my 4 kids and wife and we would love to add on additional places for people to come help us work and live on this farm. Working full time in the HVAC field here in shuswap so i can pay the morgage i dont get alot of extra time to put into the farm. Being able to have more helpers means i can put more into the farm and contribute more of our products at the local farmers markets , thus helping to feed the people. i thinking extra dwellings are great idea but they need to be regulated as i have been witness to places in surrey , some houses had 8 illegal suites. This survey is great and i appreciate the ability to put im knowledge in. Looking forward to seeing what can become of this.

May 15, 2023

You need to ensure these additional units will be available for Long term rentals only. No short term rentals. Who will be monitoring this if CSRD bylaw operates on complaint driven issues only?

May 15, 2023

Secondary dwelling units are an excellent idea

May 14, 2023

I know housing is greatly needed so I think it's great that CSRD is considering this need!

May 14, 2023

Allowing additional secondary units will increase traffic on local roads that aren't designed for a large volume. Secondary units tying into existing water lines coming from the lake will in result in additional stress on the lake. And all those new secondary suite occupants will obtain a buoy which will make the shores of the lake a virtual parking lot. Secondary units will stress an already fragile sewage drainage system.

May 13, 2023

Let people develop their properties as they see fit. The minimal amount of government influence is always best. All areas have been developed so far appropriately let it continue without further redtape policy and regulation by government.

May 13, 2023

Property should be more than .2ha (.5 acre) to have a detached secondary dwelling. Property under .2ha should only have suite in existing residence - no detached secondary dwelling. Property under .4ha can have accessory building but without residence (ie garage, shed, shop with no living quarters)

May 13, 2023

How will this a secondary dwelling affect property assessments? To encourage more rental housing there needs to be appropriate financial incentives because the residential tenants act is so heavily weighted towards favouring tenants.

May 13, 2023

Off street parking must be available and addressed in the bylaws for all areas. A three bedroom secondary living unit has the potential of six additional vehicles, two per bedroom. Short term rentals need to be controlled, the tourist draw of our region promotes a continuous party atmosphere that can disturb the permanent residents for days at a time as each new group rents a dwelling Traffic, sewer and water for urban areas needs to be considered.

May 13, 2023

Parking in developed subdivisions is an issue. Roads are not adequate to support street parking. They are narrow with no shoulders whatsoever in our area. Perhaps sidewalks would be a more prudent beginning.

May 13, 2023

I like them as long as they're not AirBNBs

May 13, 2023

I sent an email with my thoughts on this topic a month or so ago (mid-March?); I hope you took the time to read & share it in committee. [REDACTED] of Lee Creek.

May 13, 2023

Septic systems must be changed if you are adding load to it blind bay and notch hills septic systems run downhill to the lake. Blind bay already tests high for fecal matter. No expansion without sewer!

May 12, 2023

Farmers constantly need ways to house their labourers and extended housing allowances need to be easier to get  
 May 12, 2023

Must have adequate parking  
 May 12, 2023

leave the zoning as is  
 May 12, 2023

Even a 1000sqft secondary dwelling is adequate however allowing carriage homes on the property would be beneficial to the community with supplying affordable housing options for local residents. Enabling local small businesses to provide employment opportunities for full time or even seasonal workers.  
 May 12, 2023

With such a lack of rentals in the area we need to find a way to accommodate people who want to live and work in the area  
 May 12, 2023

I believe on properties less than an acre, that not more than 40% of the property not be occupied by building structures. Also that each property have enough parking to accommodate, not to have parking on roads or nearby vacant property which happens.  
 May 12, 2023

The oversight process for privately owned sewage disposal systems is unclear. The capacity of these systems appears to be under regulated and not understood by users and purchasers of properties. Although the CSRD is not the owner of the oversight/regulator of these systems, the CSRD needs to take an active role in co-managing these systems with the Ministry of Health.  
 May 12, 2023

Keep Area B like it is. We are rural and need to keep it that way! We don't need more housing. Let them find it in the city of Revelstoke  
 May 11, 2023

There is a demand for homeowners and renters. Off street parking is a must for me.  
 May 7, 2023

It would be beneficial to allow these secondary dwelling units to be built first before primary residence with an applicable time to build primary . Many of these areas are rural such as out property the ability to build the secondary first with stipulation that primary would be built in certain period . Having ability to have secondary first for storage , while building would be great improvement . Currently only way is to have a RV on site , so now all we see is a large number of RV parked n site  
 May 6, 2023

this wont stop a big developer from doing whatever they want. they will just have to pay more money to appease the rules. but the average person in area d will now be handcuffed by more regulations that they cant afford to circumvent. prime example is the spa hills compost facility. most in the community were against it, but it happend even though there was alot of community resistance. money does what it wants, those with out big bank accounts become prinsoners to more rules and regulations  
 May 5, 2023

This will be a helpful step for families and overall income stability.  
 May 5, 2023

CSRD NEEDS TO LET LAND OWNERS DECIDE WHAT TO DO AND WHAT TO BUILD ON THEIR OWN PROPERTIES. MIND YOUR OWN BUSINESS. WE DON'T WANT YOUR GOVERNANCE.  
May 4, 2023

I live in a neighborhood, that is zoned R1. My neighbor built an illegal suite in their basement. My neighborhood, has no sidewalks narrow road. When people park on the street, this road becomes single lane. I had called the city bylaw to report this neighbor, they had zero interest in inspecting the illegal suite. They told me that there is a homeless problem in salmonarm. The homeowner did not take out any permits to build this suite. If salmonarm wants to allow secondary suites, they have to make sure these suites have proper permits and inspections done. This could be a safety issue. I've lived in a neighbourhood in surrey, where secondary suites were allowed. The rules were you had to have a parking spot for your tenant off the street. And your taxes were higher as your dwelling housed more people, extra garbage pickup, recycling green bin, water usage. I'm not against secondary suite, but if your zoned R1 and the city refuses to inspect the dwelling. The city fails to take complaints and insure the requirements are in place and safe. There are a lot of illegal suites, I see on homes for sale in salmonarm. Before you start allowing the building of these secondary dwellings, you need to insure the illegal suites are turned into legal suites. This protects your neighborhoods.  
May 4, 2023

Development costs of extending BC Hydro and other services into rural resource and agricultural zoned properties is prohibitive in many cases under current densities, due to limited demand and BC Hydro rebates on service extensions. Reasonable increased demand would help extend clean power from BC Hydro to residences currently using wood or oil burning as primary heat sources and match the CSRD, Provincial and Federal Climate Action targets as well as improve quality of air from emissions of burning carbons.  
May 4, 2023

Any new developments should include input from neighbors.  
May 3, 2023

Pass the bi law what are we waiting for it's a win win for everyone so silly why this is taking so long and why this isn't allowed already.  
May 3, 2023

Please stop trying to make rural areas into cities and all there crazy rules.  
May 3, 2023

something need to be done to help people have a place to live in the shuswap area  
May 2, 2023

In Sicamous people have no place to live or rent and cannot work here if they have to pay to travel to minimum wage job. We need to address these issues without destroying our rural areas.  
May 2, 2023

Subdivision rules in CSRD are antiquated and are out of touch with reality. Many small holding properties could be subdivided to provide for more housing but land owners face a gauntlet of regulations that are often too burdensome to try and negotiate.  
May 2, 2023

Current secondary dwelling size is too small in my area prohibiting anyone from wanting to build one. It's too much cost for such a small building.  
May 2, 2023

Csrd should be dissolved, you're nothing but a beurocratic pain in the ass for builders and home owners, hire people that haven't a clue what they are doing and don't do anything good  
May 2, 2023

Please consider loosening rules regarding tiny homes, sea can homes ect. Affordable housing is an ongoing crisis in our area. Also we need to restrict the use of additional dwellings for short term rentals. Make sure every person in our community has access to affordable housing  
May 2, 2023

Let people do what they want!  
May 2, 2023

May 2, 2023

We don't need restrictions brought in by the government. We own our land, and should be able to do with it what we please.  
May 1, 2023

Would like this to go through as there is not enough real estate out there to allow people to have their own land and property. Would give me opportunity to have my kids each have their own dwelling  
May 1, 2023

My family is planning to buy land for a family compound. Where our children, their children, and our parents can all live close enough for the kids to walk over to Grandma's house safely. Free babysitting. Saves gas, saves money, a group effort to grow food, and maintain the property. Many parts of the world live in multi-generational housing.  
May 1, 2023

Should get this passed sooner than later with the housing shortage. Please remember Parks are needed in a community not what is happened in Blind Bay, no parks in walking distance for children don't know how this could happen?  
May 1, 2023

I think anyone under 1/2 acre lots should only have attached suites. Having an attached suite and a separate dwelling would change the rural lifestyle as small towns like Falkland would just become wall to wall houses and small home dwellings.  
May 1, 2023

The present economy has caused adult children to move home with parents.  
May 1, 2023

Take of ALR off on 20 ac and less .. .  
May 1, 2023

right now in my rural area, water access is an issue as is septic service. Without addressing these concerns, I am not in agreement with increasing residential density in rural areas.  
May 1, 2023

Let the owners decide! Too much regulation in our lives already!  
May 1, 2023

We are in need of more housing. Income from rentals is a good option for poor retired homeowners like us  
May 1, 2023

It is appropriate to allow secondary dwelling units to help the older residents by providing an income and allow them to stay in their home longer. It may also help with the longer term housing shortage or with short term tourism stays.  
May 1, 2023

these questions dont seem to follow what the post was about as it also mentions support and out buildings

May 1, 2023

It just makes sense to be able to accomodate family members at a time when there are few other options.

May 1, 2023

To be able to satisfy our present and future housing needs "infill" housing is a way to increase the stock without needing more land. It is so sad to read all the posts on social media of people desperately looking for housing in our area.

May 1, 2023

You could have AT LEAST 1 dwelling for an acre.

Apr 27, 2023

secondary dwellings are essential to maintain our rural area while increasing housing options. i would put a secondary dwelling on my land and provide affordable rent for a young family or couple, etc

Apr 27, 2023

I think this is a great plan as my parents want to retire one day but cannot because the cost of housing. A secondary dwelling unit would help on my property

Apr 27, 2023

The number of dwellings depends on each individual owners circumstance.

Apr 27, 2023

We need this badly especially as no new subdivisions are being done & affordability is getting harder for people.

Apr 27, 2023

Rentals are in need. As long as they are respectable it's fine with me.

Apr 27, 2023

Does the property slope, riparian areas, parking, lot coverage etc. support the proposed dwellings? A flat 1 acre lot is very different than a 30% sloped lot. Riparian protection is also critical. Most rural roads do not support parking well (snow plowing, emergency access etc.) development just needs a good fulsome plan, well thought out. I would also say bedrooms is a better measure than dwellings.

Apr 26, 2023

We are in a housing crisis and it is only getting worse! This is so so important! Finding ways to streamline processes that don't require board approval is also going to be extremely important. People do not have months and months to wait for approval. Thank you for bringing forward this proposed by-law change, it is long overdue!

Apr 26, 2023

It is frustrating to be considering secondary units when there are people struggling to build thier first home in this area.

Apr 26, 2023

We do not have enough housing in our area so this is a great idea

Apr 26, 2023

Will it be possible/ difficult to obtain approval for a secondary dwelling unit to be used as vacation rental?

Apr 26, 2023

Being that lots of dwellings in the areas are under an acre (especially in towns that have trailer parks for example) it would be fair that anyone with 50 acres (which is a rather substantial amount of land) should be able to build dwellings as they see fit. While I agree there should be a maximum amount of dwellings. Four (counting suites inside of a dwelling) isn't a whole lot. On average for those properties if they were separate dwellings would be about 12.5 acres of property per dwelling. And in towns with rv parks or mobile home parks, the management companies of these would be able to rent or sell and accommodate roughly 2 dozen units and earn profit and lot rent on all of the above. It should be encouraged for people with this amount of property to build especially if it produces affordable rental units for residents of the area. Being a young adult in their mid 20s I would not be able to support myself off of a singular income given the state of the rental market. God forbid I want to buy a house.

Apr 26, 2023

Increased square footage for secondary dwellings on ALR land should be considered when proposed building site is not viable agricultural land

Apr 26, 2023

I think homeowners are more than able to choose what fits best and benefits their property most, especially larger parcels

Apr 26, 2023

Not once are you mentioning what the property is zoned for?

Apr 26, 2023

I think secondary dwellings are need to solve the housing crisis

Apr 22, 2023

Hello , Park Model trailers should be allowed on 2 acres or more .

Apr 21, 2023

We are currently building a new home and wanted a basement suite and the bylaws currently won't allow it. This needs to be changed.

Apr 20, 2023

This is a great way for people that already live in run down conditions to build another garbage building because the Csrld does not patrol what is actually built unless the person actually applies for a permit where these people usually live in good conditions and are stand up citizens

Apr 20, 2023

Not big on restrictions. Bought the property, I understand why buildings should be built to code but the oversight is unwanted.

Apr 20, 2023

Community needs and common sense needs to be considered on applications.

Apr 20, 2023

Your questions are leading. I'm surprised you didn't ask if we wanted to limited the spread of cancerous development. Asking if 3 dwellings is appropriate for 1-50 acres? Really ? Huge difference between 1 and 50. It's too much for 1 acre and not enough for 50 acres. This should be a non biased survey and it's clearly not. Redo the survey.

Apr 20, 2023

This town is in desperate need of reasonably priced LONG TERM rentals. More secondary dwelling suites and carriage houses should be encouraged!!

Apr 19, 2023

Question 8 is not very accurate there is a HUGE difference between 1 acre and 50 acres. It would be inappropriate for 1 - 10 acres in a rural area to have more than one dwelling but 20 - 50 acres could easily have multiple especially if they are attached.

Apr 19, 2023

We need to make more options available for people to live.

Apr 19, 2023

New subdivision for eagle bay up ivy road should not be allowed 200+ new homes is way too many

Apr 19, 2023

We need more bylaws regarding number of dogs , size of dogs , and containment of animals ... We are over run with dogs in Blind Bay Area , Dogs urinating, feces ....it is discussing , all of this goes in the lake , There are already not enough public beaches ....now our choice is to swim with neighbours dogs , or don't go in the lake Before the CSRD allows more people in these areas , they need to look at the environmental aspect of what is happening in this area , regarding the lake and contamination, And enforcement of animal bylaws Dog owners should be forced to contain dogs on their own properties only , and limit them to one small animal . Blind Bay does not have the infrastructure, for more people and traffic . Environmental issues need to be looked at , and addressed first . Unfortunately we are becoming a society of many bylaws , as citizens continue to be disrespectful , causing more and more bylaws... Regards [REDACTED]

Apr 19, 2023

Tiny homes should be allowed on any size property. We have 1/2 an acre and would love to have family in a small secondary dwelling on the property

Apr 19, 2023

I don't have an issue with secondary dwellings as long as they are under 1000 sq ft. I believe if there was more housing in my area it would make the area decline because there isn't enough services here. Most of us that land in rural areas isn't to have a secondary home on it or have renters.

Apr 19, 2023

Housing is much needed even in rural areas, I support this endeavour.

Apr 19, 2023

Secondary dwellings should definitely be encouraged, the high rent costs for single people and families are ridiculous. I was born and raised in this area and can't believe we are paying what Vancouver pays.

