



# BOARD REPORT

**TO:** Chair and Directors

<b>File</b>	BL650-14/PL20190153
<b>No:</b>	BL800-32/PL20190154
	BL825-41/PL20190155

**SUBJECT:** Electoral Area F: Parcel Coverage Bylaw Amendments

**DESCRIPTION:** Report from Candice Benner, Planner II, dated August 30, 2019  
Anglemont, Magna Bay, Scotch Creek/Lee Creek

**RECOMMENDATION #1:** THAT: "Anglemont Zoning Amendment (CSR) Bylaw No. 650-14" be read a first time this 19<sup>th</sup> day of September, 2019.

**RECOMMENDATION #2:** THAT: "Magna Bay Zoning Amendment (CSR) Bylaw No. 800-32" be read a first time this 19<sup>th</sup> day of September, 2019.

**RECOMMENDATION #3:** THAT: "Scotch Creek/Lee Creek Zoning Amendment (CSR) Bylaw No. 825-41" be read a first time this 19<sup>th</sup> day of September, 2019;

AND THAT:

The Board utilize the simple consultation process for Bylaw No. 650-14, 800-32, and 825-41, and the bylaws be referred to the following agencies and First Nations:

- Electoral Area F Advisory Planning Commission;
- CSR Operations Management;
- Interior Health;
- Local Qualified Professionals as noted in the report;
- Shuswap Construction Industry Professionals (SCIP);
- North Shuswap Chamber of Commerce; and,
- Relevant First Nations Bands and Councils.

## SHORT SUMMARY:

Development Services staff is proposing amendments to all three zoning bylaws in Electoral Area F (EA F): Anglemont Zoning Bylaw No. 650 (Bylaw No. 650), Magnay Bay Zoning Bylaw No. 800 (Bylaw No. 800), and Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825). The amendments proposed would amend the parcel coverage regulation from 25% to 30% in specific residential zones that affect waterfront properties along Shuswap Lake and the upland parcels with the same zoning.

<b>VOTING:</b>	Unweighted Corporate	<input type="checkbox"/>	LGA Part 14 (Unweighted)	<input checked="" type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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## BACKGROUND:

The Electoral Area F Director requested that staff review parcel coverage for residential properties, specifically waterfront parcels, within the three zoning bylaw areas in Electoral Area F to determine whether it would be appropriate to increase the maximum permitted parcel coverage on waterfront parcels. Over the years, some North Shuswap residents and construction industry professionals have

expressed discontent regarding parcel coverage as they feel it is too restrictive for construction. The Board has also received four bylaw amendments to increase parcel coverage over the last few years.

Parcel coverage is typically the footprint of buildings and structures within the vertical projection over a parcel and is expressed as a percentage of the parcel area. It is mostly applicable to residential zones and some commercial zones; it does not apply to non-building impervious surfaces such as asphalt or concrete. Where parcel coverage regulation applies to residential zones in the North Shuswap zoning bylaws, it ranges from 25-40% of the parcel area.

Parcel coverage has a few purposes: it can be used to regulate the total footprint area on a lot and ensure there is adequate area for onsite servicing including septic fields and groundwater wells. Parcel coverage may also help in ensuring parcels have undeveloped and pervious surface areas to aid in storm water drainage, decrease surface run-off to the lake, recharging of groundwater, and protecting slope stability.

Staff conducted an analysis of the three North Shuswap zoning bylaws specifically identifying waterfront parcels zoned residential with parcel coverage regulations.

The intent of this analysis is to help determine whether parcel coverage on waterfront parcels, and the upland parcels with the same zoning, is too restrictive for residential development. As such staff did not include in this amendment residential zones with parcels that would likely not be limited or restricted by parcel coverage in potential development, such as: waterfront residential zones with the smallest parcel size being over 6 ha, existing building strata development zones, residential zones permitting 40% parcel coverage, and Agriculture zoned properties.

