

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### BYLAW NO. 660-02

A bylaw to amend the Columbia Shuswap Regional District Building Bylaw No. 660

WHEREAS the Board of the Columbia Shuswap Regional District wishes to amend the Columbia Shuswap Regional District Building Bylaw No. 660 for clarification and to provide for building permit exemptions for some farm buildings;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Part 3 of Building Bylaw No. 660 is amended as follows:

a. Section 3.3(d) is repealed and replaced with the following:

(d) a *building* or *structure* commonly known as “Canadian Standards Association Z240 MH series” or “Z241 Park Model series”, except as regulated by the *building code*, which, for clarity, includes site preparation (such as anchorage and foundations) and any exterior additions (such as decks, steps, roofs or stairs).

b. The following provisions are added after section 3.7:

#### **Limited Application to Farm Buildings**

3.8 A *permit* is not required for a *farm building*. An *owner* is solely responsible for ensuring the design, construction, siting, and use of the *farm building* comply with all applicable bylaws, enactments and regulations, including the *building code*.

2. Section 6.5 is amended to add the words “or if the building official has any reason to believe that an unsafe condition exists” at the end of the sentence.

3. Section 7.15 is amended to remove the reference to section 10.44 and replace it with a reference to section 10.43.

4. Section 10.1 is amended to add “; and” at the end of the sentence in subsection (b) and to add the following provisions after subsection (b):

(c) if a parcel of land has multiple owners that own portions of the parcel, the building permit applicant must provide:

(i) A land title search, demonstrating that the applicant holds legal title to an interest in the property;

- (ii) A copy of the BC Assessment Role report which indicates which site(s) on the parcel is owned by the applicant, being the site on which the proposed building or structure is to be constructed; and
- (iii) A copy of the site plan for the proposed development.

5. Section 10.2(k) is amended to remove the word “Davison” and replace it with the word “Division”.
6. Section 10.4(k) is amended to add “, unless the building is constructed completely under Part 9 of the building code” before the end of the provision and after the words “*building code*”.
7. Section 10.15 is amended to remove the reference to section 10.46 and replace it with a reference to section 10.45.
8. Section 10.18 is repealed and replaced with the following:

10.18 A building permit application expires 180 days from:

  - (a) the date an application is filed if the application is incomplete; or
  - (b) the date a complete application is received under this Part if the building permit is not issued by the application expiration date, unless the permit is not issued only due to delays caused by the Regional District.
9. Section 10.20 is amended by removing the heading “Compliance with the *Homeowner Protection Act*” and adding the heading “Compliance with the *Homeowner Protection Act*” between section 10.20 and section 10.21.
10. Section 10.24 is amended to remove the reference to section 10.46 and replace it with a reference to section 10.45.
11. Section 10.28 is amended to remove the reference to section 10.28 and replace it with a reference to section 10.27, and to add the following sentence to the end of the provision:

A building official who monitors a site is not assessing for compliance with the building code, this bylaw or any other enactments, or approving any aspect of construction.
12. Subsections 10.30(a)(iii) and (c)(iii) are amended to remove the reference to section 10.31(a) and replace them with a reference to section 10.30(b)(ii).
13. Section 10.31, 10.32, 10.33 are amended to remove references to section 10.31 and replace them with references to section 10.30.

14. Section 10.31 is amended to remove reference to section 10.32(a) and (b) and replace it with references to section 10.31(a) and (b).
15. Section 10.37, 10.38, 10.39, and 10.40 are amended to remove references to section 10.36 and replace them with references to section 10.35.
16. Section 10.42 is amended to remove the reference to section 10.42 and replace it with a reference to section 10.41.
17. Section 10.45 is amended to remove the reference to section 10.45 and replace it with a reference to section 10.44.
18. Section 10.54(b) is amended to remove the reference to section 10.53 and replace it with a reference to section 10.52.
19. Section 10.55(b) is amended to remove the reference to section 10.28 and replace it with a reference to section 10.27, and to remove the reference to section 10.35 and replace it with a reference to section 10.34.
20. Section 10.57(j) is amended to remove the reference to “Division C of the *Building Code*” and replace it with “Division A of the *building code*”.
21. Section 15.1 is amended by repealing and replacing the definition of “board” as follows:

*board* means the Board of the Columbia Shuswap Regional District;

22. Section 15.1 is amended by adding the following definitions in alphabetical order:

*Assessment Act* means the *Assessment Act*, RSBC 1996, c 20, and regulations as amended or re-enacted from time to time;

*building* means any construction used or intended for supporting or sheltering any use or occupancy and includes a mobile home;

*cannabis* means cannabis as defined in the *Controlled Drugs and Substance Act* or *Cannabis Act* and includes any products containing cannabis;

*cannabis operation* means the cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of *cannabis* or its derivatives;

*farm building* means a *building* or part thereof that that does not contain a residential *occupancy* and is:

- (a) located on land classified as farm pursuant to the *Assessment Act and*;
- (b) used primarily for housing equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feed but does not include a *building* that is used in whole or in part for a *cannabis operation*;

*registered professional* means:

- (c) a person who is registered or licensed to practice as an architect under the *Architects Act*, or
- (d) a person who is registered or licensed to practice as a professional engineer under the *Engineers and Geoscientists Act*;

23. Section 2.6 of Appendix A – Fees is amended to remove reference to CSA A277-M1990 and replace it with reference to CSA A277-16.

24. Appendix B – Value of Work is amended as follows:

- a. The fee in subsection (a)v. is changed from \$108.00 per sq. m. to \$116.30 per sq. m.
- b. The fee in subsection (d)ii. is changed from \$434.40 per sq. m. to \$439.20 per sq. m.

25. This Bylaw may be cited as “Columbia Shuswap Regional District Building Amendment Bylaw No. 660-02”.

READ A FIRST TIME this day of \_\_\_\_\_ day of \_\_\_\_\_, 2019

READ A SECOND TIME this day of \_\_\_\_\_ day of \_\_\_\_\_, 2019

READ A THIRD TIME this day of \_\_\_\_\_ day of \_\_\_\_\_, 2019

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019

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

\_\_\_\_\_  
CHAIR

Certified true copy of Bylaw No. 660-02  
as adopted.

\_\_\_\_\_  
Corporate Officer