Apr 19, 2023

Please consider rv's as secondary dwelling units if they are connected to services to maintain public health( sewer, water, electricity) and they are covered under an appropriate structure with metal roof to protect against snow loads. There is not enough basic housing for people in BC at present, and this could help ease the strain on housing needs.

Apr 19, 2023

I think multiple carriage homes and or tiny homes should be allowed on a property as long as it has proper sewer/water facilities

Apr 19, 2023

I'd love to have multiple carriage houses on one property maybe some tiny homes as well

Apr 19, 2023

Unfortunately secondary dwellings will only end up being short term rentals and will do nothing for needed housing

Apr 19, 2023

#6 the answer depends on the size of the property. It would be different for many spaces. #8 & 9.. I believe this would depend on zoning. you need to be more specific with your questions.

Apr 19, 2023

Why would you expand in the country, where there is no sewers or water systems. If extra housing is needed, expand in the city where there are services. Pretty soon we will have septic systems contaminating wells.

Apr 18, 2023

Hi we have just over a half acre .52 and live at the end of a dead end street. We would love to be able to have a detached dwelling for our kids someday. I really hope this is possible. Thank you.

Apr 18, 2023

Will this apply to csrd land that falls in ALR?

Apr 18, 2023

tiny homes would be great.

Apr 18, 2023

RVs are not appropriate secondary dwellings.

Apr 18, 2023

We strongly need more affordable housing in this area, I see no downside to responsible people creating more desperately needed housing.

Apr 18, 2023

The opportunity to build extra dwellings on property is a great choice for the community . It's good to offer more sustainable living options such as 1-3 bedroom. This is very exciting. I have space on my property and would love the opportunity build

Apr 18, 2023

I think we must do our best to ensure all peoples can find a place to live. No homes equals no workers equals no amenities.

Apr 18, 2023

Thank you for considering the costs of housing in your planning, we hope to add a secondary unit onto our property for our children to move into while saving for their own down payments which are growing increasingly more unaffordable.

Apr 18, 2023

Allowing multiple dwellings on residential and rural properties is extremely important. Our zoning bylaws must catch up with the needs of the people and our communities. Thank you

Apr 18, 2023

Higher density building with short term rental restrictions are important in Area E

Apr 18, 2023

Smaller minimum size to increase the amount of housing created,

Apr 18, 2023

If this doesn't change soon we will force people to go around or skirt the laws. Housing is out of control. Our population is aging and the Gen-X are becoming more and more pinched to supply homes for both parents and young adult children because the previous generations did nothing to prevent this run-a-way cost increase. It is very possible to build bylaws that both allow for multiple dwellings AND maintaining beauty and character of an area. Please for the love of gawd stop making it even harder for families and just people in general to have a nice, safe, clean home... this is supposed to be Canada where we care about our fellow man above our own selfish interests and still balance safety and beauty.

Apr 18, 2023

Waterfront properties should be an exception to these changes and dealt with separately. The sensitive nature of watershed needs To be considered.

Apr 18, 2023

Secondary dwelling is something to think about but must times traffic, parking and services are over looked when this type of bylaw is passed. Then the area is always in catch up on services for years. I walk around blind bay a I can see signs of septic systems failing there should be a bylaw brought in that septic system need to be inspected every so many years.

Apr 18, 2023

Apr 15, 2023

Allowing up to 4-plex on under 1 acre property would be great with ability to apply for variances based on individual lot situation should owner wish to develop higher density. Judgement based on consideration of proposed structure(s) and placement on lot, local traffic impacts, wastewater management.

Apr 15, 2023

## 15. Do you have any additional comments regarding accessory buildings?

Too much invasiveness on what people can put on their private property. There shouldn't be so much zoning, restrictions, permits, etc. Also if dense development is proposed I'm q rural area there needs to be public consultation from neighbouring properties. Due diligence needs to be done to ensure the area, water sources etc can handle that much infrastructure.

May 31, 2023

The secondary dwelling should be smaller then the main dwelling on parcels less then 1 acre to minimize visual impact and maintain architectural appeal.

May 31, 2023

We shouldn't limit size or height, especially on larger properties over 1ac

May 31, 2023

They must not be a pole barn she's must resemble the main dwelling

May 31, 2023

The size of accessory buildings should be large enough to accommodate living quarters. The size should not be constrained by a square foot number for a specific zone but should reflect the size and terrain of the property [ie smaller or larger based on site specifics]

May 31, 2023

Maximum heights should be restricted based on if the building will obstruct the view of residents behind the proposed building. There must be sufficient area left on the lot for parking.

May 31, 2023

I think it can be a "case by case" situation ; having a town hall to discuss would be great

May 30, 2023

The lot size and septic design should dictate the size of accessory building

May 30, 2023

Lot size and septic design could determine maximum amount of usage of building(s) envelope

May 30, 2023

The second building should not be larger then the original building it should be for family to move in ... or to supplement senior income.

May 30, 2023

Limitations should be dictated by surrounding structures ,impact on view, resources for water, electricity, flooding im community. Building of structures should be open for comment by surrounding owners. This invitation for comment should be done by mail out to area residents Not a sign in the off season when no one is there to comment.

May 30, 2023

Everything relative to the size of land.

May 30, 2023

They don't need to be that big or the high,will bring down the value of neighborhoods properties .

May 30, 2023

May 30, 2023

Very difficult to answer effectively when no diagrams (examples) provided!

May 30, 2023

One accessory building, not a bunch of junky sheds

May 30, 2023

Hopefully their taxes reflect the changes

May 30, 2023

May 29, 2023

No.

May 29, 2023

Harmony (height, footprint, colour etc) with the landscape and neighbouring properties is also important.

May 29, 2023

Height and square footage should be guided by topography. If you're not impeding a neighbour's view or over looking them, then common sense sizes need to apply. Every case will be unique.

May 29, 2023

Septic. Proper regulated septic systems. Not dry wells. Must update for more people and laundry facilities

May 28, 2023

Need more long term rental.

May 28, 2023

Properties above 1 acre should have increased options for more buildings.

May 28, 2023

No

May 27, 2023

May 27, 2023

Maintain the rural character of our community.

May 27, 2023

Quit being greedy and let people build we are not in the city why have so many city regulations with virtually zero city amenities. Rural living idk if you guys have heard of it before but half the point is to get away from the ridiculous rules and be happy

May 27, 2023

Accessory buildings should be based on lot size. But the lot size grouping dosnt make sense. If you have a .4 acre then a shop 1500 sq ft makes sense. If you have a 1 acre lot then it does not make sense.

May 27, 2023

Na

May 27, 2023

I think less regulations, the better. It creates an unfriendly atmosphere for new builders to the area. Height of buildings should depend on degree of slope of the land so as not to impede view for neighbors above. People are not happy about spending money on permits for stuff that is only common sense. Permits are never honoured by the cities , or districts when a slide or washout occurs, despite being” geotechnically deemed safe”. Spend your money from taxes on better things than overregulation. The area will still retain it’s charming rural look.

May 27, 2023

May 27, 2023

With a carriage home over a garage, the building height needs to be higher so you can put a boat in your garage, have a suite above, and have a steep pitched roof to assist with the heavy snow load.  
May 27, 2023

There should always be flexibility.  
May 27, 2023

Again .4 ha is too small for the parameter.  
May 27, 2023

The buildings should be regulated in the sense that they look like a dwelling and not a big shop. Residential areas should remain residential in aesthetics. I also wonder how this will work for neighbours and noise, views and parking. Will they be required to ensure there's adequate parking for each dwelling?  
May 26, 2023

I would hate to have a tall accessory building built next to me on a smaller size property. There goes the sun and view!  
May 26, 2023

A 3-bedroom home needs to be at least 2,000 Sq.ft.  
May 26, 2023

Again less government interference with property owners.  
May 26, 2023

Large property's ( over 3 acres ) should be able to have larger accessory buildings and then scale up from there depending on the overall size of the property.  
May 26, 2023

People should be allowed to build what they want on their land. Larger properties should not be restricted to smaller buildings because that's the maximum size allowed for all.  
May 26, 2023

Stay out of our business we don't want you here. Leave our fire department alone, leave our building regulations alone leave our property alone, leave us alone!!  
May 26, 2023

Allowances should be made on larger property's regardless if they have a Second dwelling or not.  
May 26, 2023

Rather than increase the size of the building, allow another.  
May 26, 2023

just from the previous comments.  
May 25, 2023

No  
May 25, 2023

Let people build what is needed on their property  
May 25, 2023

Size needs to be relative to lot size and neighbourhood I.e not blocking others enjoyment.  
May 22, 2023

Not for Short term rentals  
May 18, 2023

When building start getting to big the start to get used for commercial us  
May 18, 2023

Most people need larger accessory buildings for storage.  
May 18, 2023

We have put up with two large shops built across from our rural property. It isn't zoned for the business carrying on up there, the noise, traffic and the taking of our original water source that "runs" with our land, taken away. If progress is what's needed, no progress should go forward without the next door neighbours consent on how this would effect them.  
May 16, 2023

Deal with what will happen with sewer/water and then ask me. Until then higher density should not be considered.  
May 16, 2023

Accessory buildings on properties smaller than 5acres should be strictly regulated.  
May 16, 2023

Lot size should be the determining factor for building size and height.  
May 15, 2023

N/A  
May 15, 2023

carriage houses are a great example of a secondary suite with peoples smaller lot sizes. Vancouver did this and it worked out well.  
May 15, 2023

The minimum lot size for an accessory building should be 2 acres, not 1.  
May 15, 2023

There is no need for larger accessory buildings.  
May 13, 2023

Find a way to favour multi purpose buildings. Eg garage with suite above  
May 13, 2023

There needs to be maximum land coverage. Otherwise the whole lot will be covered  
May 13, 2023

My answers are based on the assumption that the size of the secondary dwelling is based on each property's actual size, layout, and proximity and impact to other and neighbouring dwellings; based on a sliding scale to a maximum square footage and height. #14: To allow "...larger accessory buildings..." but still within the maximum square footage and height.  
May 13, 2023

Sewer system or mandatory new septic when.expanding....not drywall  
May 12, 2023

Ensure that they follow the bc building code so when they fail they don't damage nieghbour in property  
May 12, 2023

I believe that properties less than 1 acre should not have an accessory building such as a carriage house , that has the potential to obstruct neighbouring views. Also not to exceed 40% of the property size.  
May 12, 2023

Keep Revelstoke rural. No extra dwellings  
May 11, 2023

Accessory buildings should be appropriate to lot size and consider neighbours view and sun exposure.  
May 7, 2023

It would be beneficial to allow these secondary dwelling units to be built first before primary residence with an applicable time to build primary . Many of these areas are rural such as out property the ability to build the secondary first with stipulation that primary would be built in certain period . Having ability to have secondary first for storage , while building would be great improvement . Currently only way is to have a RV on site , so now all we see is a large number of RV parked n site  
May 6, 2023

there are already regulations on outbuildings in area d. the csrd doesnt need to ad more  
May 5, 2023

Land owners should have control over what they do and build on their own property. Stay out of it!  
So trying to control people!  
May 4, 2023

The definition of building height on sloped properties can result in lower height buildings and consequences without even having blocked views. Adding residential fire sprinklers in circumstances of over-height or close proximity cases or fire rated walls with limited openings would address fire service risk concerns (life safety, continuous fire spread as well as seasonal Fire Smart risks).  
May 4, 2023

Csrd is a joke  
May 2, 2023

Let people do what they want  
May 2, 2023

Not interested in anything that creates permit requirements or bylaw infractions. Let Owners own their land.  
May 1, 2023

Accessory buildings on small holdings farms, or less, is large enough.  
May 1, 2023

This has been a long time coming. We hope good sense will prevail.  
May 1, 2023

accessory buildings need access and that can change the nature of a community. Smaller, single-story buildings are less likely to require large access roads and less likely to obstruct neighbours' views and privacy  
May 1, 2023

Let owner decide. As long as nobody's view is blocked.  
May 1, 2023

Can it be done on a case by case bases Eg. If neighbors are affected by a 27' high building next to their house then no  
May 1, 2023

1600 sq feet should be more than enough for 2 cars, boat, ATV's. The concern is if larger building is allowed on property over 1 acre it seems it could be too much. A 0.9 acre lot would have a proposed

limit of 150 m<sup>2</sup> and a 1.1 acre lot could be larger? Maybe a better limit to the 150m<sup>2</sup> would be 2.5 acres and larger buildings allowed on property over 2.5 acres. I'm not sure the correct lot size but 1 acre seems too small. I would like to see clarification of the 150ms. Is that total or is that the footprint size? I am in favour of having a 150m<sup>2</sup> footprint that can be a 2 story building with living quarters upstairs.

May 1, 2023

just less regulation in general.

May 1, 2023

Each situation needs to be assessed. Rules in place can are good and variances can be applied for.

Apr 27, 2023

Accessory building size needs to be increased it is way too small.

Apr 27, 2023

Viewshed of the neighbours should be protected to avoid conflict, we live around the lake for a reason. Identify values and manage to them, larger and taller buildings are often fine on flat areas or where they are no obstructing others enjoyment.

Apr 26, 2023

I feel if the proposed size for an accessory building is okay for a larger lot. My lot is under 1 acre, I could not imagine if my neighbor(s) built a an accessory building of this size on their property. It really would ruin the astatics of the area. For 1 acre, a smaller one level would be more suitable. For anything 1 acre and more the proposed size is totally suitable.

Apr 24, 2023

We need more doctors before we do this, right?

Apr 21, 2023

Hello ,

Apr 21, 2023

Again, restrictions and oversight are unwanted.

Apr 20, 2023

These questions are not appropriate for the general public.

Apr 20, 2023

Tall buildings in small communities builds alot of bitterness Larger one floor buildings are better than multiple level buildings

Apr 20, 2023

Wow. Things to think about, clearly biased and leading. It like having pro's and con's with no pro's. Someone has clearly made up their mind with this survey and we are being used to certify their plans and check off the consultation box. Shame on the CSRD for allowing this poorly designed survey.

Apr 20, 2023

Allowances for home-based sole proprietorships should also be considered.

Apr 19, 2023

Apr 19, 2023

Too high of a building will restrict views , and have great concerns regarding septic systems , and contamination of the lake Even though we have bylaws people tend to do what they want , for there benefit and then ask for forgiveness , As an example , over building on lots , and encompassing public property .

Apr 19, 2023

Having an accessory building is great to have. To be honest if you want to have a six car garage on a larger property...why not? I don't see an issue with it.

Apr 19, 2023

I think you should be able to have a separate carriage house on your property. Depending on lot size and location, you should be able to have more than one.

Apr 19, 2023

I need more tiny homes on property

Apr 19, 2023

Would really like to see this happen.

Apr 19, 2023

Again I think they will be only for tourists or short term renters and do nothing for the housing shortage.

Apr 19, 2023

Why make buildings people have to live in smaller than the workshops? Secondary dwelling units need to be less than 1500sf while accessory buildings can be bigger? Why the difference?

Apr 18, 2023

Taller buildings should not be an option . As it will ruin the natural beauty . A ground level building exercise is more appropriate

Apr 18, 2023

As the height increases the distance from the neighbors property should increase, or a plan to have a 50% upper floor space if it's going to create issues of sunlight and privacy.