At this time, staff is recommending that parcel coverage be increased from 25% to 30% for the applicable residential zones identified in these bylaw amendments for each of the three zoning bylaws. See "Analysis\_Maps\_BL650-14\_BL800-32\_BL825-41.pdf" –pages 3, 4, 10, 14, showing locations of the applicable zones that would be affected by these amendments.

## **POLICY:**

See "BL830\_BL650\_BL800\_BL825\_Bylaw\_Excerpts\_BL650-14\_BL800-32\_BL825-41.pdf" attached for the noted policies and objectives in Bylaw No. 830 and for the applicable zones and current parcel coverage definitions for each of the three zoning bylaws.

### Electoral Area F Official Community Plan Bylaw No. 830

The Electoral Area F OCP has policies and objectives that speak to:

- promoting and encouraging development that protects the natural environment, including ensuring septic systems are designed appropriately and sustainably;
- emphasizing the need for pervious surfaces and natural vegetation on properties as a method of protecting local aquifer recharge, stormwater management, comfortable micro-climates, and for creating aesthetic visuals and buffers for communities; and,
- the Groundwater Absorption Coefficient (GAC) to be used as a tool to ensure there is adequate pervious surfaces, such as landscaping, on properties.

The Electoral Area F Development Permit Areas are located within Bylaw No. 830; these include the Lakes 100 m, Hazardous Lands (Steep Slope), and Riparian Areas Regulation Development Permit Areas that are discussed further regarding the impact they have on parcel development and how it relates to parcel coverage in the Key Issues/Concepts Section below.

### Anglemont Zoning Bylaw No. 650

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost walls of the buildings on a parcel expressed as a percentage of the parcel area.

Applicable zones included in this amendment:

RR-60 Rural Large Lot:	25% parcel coverage
CR Country Residential:	25% parcel coverage
RS-1 Residential:	25% parcel coverage
RS-5 Residential Summer Home:	25% parcel coverage

Residential zones with waterfront but not included in this amendment:

RM-2 Residential Townhouse: this is an existing building strata

RR-4 Rural Small Lot: the smallest waterfront parcel is 6.52 ha and the minimum lot size for future subdivision is 2 ha

#### Magna Bay Zoning Bylaw No. 800

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost walls of the buildings on a parcel expressed as a percentage of the parcel area.

Applicable zones included in this amendment:

RS – Residential:	25% parcel coverage
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Residential zones not included in this amendment as there are no (0) waterfront parcels:

A – Agriculture

R – Rural

CR – Country Residential

#### Scotch Creek Zoning Bylaw No. 825

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.

Applicable zones included in this amendment:

CR – Country Residential:	25% parcel coverage
R1 – Residential:	25% parcel coverage

Residential zones with waterfront but not included in this amendment:

A – Agriculture

RU1 –Rural-1: there is 1 waterfront parcel and it is 10.34 ha (29.27 ac) and the minimum parcel size for future subdivision is 30 ha

RU2 – Rural-2: there is 1 waterfront parcel and it is 12 ha (29.5 ac) and the minimum parcel size for future subdivision is 4 ha

R2 – Residential: this is an existing building strata development

RR – Resort Residential: this is a site specific zone for an existing development

#### **FINANCIAL:**

There are no financial implications to the CSRD associated with these bylaw amendments.

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

As noted below, staff have researched and considered whether it is appropriate to increase parcel coverage of waterfront parcels in residential zones within the three north Shuswap zoning bylaws areas, what issues must be contemplated, and if it is appropriate to increase parcel coverage, and if so by how much.

### **Parcel Coverage Definition**

Staff is proposing to amend the Anglemont and Magna Bay zoning bylaws parcel coverage definitions to be consistent with the Scotch Creek/Lee Creek zoning bylaw definition which is more comprehensive and provides greater clarity regarding applicable buildings and structures pertaining to parcel coverage.

The proposed definition for all three zoning bylaws is:

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.

