COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT
(LANDEV PROPERTIES CORP) BYLAW NO. 701-88

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" is hereby amended as follows:

   A. TEXT AMENDMENT

      i. Schedule A, Zoning Bylaw Text, TABLE OF CONTENTS is hereby amended by:
         a) adding "SECTION 35 CDC 5 – Comprehensive Development Zone 5……..Page 182"; and,
         b) renumbering "Schedule B Parking Provisions".

      ii. Schedule A, Zoning Bylaw Text, is further amended by adding a new Section 35 as follows:

"**CDC 5 Comprehensive Development 5 Zone** **Section 35**

Purpose
The purpose of the CDC 5 zone is to provide for a unique zone allowing for a mix of commercial uses and single family dwellings (detached) as part of a strata development.

Development Area 1

35.1 Permitted Uses

The following uses and no others are permitted in the CDC 5 Development Area 1:
.1 single family dwelling;
.2 bed and breakfast;
.3 home business;
.4 accessory use.

35.2 Regulations
On an area zoned CDC 5 Development Area 1, there shall be no use and no building or structure constructed, located, or altered which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.1 Minimum Parcel Size created by Subdivision: • Where a parcel is served by both a community water system and a community sewer system • In all other cases	 300 m^2 1 ha
.2 Maximum number of Single Family Dwellings per parcel	1
.3 Maximum density of single family dwellings in DA1 • Where serviced by both a community water system and a community sewer system • In all other cases	 20 dwelling units/ha 1 dwelling unit/ha
.4 Maximum Parcel Coverage	55%
.5 Maximum height for: a) Principal buildings and structures b) Accessory buildings	 10 m 6 m
.6 Minimum setback from: a) Front parcel line: i) Adjacent to a highway ii) Adjacent to a bareland strata access route iii) In all other cases b) Rear parcel line i) adjacent to Development Area 1 or Development Area 2 parcel ii) in all other cases c) Exterior side parcel line i) Adjacent to a highway ii) Adjacent to a bareland strata access route iii) In all other cases d) Interior side parcel line	 5 m 2 m 5 m 2 m 5 m 5 m 2 m 5 m 1.2 m
.7 Minimum separation between buildings:	2.4 m

Development Area 2

35.3 Permitted Uses

The following uses and no others are permitted in the CDC 5 Zone Development Area 2:

.1 ambulance station;
.2 aviary and botanical gardens (which may include public display);
.3 bakery;
.4 bank, credit union, or trust company;
.5 building set apart for public worship;
.6 car wash (permitted only if connected to a community sewer system);
.7 commercial garden centre;
.8 commercial daycare facility;
.9 commercial lodging (permitted only if connected to a community sewer system);
.10 convenience store;
.11 craft and gift shop;
.12 gallery or studio (including music, television, and radio studios);
.13 indoor recreation facility;
.14 library;
.15 mini storage;
.16 neighbourhood pub (permitted only if connected to a community sewer system);
.17 office;
.18 parking lot or parkade;
.19 personal service establishment;
.20 post office;
.21 public assembly facility;
.22 restaurant (permitted only if connected to a community sewer system);
.23 retail store;
.24 sale, rental, and repair of tools and small equipment;
.25 storage and warehousing;
.26 accessory upper floor dwelling unit;
.27 accessory use;
.28 single family dwelling, only if accessory to a principal commercial use (35.3.1 - 35.3.25)

35.4 Regulations

On an area zoned CDC 5 Development Area 2, there shall be no use and no building or structure constructed, located, or altered which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations:

COLUMN I **MATTER TO BE REGULATED**	**COLUMN II** **REGULATIONS**
.1 Minimum Parcel Size for New Subdivisions: • Where a parcel is served by both a community water system and a community sewer system • In all other cases	 2,000 m² 1 ha
.2 Maximum number of single family dwellings per parcel	1
.3 Maximum Density of Accessory Upper Floor Dwelling Units where a parcel is served: • Without a community water system	 2.5 units/ha

• Without a community sewer system	1 unit/ha
.4 Maximum height for: • Principal buildings and structures • Accessory buildings	 11.5 m 10 m
.5 Minimum Setback from: • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line	 5 m 4.5 m 3 m 5 m
.6 Maximum Parcel Coverage • where a parcel is served by both a community water system and a community sewer system • in all other cases	 60% 50%

Screening
35.5 all outside commercial storage, including garbage and recycling bins, shall be completely contained by a fence or a wall of not less than 2 m in height."

B. 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 Lot A Section 16 Township 22 Range 11 W6M KDYD Plan 32996 which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from RR4 Rural Residential 4 to CDC 5 Zone Development Area 1;

   ii) Rezoning Lot B Section 16 Township 22 Range 11 W6M KDYD Plan 32996 which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from RR4 Rural Residential 4 to CDC 5 Zone Development Area 1;

   iii) Rezoning Lot 9 Section 16 Township 22 Range 11 W6M KDYD, Plan 1364 Except Plans 18232 and 32996 which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from RR4 Rural Residential 4 to CDC 5 Zone Development Area 1;

   iv) Rezoning a portion of Lot 21 Section 16 Township 22 Range 11 W6M KDYD Plan 690 except the West 45 feet thereof and Plans H698 and KAP57595 which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from RR4 Rural Residential 4 to CDC 5 Zone Development Area 1; and,

   v) Rezoning a portion of Lot 21 Section 16 Township 22 Range 11 W6M KDYD Plan 690 except the West 45 feet thereof and Plans H698 and KAP57595, which part is more particularly shown cross-hatched on

Schedule 1 attached hereto and forming part of this bylaw, from RR4 Rural Residential 4 to CDC 5 Zone Development Area 2.

2. This bylaw may be cited as "South Shuswap Zoning Amendment (Landev Properties Corp) Bylaw No. 701-88."

READ a first time this _____ day of_____ , 2018.

READ a second time this_____ day of _____ , 2018.

PUBLIC HEARING held this _____ day of _____ , 2018.

READ a third time this _____ day of _____ , 2018.

Received the approval of the Ministry of Transportation and Infrastructure this _____ day of _____, 2018.

ADOPTED this _____day of_____2019.

_____
CORPORATE OFFICER

_____
CHAIR

CERTIFIED a true copy of Bylaw No. 701-88 as read a third time.

CERTIFIED a true copy of Bylaw No. 701-88 as adopted.

_____
CORPORATE OFFICER

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CORPORATE OFFICER

Schedule 1
South Shuswap Zoning Amendment (Landev Properties Corp) Bylaw No. 701-88