Apr 18, 2023

This is not a need that's going to go away. It's only going to get worse which means people will do it regardless of bylaws... making it legal will ensure safety and beauty for our communities

Apr 18, 2023

Most people move here for the views and this building could block people's views

Apr 18, 2023

**Secondary Dwelling Unit and Accessory Building Bylaw Amendments  
Agency and First Nation Referral Responses**

## Ken Gobeil

---

**From:** Jodi Pierce  
**Sent:** January 31, 2024 7:17 AM  
**To:** Christine LeFloch; Sheena Haines  
**Cc:** Ken Gobeil  
**Subject:** RE: Secondary Dwelling Units and Accessory Building Project referrals

Good morning Christine,

Sorry for the delay in responding. The Finance comments are that:

the proposed bylaws have been reviewed as per S.477 of the Local Government Act and are consistent with the CSRD's current financial plan.

Thanks,

**Jodi Pierce, CPA, CGA** (she/her/hers)  
 General Manager, Financial Services (Chief Financial Officer)  
**Columbia Shuswap Regional District**

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**From:** Christine LeFloch <CLefloch@csrd.bc.ca>  
**Sent:** Wednesday, January 17, 2024 11:03 AM  
**To:** Sheena Haines <SHaines@csrd.bc.ca>  
**Cc:** Jodi Pierce <JPierce@csrd.bc.ca>; Ken Gobeil <KGobeil@csrd.bc.ca>  
**Subject:** FW: Secondary Dwelling Units and Accessory Building Project referrals

Good morning Sheena and Jodi,  
 These projects were referred to Finance for comments in May of last year. It looks like we did not receive any comments. Originally the Secondary Dwelling Units project included OCP amendments which would have required a response from Finance with respect to Section 477 of the LGA. The OCP amendments are no longer required. However, there may be other comments related to Finance, so I wanted to check in and see if you have anything for us.

There are links in the referral email below that will take you to the Connect page which provides the background on these projects. Please note that the regulation table for Secondary Dwelling Units is not up to date. Once the Board has given first and second reading to the amended bylaws the page will be updated.

If you have any questions please let me know.

Kind regards,

**Christine LeFloch**  
 Planner III, Planning Services  
 Development Services  
**Columbia Shuswap Regional District**  
 T: 250.833.5957 | F: 250.832.3375 | TF: 1.888.248.2773  
 E: [clefloch@csrd.bc.ca](mailto:clefloch@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)




**COLUMBIA SHUSWAP REGIONAL DISTRICT**

PO Box 978 SALMON ARM BC V1E 4P1  
 Telephone: 250.832.8194 Fax: 250.832.1083

FILE NO.  
 Secondary Dwelling & Accessory

DATE RECEIVED:  
 May 4, 2023

**OPERATIONS MANAGEMENT**

Function	Comments	Reviewed By
<b>UTILITIES</b>	Utilities has no concerns with the proposed Bylaw Amendments, however would like to note that the Water Rates and Regulation Bylaw 5819 will need updating to address water user fees for Secondary Dwelling Units. The Water Rates and Regulation Bylaw 5819 will require updating in 2024 to set the water user rates for the next 5 year period 2025-2029, amendments to address SDU's will be addressed at the same time.	T Perepolkin
<b>EMERGENCY MANAGEMENT</b>	No concerns.	D Sutherland
<b>FIRE SERVICES</b>	No concerns.	D Sutherland
<b>SOLID WASTE AND RECYCLING</b>	No concerns.	B Van Nostrand
<b>PARKS AND COMMUNITY SERVICES</b>	No concerns.	R Nitchie
<b>ADMINISTRATION</b>	No concerns.	D Mooney



## Interior Health

October 25, 2023

Ken Gobeil, Senior Planner and Christine LeFloch, Planner III  
Columbia Shuswap Regional District  
555 Harbourfront Drive NE, PO Box 978  
Salmon Arm, BC, V1E 4P1

Sent via email: [plan@csrd.bc.ca](mailto:plan@csrd.bc.ca)

Dear Ken Gobeil and Christine LeFloch:

**Re: Electoral Areas B, C, D, E, F, G Secondary Dwelling Units and Accessory Building Projects**

Thank you for the opportunity to provide comments on the Secondary Dwelling Units and Accessory Building Projects. I understand there are numerous proposed changes to nine zoning bylaws and three Official Community Plans in order to increase the opportunities for secondary dwelling units in all residential zones across most of the CSRD region. The intent is to increase the diversity of the housing stock and number/proportion of affordable dwelling units, which have been identified as needs in recent housing needs assessments. However, we know that in order to provide healthy housing options at a community level, consideration must also be given to protection from environmental hazards and location within the community. The location of housing, in particular, has a ripple effect on many other aspects of health and wellbeing in the community. We wholeheartedly support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. As such, I recommend directing infill development toward settlement areas with community utility servicing (or potential for) and creating policies and processes that ensure self-sufficiency of parcels with onsite servicing.

**Balancing Aspects of Healthy Housing:**

Housing is a key determinant of health. The research compiled by the BC Centre for Disease Control in the [Healthy Built Environment Linkages Toolkit](#) shows housing has a significant influence on our physical and mental health, social well-being, and indirectly influences our ability to achieve what we need to live a healthy life. Healthy housing is affordable, safe from hazards, appropriate and in a location that meets our needs. In rural settings, due to typically longer travel distances and onsite servicing, the location of housing has an effect on a

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



## Interior Health

community's ability to achieve sustainability and climate change goals. Quality in rural settings includes considering water and wastewater servicing. Disease causing micro-organisms and environmental chemical contaminants, such as nitrates and phosphates, from onsite sewerage sources can/do cause negative impacts to the environment and health. As development density increases the likely cumulative impact of wastewater from onsite systems increases. Healthy housing in rural settings in large part is about balancing the density of development.

We advocate the most appropriate location for increasing development density is toward areas, which are serviced by community water and/or wastewater systems, or for which there are plans or visioning for community services. As density increases community systems become most appropriate for servicing, and to be feasible they need to reach adequate economies of scale. Guiding development toward clusters of development (settlement areas) will help to achieve necessary economies of scale. In addition, when housing is located near daily destinations and amenities (e.g. schools, workplaces and food retail/commercial areas) transportation costs are less, and less greenhouse gas is emitted for daily travel.

The CSRD Electoral Area F (North Shuswap) OCP is a good healthy planning practice example of a rural OCP because it includes a vision of sustainability and clustering development:

“Along the shoreline of Shuswap Lake rural landscapes will predominate, separated by village-like settlements.”

In addition:

“The long-term sustainability of Shuswap Lake is vital... we are fully committed to making choices that protect the quality of the Lake...”

Directing (infill) development toward village-like settlements enables many community goals to be achieved. For example, it minimizes greenhouse gas emissions. Objective 3 in section 2.3 Climate Change suggests to “consider the impacts of climate change and greenhouse gas emissions in all land use decision-making.” Less people would live in wildfire and flood interface areas, which are safety concerns. Section 11.1 General Land Use in the Managing Growth chapter summarizes this well:

“By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit.”

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



## Interior Health

This statement is followed-through with objective 2: “direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas.” I strongly recommend following healthy public policies, such as these Area F sustainability and clustering development policies.

### Wastewater Servicing:

My understanding is the changes to the Zoning bylaw would allow the following secondary dwelling units (SDU) for various parcel sizes with onsite water and wastewater servicing.

Parcel Size with Onsite Servicing	Secondary Dwelling Regulation
<0.4 ha	1 attached <u>or</u> 1 detached SDU
>0.4 ha	1 attached <u>and</u> 1 detached SDU
>20 ha	1 attached SDU per single detached dwelling

These minimum parcel sizes do not go against the BC *Sewerage System Regulation* [B.C. Reg. 326/2004] (SSR) or the BC Sewerage System Standard Practice Manual. One hectare (2.5 acres) minimum parcel size is used as a *guideline* minimum size. For most scenarios this amount of land, regardless of site constraints (e.g. amount of sewage generated, slopes, surface water, etc), is likely sufficient to maintain appropriate distances between sewage and water sources. This protects health and allows simpler, more affordable onsite sewerage systems to be constructed well into the future. The smaller the parcel size, especially in a rural neighbourhood of smaller parcel sizes, the fewer appropriate locations for sewerage dispersal fields would be available. At the time of designing and constructing a sewerage system only the *immediate needs* of the development (amount of wastewater generated by proposed house, business, etc) needs to be considered (i.e. there is no legislated requirement to ensure there is land suitable for a back-up dispersal area in the future). It is prudent to consider future sewerage needs because all systems have the potential to fail in the lifetime of the building. As parcel size goes down and/or density goes up there is greater potential for negative environmental health impacts from over-developing a lot (or multiple lots in a rural neighbourhood). Since 2006 when the 1-hectare minimum parcel size guideline came into practice, managing/ensuring the self-sufficiency of rural parcels has been less resource intensive because less technical review is required because 1-hectare is usually sufficient space.

Also of note when considering possible impacts from infill of rural parcels is that for several decades technical reviews of residential subdivision proposals have used the estimated amount of daily sewage produced by a 4-bedroom, single family residence as a standard. Adding a

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## Interior Health

secondary and/or accessory dwelling(s) may (likely?) increase the daily amount of sewage produced to more than a 4-bedroom house, and decrease the amount of land available for a back-up sewage dispersal field (e.g. footprint of accessory dwelling and parking). Meaning, more sewage added to the system than for which it was designed, which would increase the likelihood it would malfunction and cause an immediate health hazard, and fewer options on the parcel for a replacement system to correct a health hazard.

We support achieving the right balance between reducing barriers for diverse housing units and protecting environmental health from sewage contamination. As parcel size decreases and density increases more technical review and administrative oversight is needed to ensure long-term sustainability of onsite sewerage servicing. **As such, I recommend with respect to sewage servicing the following:**

- Guide infill development more toward areas with existing or planned community drinking water and/or sewer systems, particularly those owned and operated by CSRD (good governance);
- Create policy or practices that require prior to approving any proposed new development or use technical review and confirmation of self-sufficiency of the subject parcel in terms of onsite sewerage servicing (i.e. primary *and back-up* areas); especially, any parcels less than 1-hectare in size. For example, require as development permit area or building inspection criteria a compliance inspection from an Authorized Persons under SSR which identifies/confirms a back-up area.

Absolute minimum parcel size with onsite sewerage servicing is the size needed for primary and secondary (back-up) sewerage dispersal areas taking into account all uses of the property. If the land available for a back-up dispersal field is very limited then require the identified land to be protected by a covenant that would prevent it from being used for any purpose that would prevent it from being used as a sewerage dispersal field in the future (e.g. building, swimming pool, parking, driveway – anything that compacts the soil).

### **Drinking Water Servicing:**

The BC Drinking Water Protection Act (DWPA) applies to all water systems serving two or more connections. Despite this, Interior Health, by policy as a resource decision, generally does not engage owners of secondary rental suites and carriage homes with permitting. Note: we always investigate complaints. Regardless of whether the DWPA is administered for these very small

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water systems, the Health Hazards Regulation (HHR) requires landlords to provide potable water to tenants: Section 7 (2):

“A landlord must not rent a rental unit that is not connected to a water supply system unless the landlord can provide the tenant with a supply of potable water for domestic purposes.”

The DWPA defines potable water as “... water provided by a domestic water system that

- (a) meets the standards prescribed by regulation, and
- (b) is safe to drink and fit for domestic purposes without further treatment”.

It is well known that small water systems often are not able to provide safe, reliable drinking water. The burden of legislative requirements, which are based on what is needed to provide potable water, cause small water systems to be unsustainable. For more detailed information about the challenges faced by small water systems in providing potable water and meeting legislative requirements see [Section 7: Small Systems of PHO Report \(2015\)](#) (page 82 of pdf). In August 2013 the Union of BC Municipalities Small Water System (SWS) Working Group released [‘Recommendations for Addressing Key Small Water System Challenges’](#). Challenge #1 is about how different sizes and types of systems face different challenges, and the committee recommends:

“any changes [to SWS categories and regulatory requirements] should be... well thought-out... so that they do not inadvertently make the SWS situation worse by furthering the proliferation of unsustainable SWS...”

Challenge #3 states “the creation of new SWS should be based on their ability to be sustainable...” Further, this working group states:

“reducing regulatory oversight for SWS... may encourage the proliferation of new unsustainable SWS... It will be critical to ensure that when a new system is created, whether through subdivision or other means, it is created based on the principles of sustainability.”

One of the recommendations for controlling the creation of small unsustainable water systems is “encourage cooperation, amalgamation or expansion of existing systems to build economies of scale within systems as an alternative to creating new systems.”

Increasing the number of housing units per parcel serviced by onsite drinking water (e.g. well or surface water source) would also increase the number of very small potentially unsustainable

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water systems that would face challenges in providing potable water. **With this in mind I recommend with respect to drinking water servicing the following:**

- Guide infill development more toward areas with community drinking water systems, particularly those owned and operated by CSRD.
- Limit multiple dwellings on the same property to properties serviced by a water system which is providing potable water. This will help to address the issues of housing, provision of safe water, and water sustainability through economies of scale.
- Create policy or practices that require prior to approving any proposed new development or use confirmation potable water will be provided.

Lastly, I wish to inform you that we are aware the Ministry of Health is currently advocating with their provincial government agency partners, including the Ministry of Housing, to address long running challenges stemming from legislation on 'micro' water systems. We are supporting this work and advocating for clarification on the goals and objectives to ensure safe, sustainable drinking water for all citizens, including in rural settings, through our involvement on the Health Authority Drinking Water Operations Work Group (provincial level working group with reps from each health authority). We are hopeful more direction from the Province will be provided soon with regards to balancing the need for housing units with the need for safe, reliable water and achieving regulatory requirements.

In conclusion, we recognize healthy housing as a very important determinant of health outcomes. Healthy housing is about affordability, suitability, quality and location. We appreciate in rural settings the already complex issue of housing is made more complex with travel distances and onsite/small system sewage and drinking water servicing. We support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. The wording of the draft Zoning bylaw does not cause contravention of Provincial legislation with respect to sewerage and drinking water. Listed above are recommendations to mitigate potential health hazards for infill development serviced by onsite systems. Our main recommendation is to guide infill development toward areas that have, or plan to have, community water and/or wastewater systems, especially those owned and operated by CSRD or member municipalities.

Should you have any questions please don't hesitate to call me at 250-253-3679 or email me at [anita.ely@interiorhealth.ca](mailto:anita.ely@interiorhealth.ca).

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



Sincerely,

A handwritten signature in black ink that reads 'A. Ely'.

Anita Ely, BSc, BTech, CPHI(C)  
 Specialist Environmental Health Officer  
 Healthy Communities, Healthy Families

AE/ae

**Resources:**

BC Centre for Disease Control. Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0. Vancouver, B.C. Provincial Health Services Authority, 2018. <http://www.bccdc.ca/health-professionals/professional-resources/healthy-built-environment-linkages-toolkit> .

Drinking Water Protection Act [SBC 2001] Chapter 9. [Drinking Water Protection Act \(gov.bc.ca\)](#). (See 'water supply system' definition).

Health Hazards Regulation [B.C. Reg. 216/2011]. [Health Hazards Regulation \(gov.bc.ca\)](#) (See Section 7).

Office of the Provincial Health Officer. Progress on the Action Plan for Safe Drinking Water in British Columbia 2015. [pho-drinkingwater2015-web.pdf \(gov.bc.ca\)](#). (See Section 7: Small Systems starting page 82 of pdf).