Parcel coverage directly correlates to building footprint; the larger the parcel coverage permitted, the more land that can be covered by buildings (dwellings and accessory buildings). Parcel coverage creates a ratio of how much building can cover the total parcel area. All of the residential zones considered in the proposed bylaw amendments have 25% permitted parcel coverage.

Parcel coverage does not limit total floor area of a building; for example, when looking at a parcel from a birds eye view, a one storey dwelling with a 65 m<sup>2</sup> footprint will have the same parcel coverage as a three storey dwelling that also has a 65 m<sup>2</sup> footprint. Other factors noted below must however be considered when reviewing parcel coverage as it can have a direct impact on parcel development considerations.

### **Groundwater Absorption Coefficient (GAC)**

Electoral Area F Official Community Plan Bylaw No. 830 has policy within its water quality protection section pertaining to the Groundwater Absorption Coefficient (GAC); this is the percentage of a parcel that should be free of impervious/impermeable material, such as paved driveways, concrete patios, and buildings. Understanding and using this calculation is important in ensuring properties have adequate pervious/permeable surface areas, such as landscaping, which allows for rain and storm water infiltration, groundwater recharging and helps maintain a comfortable micro-climate.

Bylaw No. 830 indicates that the GAC, or the area of pervious surfaces, should be a minimum of 45% on properties. Therefore, impervious surfaces could cover a maximum 55% of properties while still meeting the minimum GAC.

Parcel coverage is the permitted impervious surface percentage on a parcel applied only to buildings. Other impervious surfaces such as paved driveways, some patios and decks, and stairs are not regulated by parcel coverage or other zoning regulations but are considered in the GAC calculation.

GAC is not a regulatory policy; the Lakes 100 m Development Permit, discussed below, does address the environmental considerations noted in the GAC policy but only for properties within 100 m of Shuswap Lake. Parcels beyond 100 m, including all upland properties, do not have any regulatory measures or tools that would ensure properties meet the minimum 45% GAC recommendation. Future amendments to the zoning bylaws or the Lakes 100 m DPA may be able to incorporate all or some of the GAC recommendations in the OCP.

See "Groundwater\_Absorption\_Coefficient\_Example\_BL650-14\_BL800-32\_BL825-41.pdf" attached to view an example of GAC calculation as it applies to a property. In the example provided, the impervious area (driveways, patios, etc.) is added to the parcel coverage which has a 25% building footprint for a total impervious area of 57%. This means that the property has 43% GAC or pervious area. According to OCP policy, the property is 2% less than the preferred GAC of 45%.

### **Applicable Zones – Waterfront and Upland Parcels**

Staff completed an analysis of the applicable zones and their waterfront and upland parcel sizes, For the complete parcel analysis and statistics for each of the North Shuswap zoning bylaws, see "Analysis\_Maps\_BL650-14\_BL800-32\_BL825-41.pdf" –pages 2, 5, 6, 9, 11, 13, and 15, attached for the statistics and mapping analysis of waterfront and upland parcels that will be affected by these bylaw amendments.

As identified in the Policy section above, only residential zones with waterfront parcels have been analyzed and are considered in this amendment. It is important to note however, that these zones also have upland parcels that a change in parcel coverage will also apply to. For example, the RS-1 zone in Bylaw No. 650 has 73 waterfront parcels and 1093 upland parcels while the CR zone has 14 waterfront parcels and 5 upland parcels. Waterfront parcels typically have more regulation and considerations for development due to proximity to Shuswap Lake than upland parcels so increasing parcel coverage on the waterfront would also make sense to apply to the upland parcels which normally have less regulation and considerations in development.