Union of BC Municipalities Small Water System Working Group. Recommendations for Addressing Key Small Water System Challenges (August 2013). [Microsoft Word - UBCM Recommendations Paper Track Changes Dec 8.doc](#)

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
 555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1  
**Staff Contact:** Christine LeFloch ([clefloch@csrd.bc.ca](mailto:clefloch@csrd.bc.ca)),  
 Ken Gobeil ([plan@csrd.bc.ca](mailto:plan@csrd.bc.ca))

**FILE:** Secondary Dwelling Units and Accessory Buildings

**DATE:** May 1, 2023

## REFERRAL RESPONSE

### RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

Approval recommended for reasons outlined below

Interests unaffected by bylaw

Approval recommended subject to conditions below

Approval not recommended due to reasons outlined below

No objections

### RESPONSE TEXT:

The Rocky Mountain District of MOTI has interests in the second phase involving Revelstoke. Before this phase is ready to be launched the ministry would require a chance to look at the areas in depth to see if the current infrastructure will support the additional traffic.

Signed By: Debbie Keely

Title Development Officer

Date: May 30, 2023 Agency: Ministry of Transportation Infrastructure, Rocky Mtn District

**From:** [Christine LeFloch](#)  
**To:** [Christine LeFloch](#)  
**Subject:** FW: Secondary Dwelling Units and Accessory Buildings Project  
**Date:** January 17, 2024 11:54:15 AM  
**Attachments:** [image001.png](#)

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**From:** Keely, Debra MOTI:EX <[Debra.Keely@gov.bc.ca](mailto:Debra.Keely@gov.bc.ca)>  
**Sent:** Wednesday, January 17, 2024 11:45 AM  
**To:** Christine LeFloch <[CLeFloch@csrd.bc.ca](mailto:CLeFloch@csrd.bc.ca)>  
**Cc:** Ken Gobeil <[KGobeil@csrd.bc.ca](mailto:KGobeil@csrd.bc.ca)>  
**Subject:** RE: Secondary Dwelling Units and Accessory Buildings Project

Hi Christine.

Thank you for this opportunity to look this over.

The ministry is happy to see the section detailing the number of off-street parking for additional SDUs. This will help to stem some of the road congestion that would magnify the already crowded road system in Revelstoke.

I look forward to seeing the bylaw after third reading in spring.

*Debbie Keely*

Development Services Officer  
Rocky Mountain District  
[Debra.Keely@gov.bc.ca](mailto:Debra.Keely@gov.bc.ca)





**COLUMBIA SHUSWAP  
REGIONAL DISTRICT**

**MINUTES**

**Electoral Area B  
Advisory Planning Commission**

DATE: Wednesday, May 17, 2023  
TIME: 12:00 noon  
PLACE: Revelstoke Community Centre  
Boulder Room, 600 Campbell Ave  
Revelstoke, BC

Members Present:

Brian Gadbois:	Chair
Jim Maitre:	Member
Mike Cummings	Member
Daren Corneliusen	Member
Janis Hooge	Secretary

CSRD Representatives Present:

Ken Gobeil	Senior Planner
Christine LeFloch	Planner III

Guests

Brian Gawiuk	CSRD resident
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Call to Order: 12:04pm

1. Secondary Dwelling Units: Presentation from Christine LeFloch

Secondary Dwelling Units: [Information Webpage](#)

## Electoral Area B Advisory Planning Commission Minutes – May 17, 2023

**Summary:**

- CSRD-wide initiative based on the Housing Needs Assessment that was required by the provincial government; aimed at creating more housing units to help address the housing crisis; bylaws for phase 1 were done in March 2023 ([LINK](#))
- phase 2 will include Area B – draft bylaws have not been to the board yet; the goals are to create flexibility for extra dwellings (suites, carriage houses, discrete structures); bylaws around the CSRD vary from one area to the next and the planners are currently trying to standardize them and create more consistency from one area to the next
  - previously, secondary suites needed to be less than 90 sq metres, proposed to be up to 140 sq metres

**Questions from APC:**

- *question: Whether the property needs to be owner-occupied to have these additional suites? Or whether they could be used as investment properties and/or short-term rentals vs providing affordable long term rental opportunities?*  
- CL clarified that short-term rentals would not be allowed; also, that ALR regulations take precedence over policies initiated by the CSRD
- *question: Whether the extra dwelling is only allowed if primary resident is the owner;*  
-CL answered that she didn't think that there was a way to restrict this but that she would look into it.
- *question: Groundwater use for commercial accommodation?*  
-CL answered that short-term rentals are considered commercial use
- *questions: Monitoring the aquifer in the vicinity of the Airport Bench area?*  
-CL replied no, water monitoring is the jurisdiction of the province, not the CSRD; property owners are required to submit a declaration with a building permit application to 'declare' that water is sufficient.
- *Further discussion on the meaning of a declaration rather than a valid report.*  
-CL clarified that a hydrogeologist report can be a requirement during subdivision review. A drinking water permit from Interior Health is required when there are more than two dwellings on a single water system.
- *question: Affordability of long term rentals? Whether this is a cost-effective way to add extra housing given the expense of building, giving examples of staff housing projects in the city.*  
-CL replied that the Bylaw amendment is intended is to provide flexibility
- *question: Defining short term rentals?*  
-CL answer was that is anything under 30 days is a short term rental; further discussion regarding the housing insecurity of seasonal rentals;
- *question: Water quality and sewage, especially for those areas that are on smaller lots, and whether it would be possible to coordinate water regulations between the CSRD and the province for the sake of maintaining the viability wells for CSRD residents?*

## Electoral Area B Advisory Planning Commission Minutes – May 17, 2023

-CL replied that the province will be releasing new legislation in the fall that would permit up to 4 dwelling units on lots where currently only a single dwelling unit is permitted. These new regulations will likely direct the bulk of this density to areas that have existing servicing infrastructure, rather than the rural areas.

- Point made re: extra traffic, especially given the limitations on the main roadway and its location in riparian-adjacent areas where there are impacts to wildlife, especially turtles and toads, and whether this initiative is just contributing to urban sprawl; residents in this area are completely car-dependent since there is no transit available.
- Point made that there is limited parking on some parcels, which already results in spillover of vehicles onto the roadway
- Point made that rural Revelstoke values need to be communicated to the board, and that increasing revenue generating ability will only drive prices up more to the point where they are unreachable for most residents; the idea of a 'mortgage-helper' is only valid if it is the owner's primary residence rather than an investment property or a second home.
- Discussion on the adequacy of existing wells/septic systems – many of which do not meet existing, or any, septic requirements but until 2017 there were no inspection requirements for these → idea was brought up that the addition of extra dwellings would require updating the septic capacity, or for any long term rentals proposed for conversion to TUP for vacation rental or purpose built for STR use; discussion on the relevance of the water situation in Nicholson
- *Questions on the capacity of the power grid for more users, especially given the increasing demand for electric vehicles;*
  - KG replied that utility companies monitor their capacity and set developer requirements/costs. BCH-(BC Hydro) reviews capacity and implications during subdivision and necessary improvements are made.
- Further discussion re: the definition of 'long term rental' in Revelstoke, where many vacationers come and stay for weeks, and vacationers would technically qualify as 'long-term' tenants
- Christine LeFloch clarified the summary of what was heard:
  - density should be concentrated in the city, where there is infrastructure.
  - concern for non-owner operation of multiple properties
- KG brought up the option for the online survey

## 2. **Accessory Buildings: Presentation from Ken Gobeil 1:11pm**

**Accessory Buildings:**      [Information Webpage](#)

### **Summary:**

- Area B has newer zoning bylaws, new larger maximum size for accessory buildings to accommodate dwelling units e.g. suite over garage; over a certain parcel size there would be no maximum size, as there would be less impact on the neighbours this could result in an increase in accessory building size in Area B; examples are garage, shop, etc and clarifies what portion of the attic/crawlspace would be counted as floor area; the idea of the bylaw amendment is that there is potential to use existing buildings as long as they meet requirements for accommodating a dwelling (i.e. safety

## Electoral Area B Advisory Planning Commission Minutes – May 17, 2023

issues)

**Questions from APC:**

- *question about driveway regulations with extra dwellings;*  
-KG replied that driveways are only reviewed during subdivision planning, but it may be something that can be included in the zoning amendments. Driveways for multiple units need to be 6m running width, and max grade is 15% for single dwellings and 12.5% for multiple dwellings.
- *Question re: retention of shade trees?*  
-KG answered that a FireSmart assessment checklist is included on the development permit application.

**3. New Business:****4. Adjournment: 2:00pm**

CERTIFIED CORRECT

*Brian Gadbois*

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Brian Gadbois - Chair



## Scw'exmx Tribal Council (STC)

### Title and Rights Stewardship

#202-2090 COUTLEE AVENUE

P.O. BOX 188, MERRITT, BC V1K 1B8

Phone (250) 378-4235 Fax (250) 378-9119

Referrals e-mail: [referrals@scwexmxtribal.org](mailto:referrals@scwexmxtribal.org)

e-mail: [administration@scwexmxtribal.org](mailto:administration@scwexmxtribal.org)



June 7, 2023

TR\_2023\_7539

Columbia Shuswap Regional District  
555 Harbourfront Drive NE  
PO Box 978  
Salmon Arm, BC V1E 4P1

**Attn:** Karen Riopel

**Re:** Proposed Changes to CRSD Bylaws - Secondary Dwelling Units and Accessory Buildings for Residential Properties

Dear Ms. Riopel:

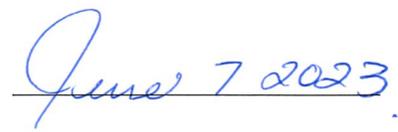
Scw'exmx Tribal Council (STC)/Title & Rights Stewardship (TRS) has received the notification for proposed changes to CRSD Bylaws for Residential Properties. STC/TRS is providing an initial response letter on behalf of STC participating member bands. STC/TRS would like to *defer* this project to the appropriate First Nations for their review and comment.

The referral process should not be understood to fulfill the province's duty to consult and accommodate, nor should our response to this referral be used to abrogate, limit, or define our Aboriginal Title or Rights.

Thank you for your participation and cooperation in this matter.

Sincerely,

  
**Jordon Joe**  
Executive Director  
Scw'exmx Tribal Council

  
Date

/SVarley

**Disclaimer Clause**

This response is not a legal document therefore any and all of the previous mentioned information shall only be used in an informative manner. This document is also a guideline for the client(s) and the Scw'exmx Tribal Council on behalf of the Nooaitch Band, and Shackan Band to take further action or make recommendations if necessary.

**Without Prejudice Clause**

This response has been prepared and submitted without prejudice to Aboriginal Title or Rights issues. It does not attempt to define or limit the Aboriginal Title or Rights of any First Nation. This report is not considered consultation for the purpose of defining or limiting the Aboriginal Title and Rights of any First Nation (Band). This report does not relinquish any part of its current or future claims to Aboriginal Title or Rights and is submitted on behalf of Nooaitch Band and Shackan Band.

**SIMPCW**

---

**Project Name:**

MO20200000257\_MP20220000285

**FN Consultation ID:**

SDU/Accessory Projec

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**[Columbia Shuswap Regional District \(CSRD\)](#)**Date Received:**

Friday, May 5, 2023

SimpCW First Nation (SimpCW) acknowledges the receipt of the proposed activity submitted via Nations Connect Referrals portal located within Simpcwúlecw (SimpCW Territory).

SimpCW appreciated the opportunity to review the documents provided, which summarizes the project proposal.

During this time, Simpcw will review the documents provided as per outlined in the UNDRIP Article 23 citing "Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development." In doing so, Simpcw will conduct an internal review of the submitted proposal. Once this review has been conducted, a response will be forthcoming, outlining the necessary next steps, recommendations and other concerns required.

SimpCW exercises this right under UNDRIP Article 5 "Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose."

Again, Simpcw thanks you for this opportunity to provide feedback relating to the proposal.

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**SIMPCW**

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**Project Name:**

MO20200000257\_MP20220000285

**FN Consultation ID:**

SDU/Accessory Projec

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**[Columbia Shuswap Regional District \(CSRD\)](#)**Date Received:**

Friday, May 5, 2023

SimpCW First Nation (SimpCW) acknowledges the receipt of the proposed activity submitted via Nations Connect Referrals portal located within Simpcwúlecw (SimpCW Territory).

SimpCW appreciated the opportunity to review and would like to provide the final follow up statement relating to the proposed project and the final recommended mitigation strategies requested.

As per UNDRIP Article 3 "Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development."

SimpCW exercises their right as per UNDRIP Article 11. 2 "States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs."

Moreover, Simpcw Natural Resource Department (NRD) is satisfied with MO20200000257\_MP20220000285 and the collaborative work relating to their proposal and support moving forward.

This response shall not denote the fiduciary duty of the Crown, and their obligations to Simpcw with respect to ongoing Title and Rights within Simpcwúlecw for compensation for ongoing historical infringement, enfranchisement of their lands by appropriate means.

SimpCW wishes you well in your future endeavours, and thanks you for the opportunity to work with you.

Best Regards,

SIMPCW NRD

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1886 Little Shuswap Lake Rd • Chase BC • V0E 1M2  
tel 250.679.3203 • fax 250.679.3220

**Project Name:**

MO20200000257\_MP20220000285

**FN Consultation ID:**

SDU/Accessory Projec

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**

[Columbia Shuswap Regional District \(CSRD\)](#)

**Date Received:**

Friday, May 5, 2023

WITHOUT PREJUDICE\*1

May 18, 2023

Attn: Karen Riopel, Columbia Shuswap Regional District (CSRD)

Weytk,

Skwłáx te Secwepemcúl'ecw is in receipt of the referral for: MO20200000257\_MP20220000285.

Based upon our initial review, Skwłáx te Secwepemcúl'ecw has no objection to this project. However, Skwłáx te Secwepemcúl'ecw expects Columbia Shuswap Regional District (CSRD) to continue with consultation on the project and keep Skwłáx te Secwepemcúl'ecw apprised of developments that may affect our traditional land use and access to the area encompassed by the overall project.

Any correspondence on this referral please use Nations Connect and please upload any additional information or reports to Nations Connect.

Thank you for your cooperation and correspondence.

Kukstemc,

Skwłáx te Secwepemcúl'ecw Referrals Team

\*1: Please be advised that Skwłáx te Secwepemcúl'ecw has a strong prima facie Aboriginal rights and title claim to our Traditional Territory. These rights are recognized and affirmed by section 35 of Canada's Constitution. As such, Skwłáx te Secwepemcúl'ecw is entitled to high degree of meaningful consultation and accommodation for proponents who contemplate any conduct that could infringe our constitutionally protected rights. In addition, any contemplated activities in our Traditional Territory must adhere to the principles advanced in the United Nations Declaration on the Rights of Indigenous People and British Columbia's Declaration on the Rights of Indigenous Peoples Act. Such principles include the inherent rights of Indigenous peoples and the Crown's obligation to consult and cooperate with Indigenous peoples in good faith to obtain their free, prior and informed consent before the approval of any project affecting their lands, territories and/or other resources. Further, we understand that the proponent or the government may wish to impose deadlines to complete consultation and accommodation process. This, with respect, would be unacceptable. Both the process and the end result are important. Flexible and realistic timelines can be worked out by the parties. They cannot, legitimately, be

imposed unilaterally by one of the parties.

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## *Tk'emlúps te Secwépemc*

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**Project Name:**

MO20200000257\_MP20220000285

**FN Consultation ID:**

SDU/Accessory Projec

**Consulting Org Contact:**

Karen Riopel

**Consulting Organization:**[Columbia Shuswap Regional District \(CSRD\)](#)**Date Received:**

Friday, May 5, 2023

Weytk (Hello),

This is to confirm that SDU/Accessory Project referral package regarding "MO20200000257\_MP20220000285", has been received and that an initial office review of the referral package has been completed.

The initial office review indicates that the "MO20200000257\_MP20220000285" is located within the traditional territory of the Secwepemc Nation, of which is represented and shared mutually by Tk'emlúps te Secwepemc and all seventeen Secwépemc bands.

Tk'emlúps te Secwepemc wishes to notify that we are deferring all comments, technical, and field related aspects of consultation on this file to Simpcw First Nation, Skwlāx te Secwepemcúlecw (Little Shuswap), Adams Lake Indian Band, and Neskonlith Indian Bands.

Tk'emlúps te Secwépemc hold and exercise inherent aboriginal title and rights respective to our shared traditional territory within the Secwépemc Nation. Tk'emlúps te Secwepemc's expressive support for Secwepemc Band initiatives through deferral of consultation, is not to abrogate our shared interests in jurisdiction or co-management within this mutual area of traditional territory.

Regards,

Karly Gottfriedson

Permitting Specialist

Tk'emlúps te Secwepemc

**Salmon Valley Land Use Amendment Bylaw No. 2565**  
**Agency and First Nations Referral Responses**



**Penticton Indian Band**  
Natural Resources Department  
841 Westhills Drive | Penticton, B.C.  
V2A 0E8  
Referrals@pib.ca | www.pib.ca  
Telephone: 250-492-0411  
Fax: 250-493-2882

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**Project Name:**

BL2565 Referral Request

**FN Consultation ID:**

L-200630-BL2565

**Consulting Org Contact:**

CSRD Planning  
Ken Gobeil

**Consulting Organization:**

[Columbia Shuswap Regional District](#)

**Date Received:**

Wednesday, July 8, 2020

Defer Letter

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

Attention: CSRD Planning  
File Number: BL2565

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory. All lands and resources within the vicinity of this referral are subject to unextinguished Okanagan Nation Aboriginal Title and Rights.

The Penticton Indian Band has now had the opportunity to review the proposed activity. At this time, the Penticton Indian Band will be deferring further consultation and engagement to the Okanagan Indian Band.

If you require further information or clarification, please do not hesitate to contact me.

limləmt,

Maryssa Bonneau  
Referrals Administrator  
P: 250-492-0411  
[Referrals@pib.ca](mailto:Referrals@pib.ca)

---

**From:** [Referrals at Little Shuswap](#)  
**To:** [Marianne Mertens](#)  
**Cc:** [Ken Gobeil](#); [Rob Hutton](#); [referrals@neskonlith.net](mailto:referrals@neskonlith.net); [referrals@alib.ca](mailto:referrals@alib.ca); [Splatsin First Nation referrals](#)  
**Subject:** RE: BL2565 Referral Request  
**Date:** Tuesday, June 30, 2020 1:21:09 PM  
**Attachments:** [image010.png](#)  
[image011.png](#)

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Weytk,

Little Shuswap Lake Band works closely with Pespesellkwe (Splatsin, Adams Lake, Neskonlith, Shuswap) on proposed activities in our shared areas. Little Shuswap Lake Band supports any decisions that the Pespesellkwe Bands make regarding this referral.

Please forward any field assessments or reports that may be generated regarding the proposed activities.

It is difficult in these unprecedented times of COVID-19. Please keep safe, healthy, and exercise all due practices to keep isolated from the spread of this deadly virus.

Kukstsemc!

Kind regards,

Warren.

*Disclaimer: LSLB Business Development reserves the right to follow up independently to address potential opportunities.*

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**Warren Fortier**  
**Intergovernmental Relations Manager**  
TERRITORIAL RESOURCE STEWARDSHIP  
LITTLE SHUSWAP LAKE BAND



[wfortier@lslib.com](mailto:wfortier@lslib.com)

(250) 679-3203 (ext. 148)

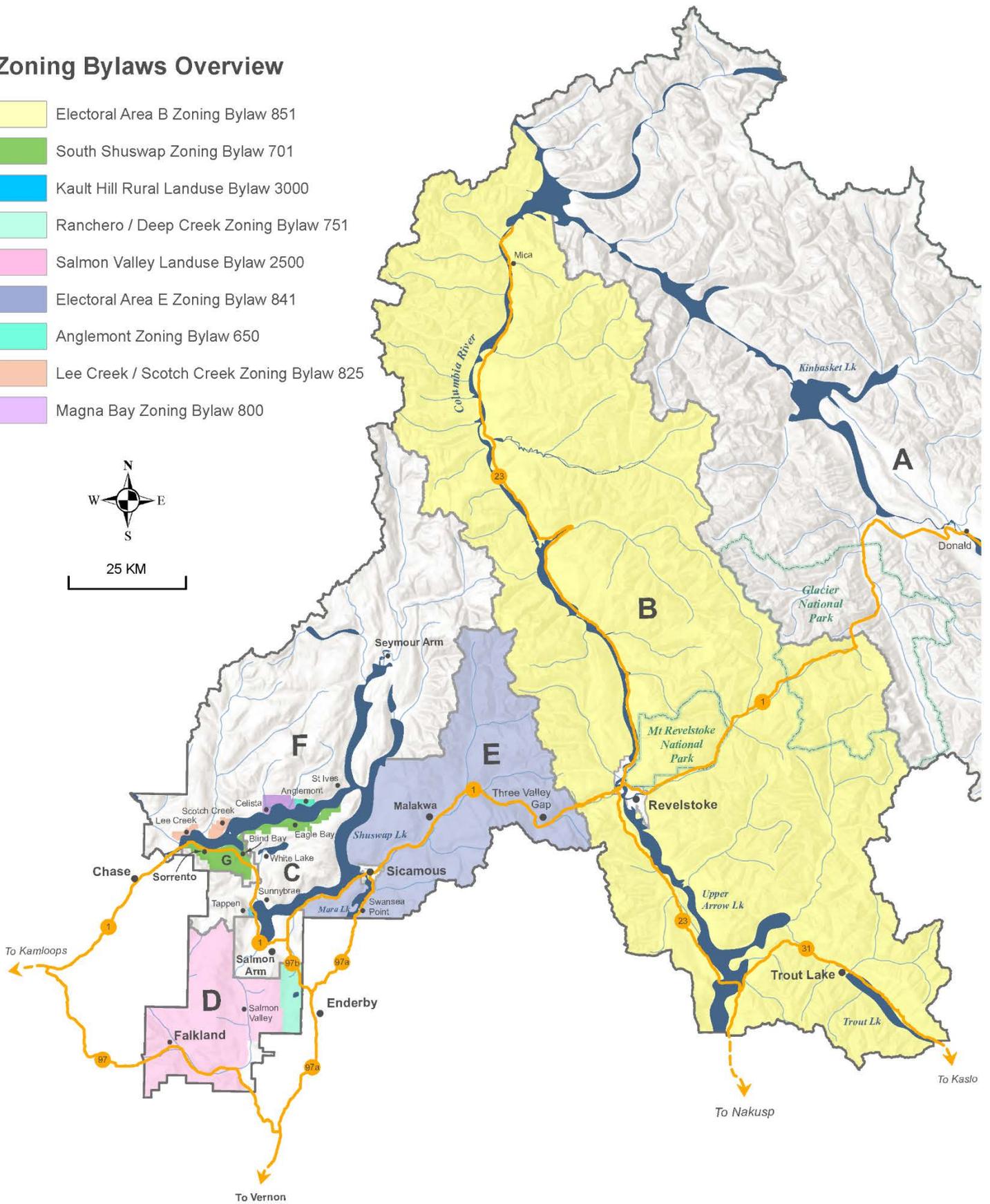
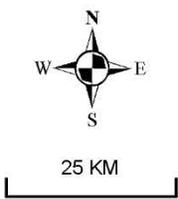
(250) 253-7894 (cell)

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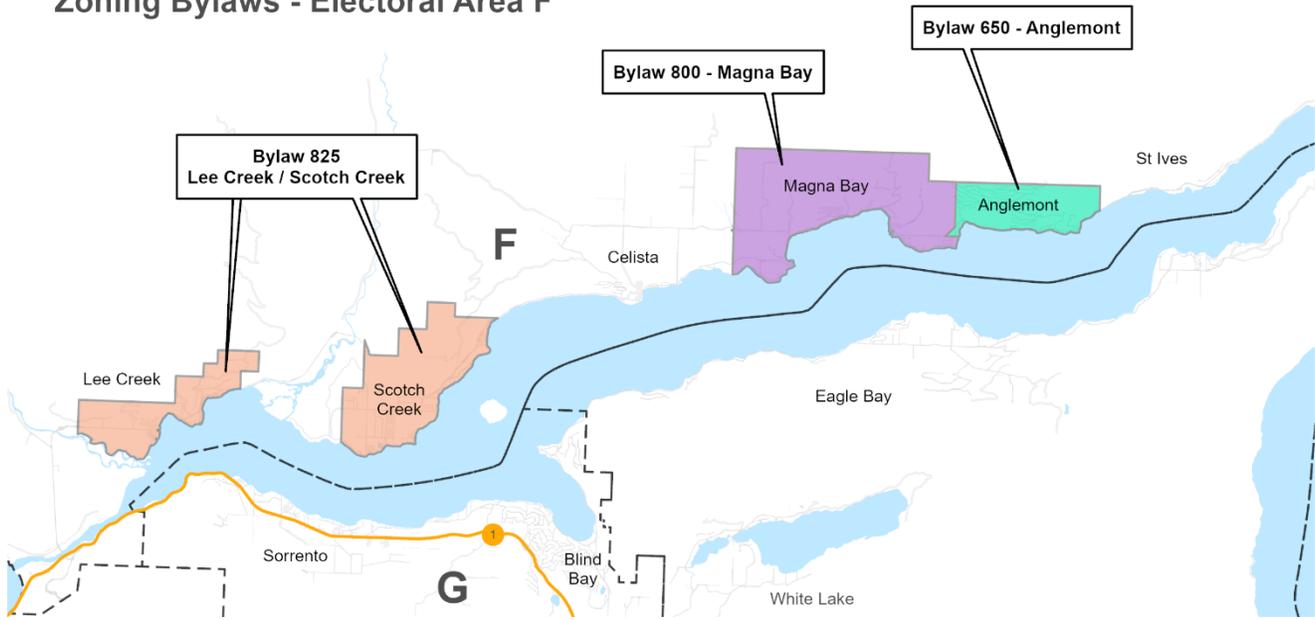
**From:** Marianne Mertens <[mmertens@csrd.bc.ca](mailto:mmertens@csrd.bc.ca)>

# Zoning Bylaws Overview

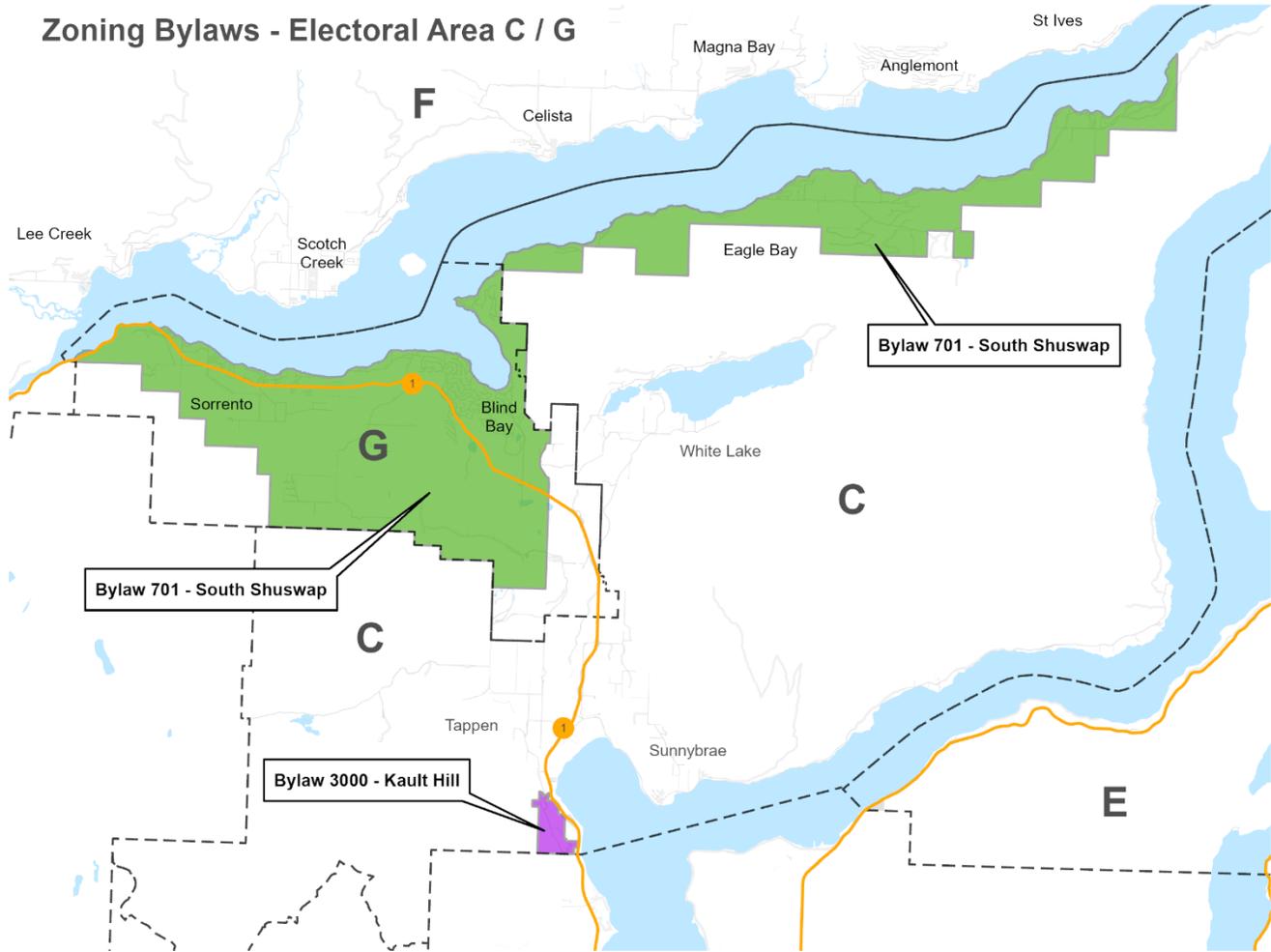
-  Electoral Area B Zoning Bylaw 851
-  South Shuswap Zoning Bylaw 701
-  Kault Hill Rural Landuse Bylaw 3000
-  Ranchero / Deep Creek Zoning Bylaw 751
-  Salmon Valley Landuse Bylaw 2500
-  Electoral Area E Zoning Bylaw 841
-  Anglemont Zoning Bylaw 650
-  Lee Creek / Scotch Creek Zoning Bylaw 825
-  Magna Bay Zoning Bylaw 800

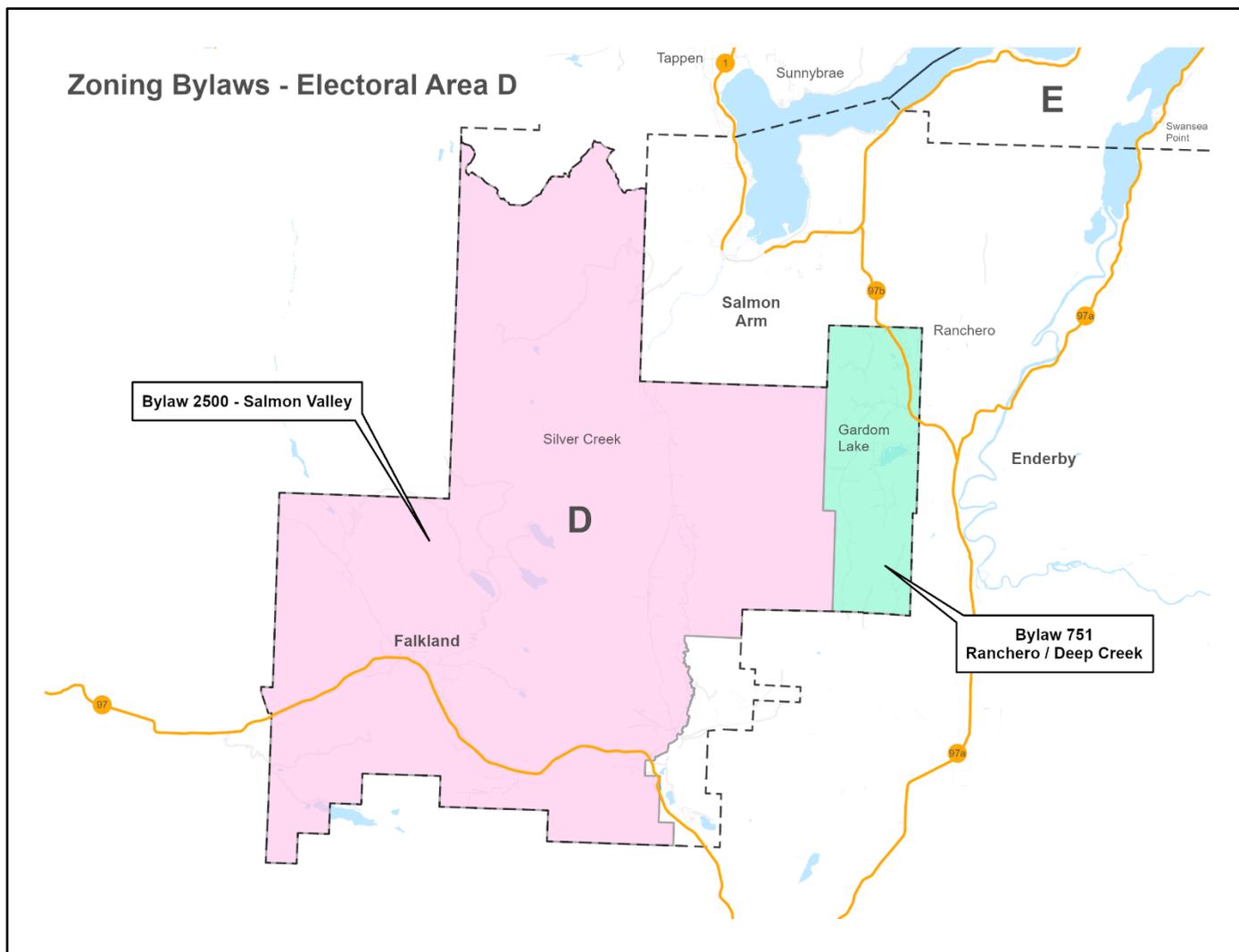


### Zoning Bylaws - Electoral Area F

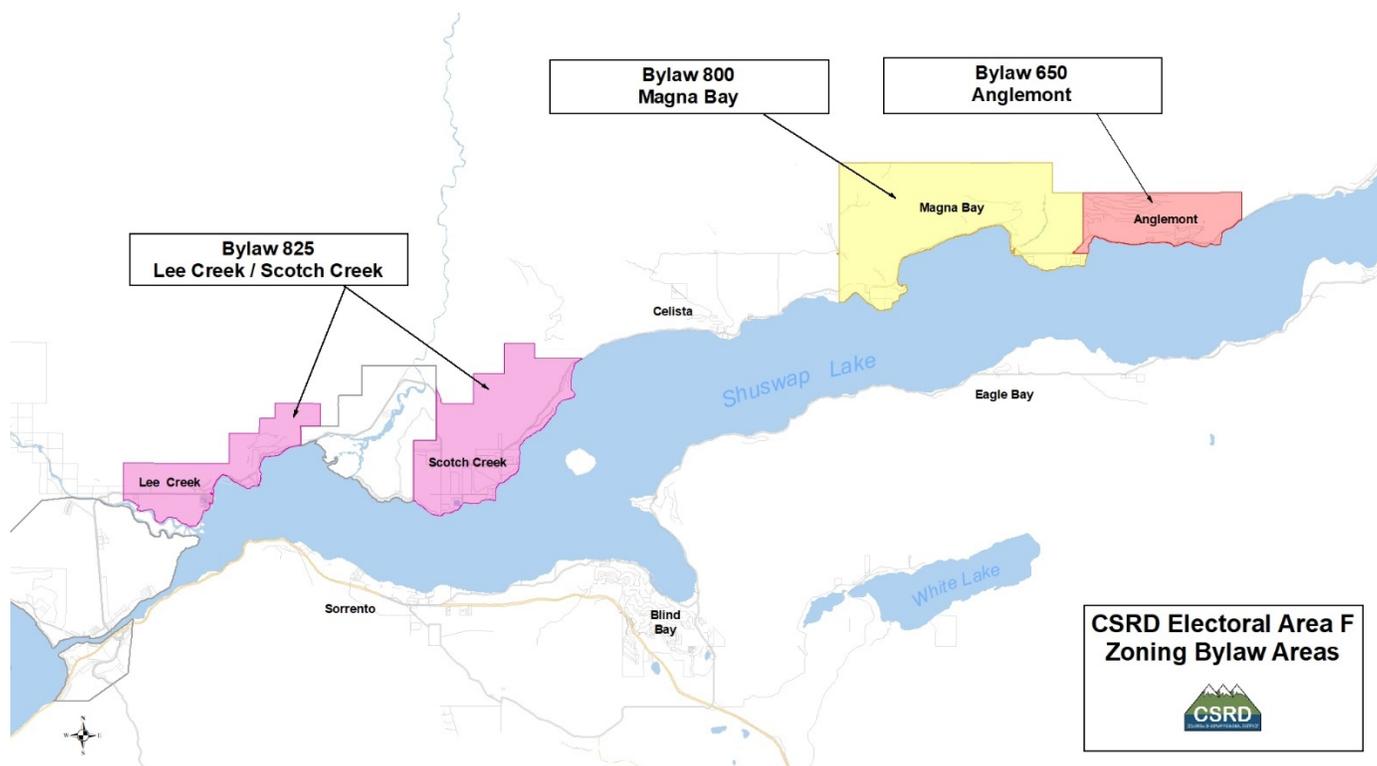


### Zoning Bylaws - Electoral Area C / G





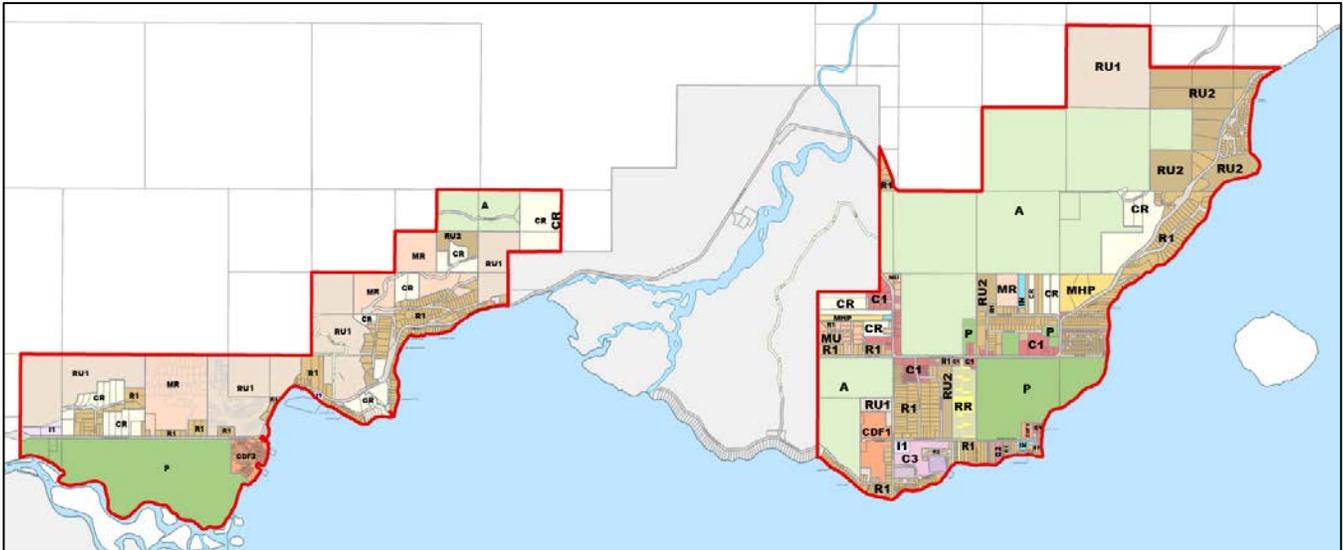
# Electoral Area F Zoning Bylaws



### Scotch Creek Lee Creek Zoning Bylaw No. 825

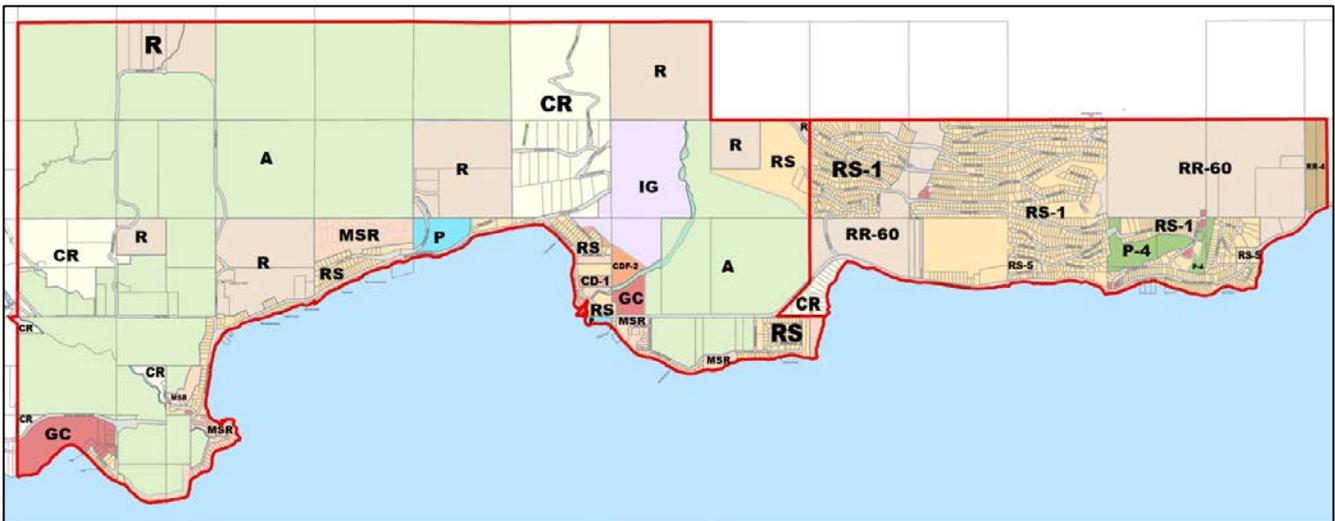
Lee Creek

Scotch Creek



Zoning Bylaw 800 - Magna Bay

Zoning Bylaw 650 - Anglemont

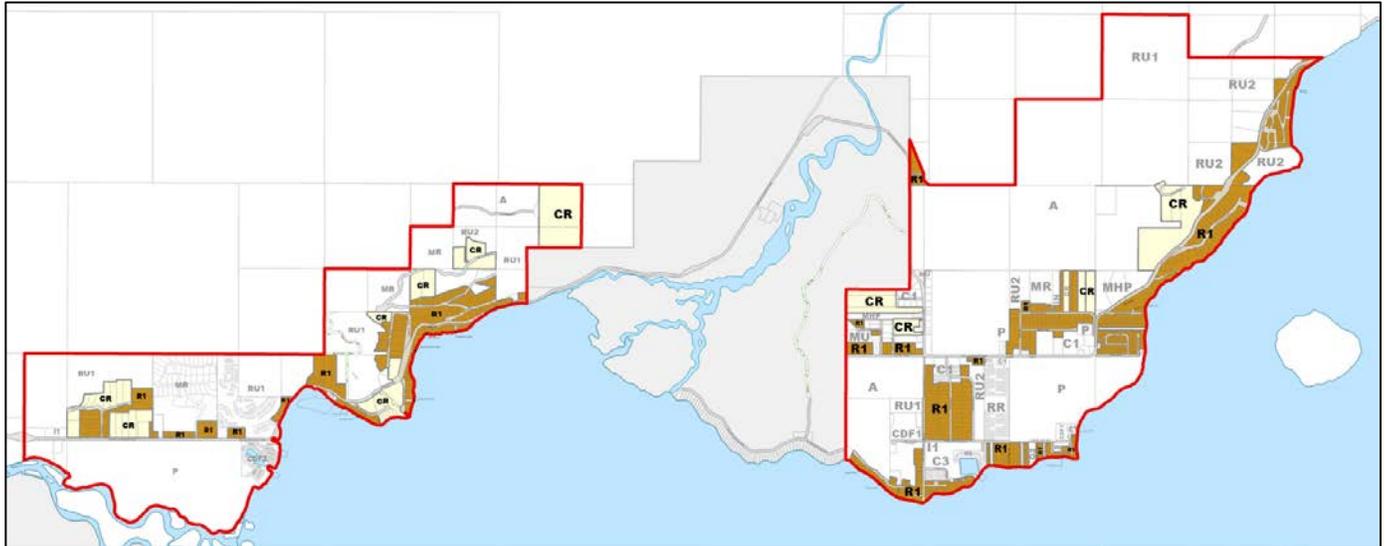


**Scotch Creek/Lee Creek Zoning Bylaw No. Bylaw 825**

- Country Residential (CR) Zone
- Residential - 1 (R1) Zone

**Lee Creek**

**Scotch Creek**

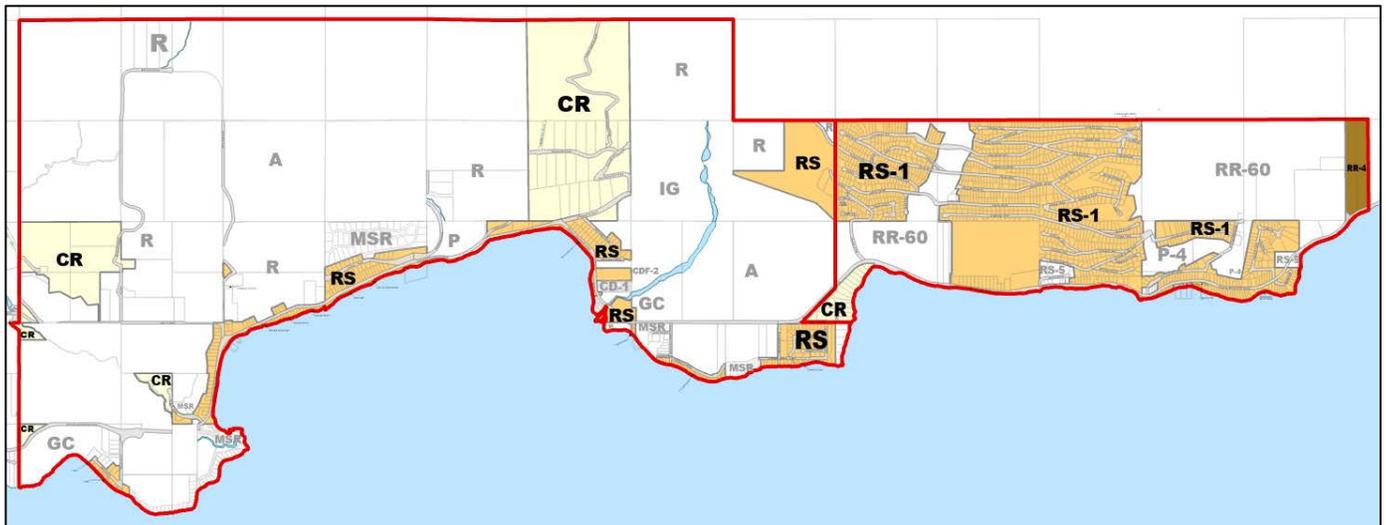


**Magna Bay Zoning Bylaw No. 800**

- Country Residential (CR) Zone
- Residential (RS) Zone

**Anglemont Zoning Bylaw No. 650**

- Rural Small Lot (RR-4) Zone
- Country Residential (CR) Zone
- Residential (RS-1) Zone



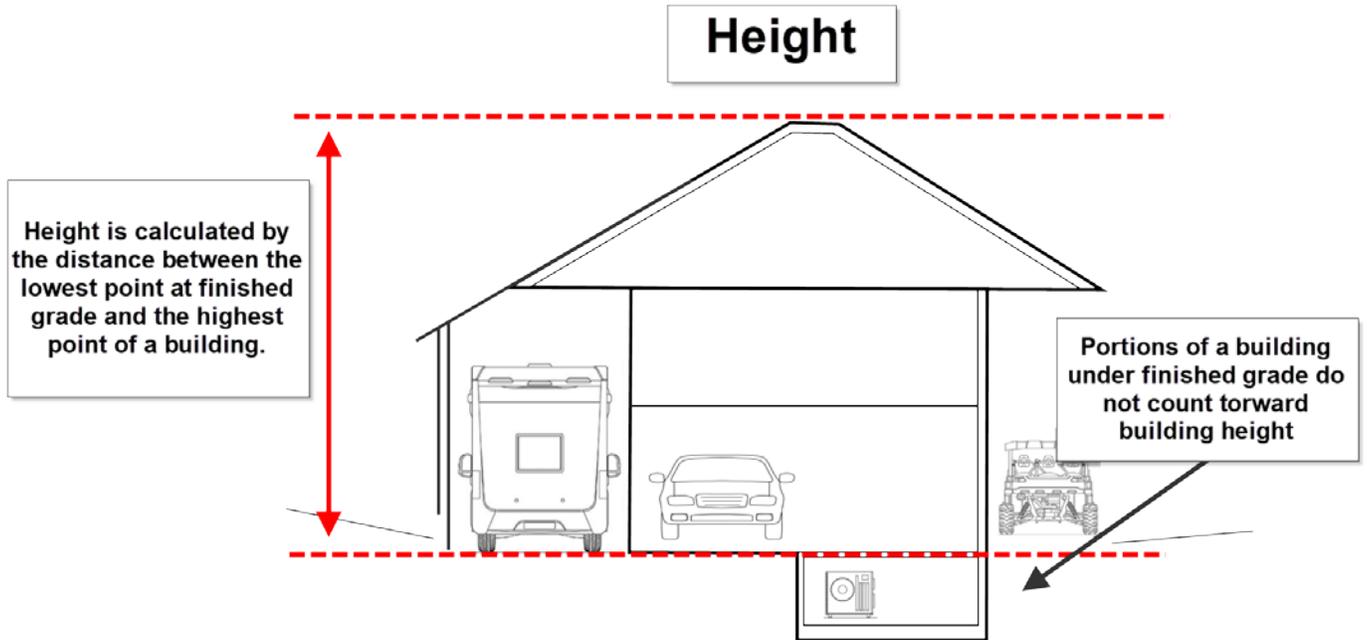
## Principal and Accessory Use Buildings or Structures

Accessory Use Buildings and Structures

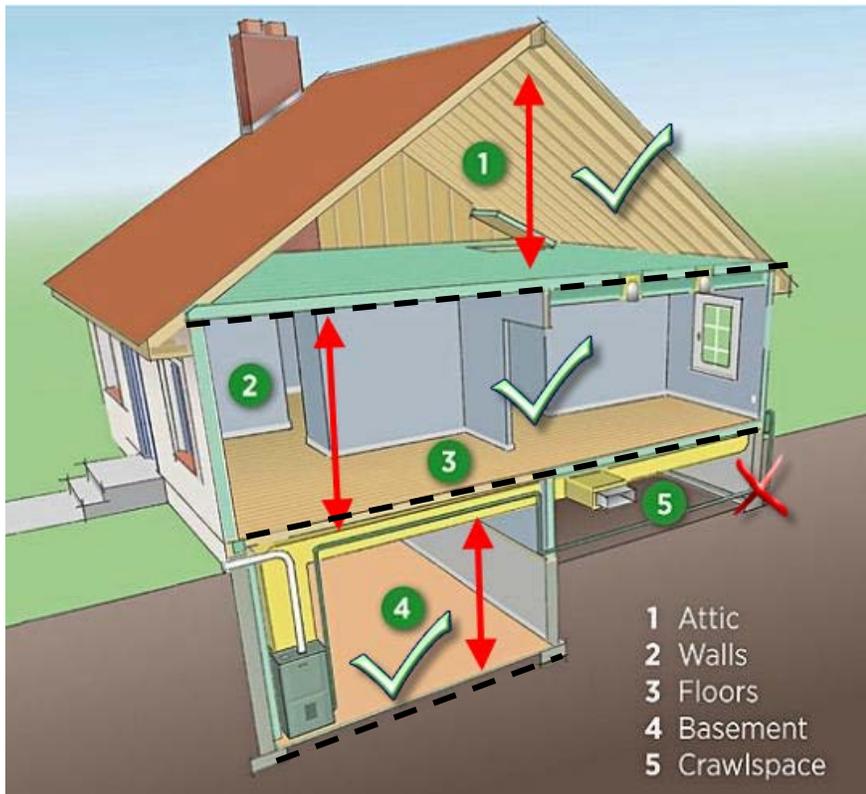


Principal Use Building (single detached dwelling)

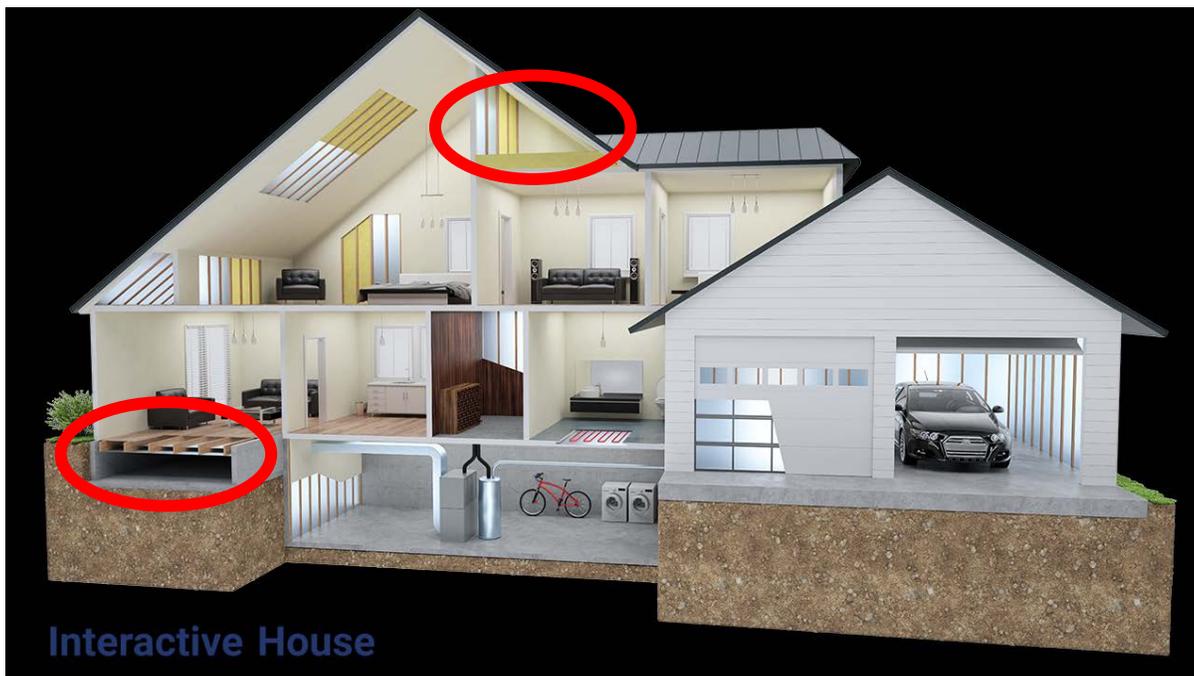
### Building Height:



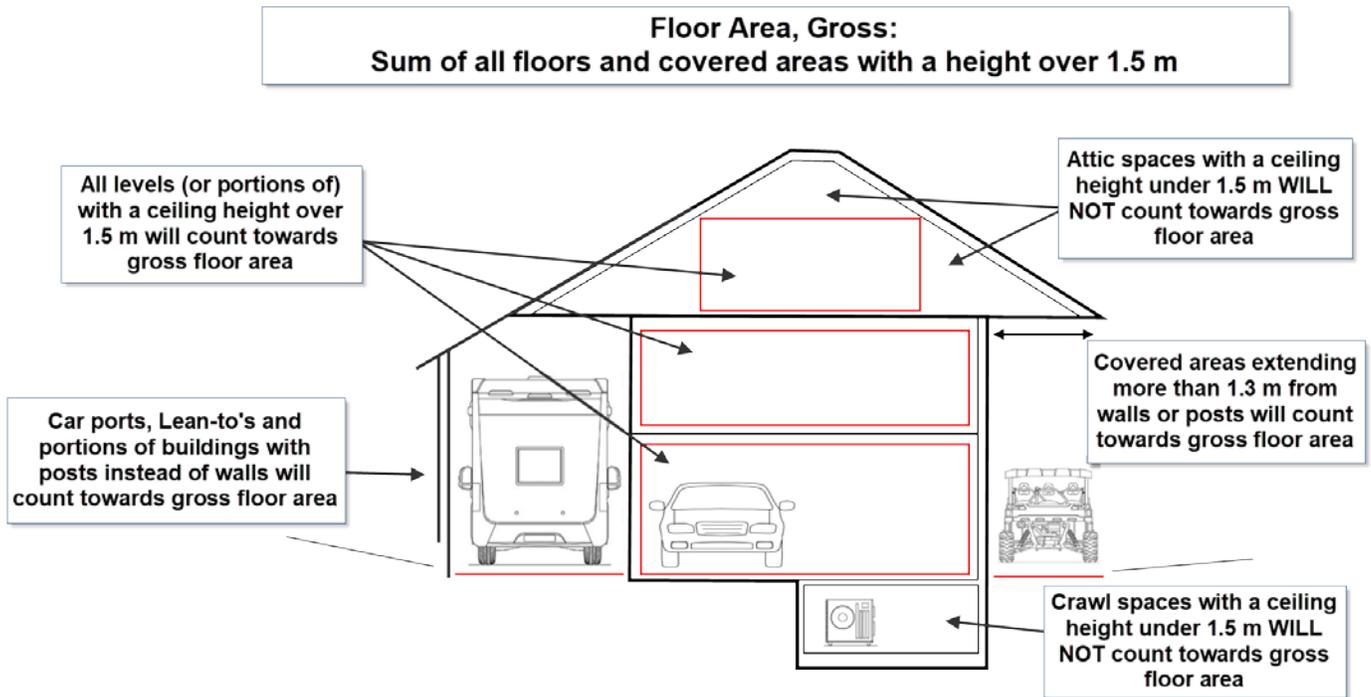
### Storey: Levels with a clearance over 1.5 m



### Not a Storey: Areas with a height under than 1.5 m



## Floor Area, Gross



Floor Area, Gross: Measured to outside edge of posts or walls:



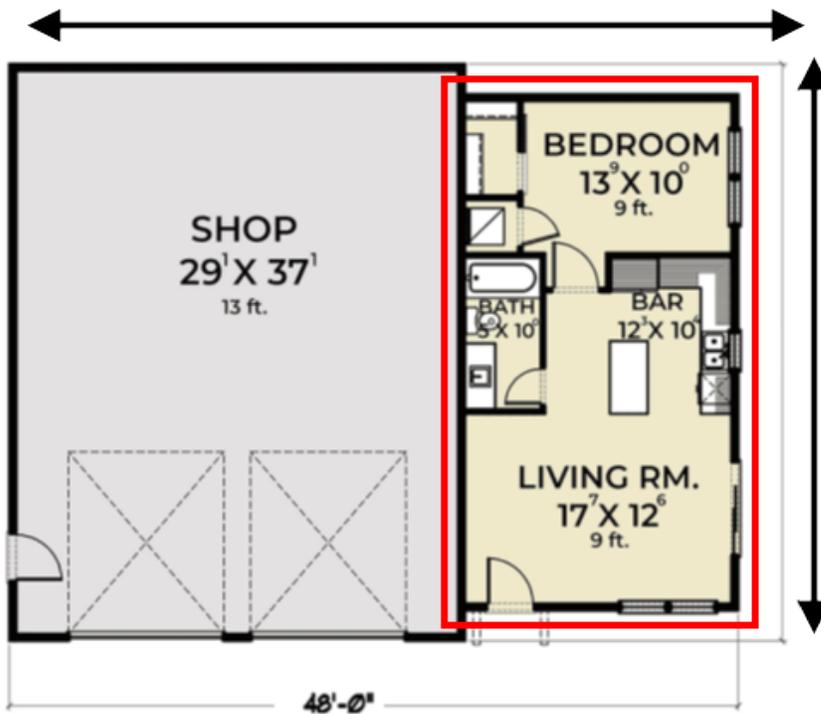
## Floor Area, Gross: Roof Extensions over 1.3 m



### Floor Area Example #1: Accessory Building with a Secondary Dwelling Unit:



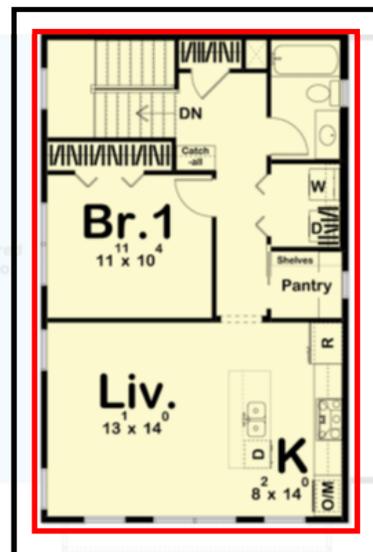
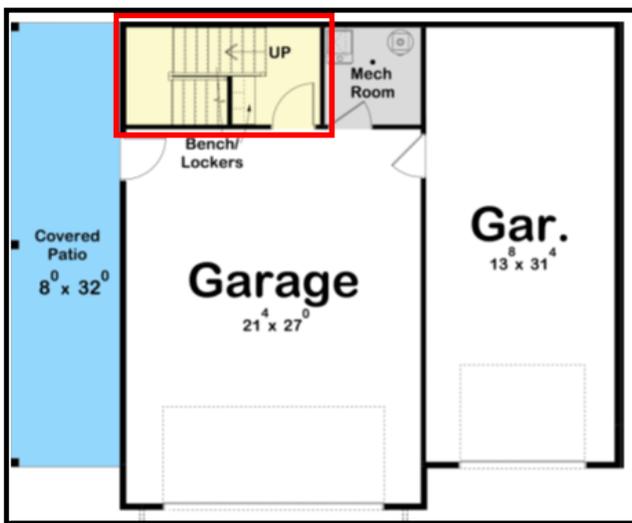
Floor Area, Gross = Total Building  
Floor Area, Net = **Secondary Dwelling Unit**



## Floor Area Example #2: Accessory Building with a Secondary Dwelling Unit:



Floor Area, Gross = Total Building  
 Floor Area, Net = **Secondary Dwelling Unit**



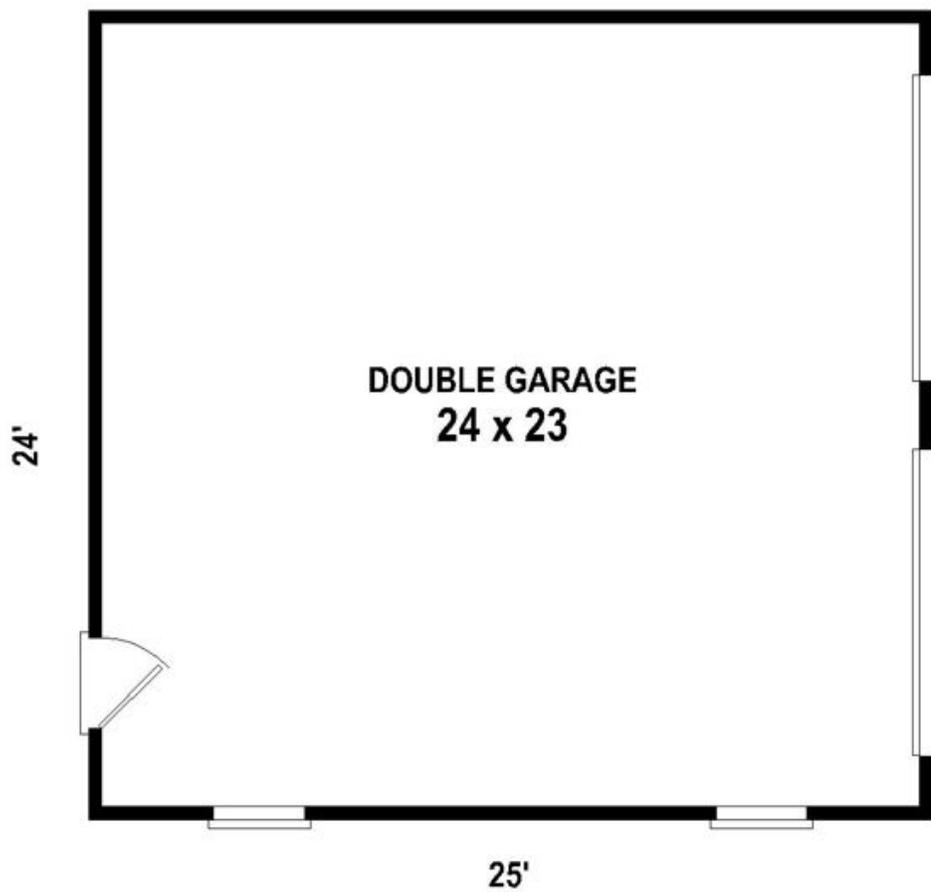
## Building Example: Single Car Carport

Average Floor Area 15 m<sup>2</sup> - 30 m<sup>2</sup>



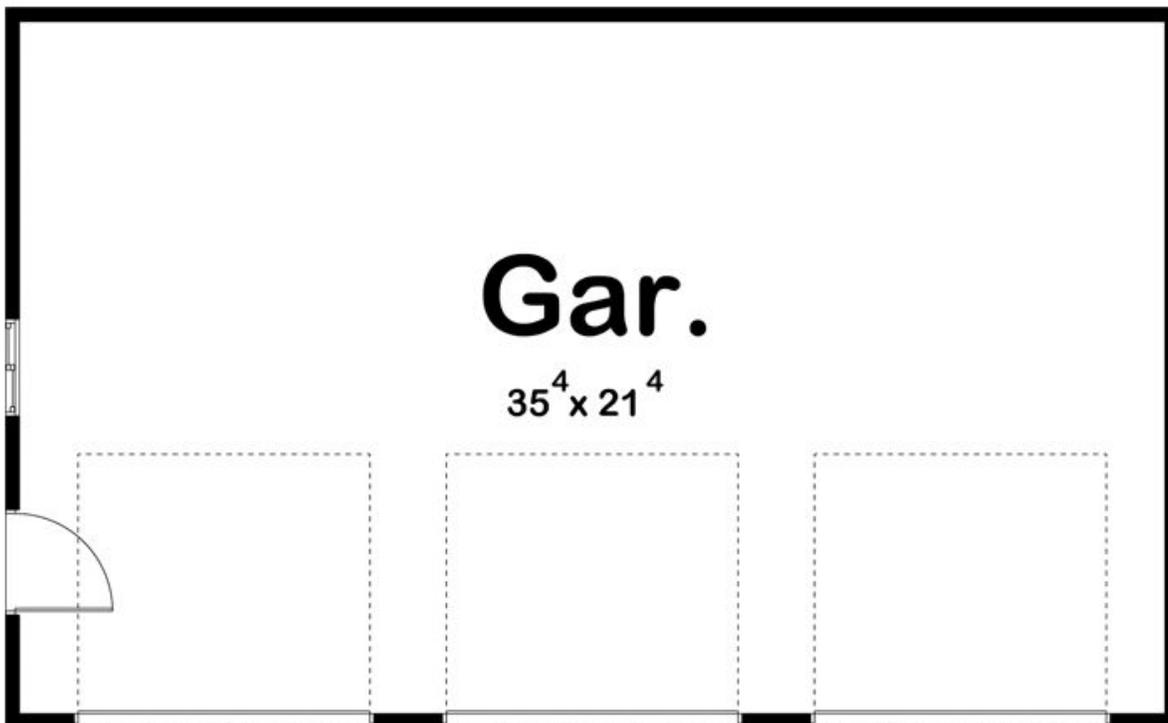
## Building Example: Two-Car Garage

Floor Area less than 55 m<sup>2</sup>



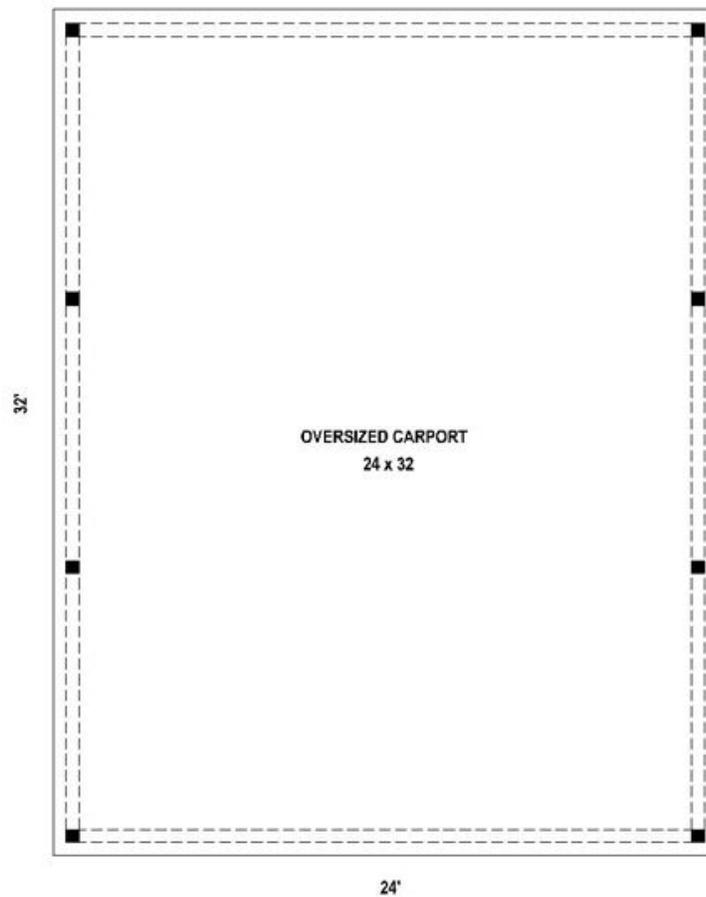
## Building Example: Three-Car Garage

Floor Area less than 75 m<sup>2</sup>



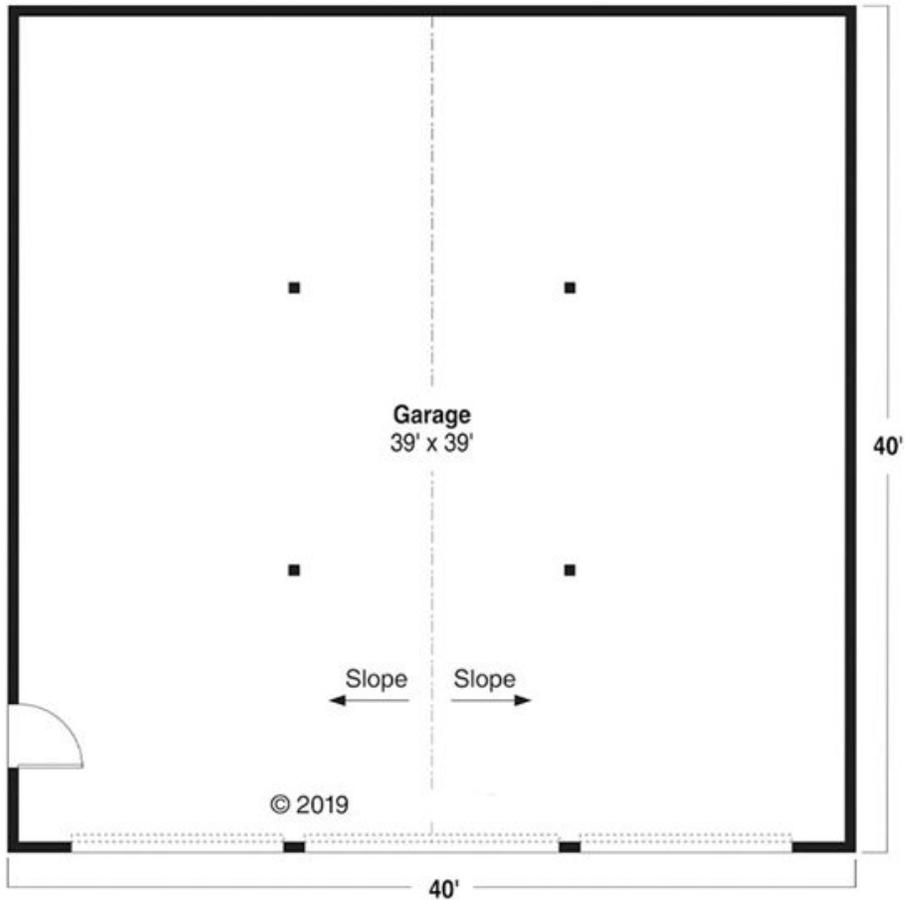
## Building Example: Three-Car Carport

Floor Area less than 75 m<sup>2</sup>



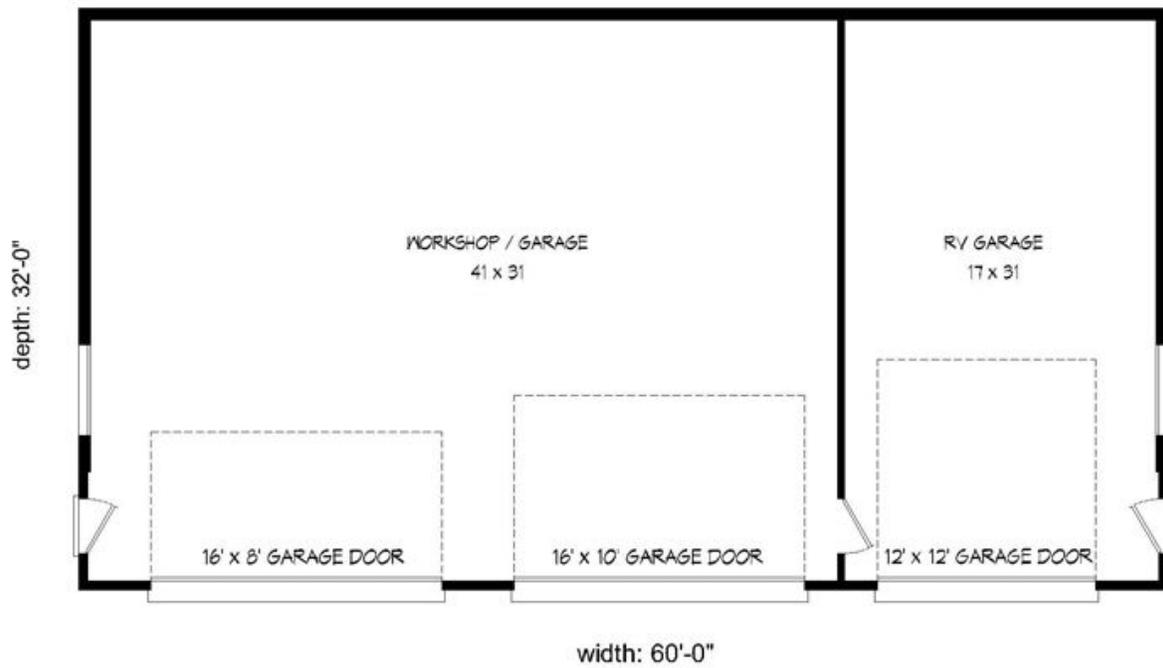
### Building Example: Multi-car garage

Floor Area less than 150 m<sup>2</sup>



## Building Example: Multi-car Garage /Workshop

Floor Area less than 250 m<sup>2</sup>



### Building Example: Storage Building with Second Storey Above

Floor Area greater than 250 m<sup>2</sup> (bottom level is approximately 235 m<sup>2</sup>)