### **Waterfront Parcel Sizes**

#### Anglemont

Zoning Bylaw No. 650 has 98 waterfront parcels and 1109 upland parcels for a combined 1207 total parcels in the CR, RS-1, RS-5, RR-60 zones. Within these zones, the largest waterfront parcel is 31.02 ha (76.67 ac), the smallest waterfront parcel is 0.07 ha (0.16 ac), the mean (average) waterfront parcel size is 0.70 ha (1.73 ac), see "Analysis\_Maps\_BL650-14\_BL800-32\_BL825-41.pdf" –page 13, attached

#### Magna Bay

Zoning Bylaw No. 800 has 128 waterfront and 157 upland parcels for a combined 284 total parcels in the RS zone. The largest waterfront parcel is 2.12 ha (5.23 ac), the smallest waterfront parcel is 0.03 ha (0.07 ac) and the average is 0.20 ha (0.49 ac), see "Analysis\_Maps\_BL650-14\_BL800-32\_BL825-41.pdf" –page 9, attached

#### Scotch Creek/Lee Creek

Zoning Bylaw No. 825 has 176 waterfront and 471 upland parcels for a combined 647 total parcels in the R1 and CR zones. Between these two zones, the largest waterfront parcel is 2.30 ha (5.69 ac) and the smallest waterfront parcel is 0.07 ha (0.18 ac); the average parcel size is 0.28 ha (0.69 ac), see "Analysis\_Maps\_BL650-14\_BL800-32\_BL825-41.pdf" –page 2, attached

### **Form and Character**

Electoral Area F OCP Bylaw No. 830 policy encourages natural vegetation to be used in landscaping as an aesthetically pleasing option in site specific development and as a natural buffer between properties as a way to maintain the rural character of the North Shuswap community.

Increasing parcel coverage may have an impact on the visual aesthetics on the North Shuswap as when there is more area permitted to build buildings, there is less area for the natural environment and there may be unintentional consequence that the visual character of the North Shuswap evolves to a more

urban look that is usually found in the urban areas of municipalities. Although an urbanized character may be appropriate for the Primary and Secondary Settlement areas of the North Shuswap, it may not be as desirable in rural neighbourhoods or along waterfront areas.

### **Septic Servicing**

Septic field size requirements are determined by a variety of factors including soils, drainage and number of bedrooms in a dwelling. The soils of the North Shuswap vary greatly; Scotch Creek/Lee Creek typically are known to have good soils and drainage which require average size septic field areas of around 45-60 m<sup>2</sup> and a Type 1 septic design for an average 4-bedroom dwelling. Going further east on the north shore, the soils tend to deteriorate with Anglemont known to have poor soils that require larger septic field areas, as large as 100 m<sup>2</sup> with the requirement for the more sophisticated Type 2 system for an average 4-bedroom dwelling.

It is important to consider septic designs and field sizes with these bylaw amendments as parcel coverage directly correlates to dwelling size, bedrooms and accessory buildings that may have septic connections. If the permitted parcel coverage increases, it allows for larger dwelling and accessory buildings and potentially more bedrooms, thus the associated septic systems may require higher levels of sophistication and necessitate a larger field size. Depending on parcel configuration and size, especially smaller sized parcels, there may be difficulty finding adequate area for septic fields and required field back up areas per Interior Health regulations.

Interior Health considers long term sustainable community development for onsite sewage disposal that a property have adequate area for a primary septic system, back up septic area, and that there be a minimum 30 m separation to all drinking water sources. As developable building area (permitted parcel coverage) increases there may be less area available for adequate septic fields.

All onsite septic and water servicing systems require annual maintenance; the more sophisticated and complex the system, such as a Type II septic system, the higher the maintenance costs will be; maintenance can be up to \$400-\$500/year for a Type II system. There is also higher potential for failure with more sophisticated systems, especially if they are not maintained regularly, which then requires extensive repairs and possible system replacement.

Type II septic systems typically use less field area than Type I systems, however, staff understand that qualified professionals prefer Type I systems as they are considered to be more sustainable, have lower maintenance costs, and lower failure rates than Type II systems.

For the protection of the water quality of Shuswap Lake, the OCP has established a Lakes 100 m Development Permit Area, which is required when a septic system is being installed or altered within 100 m of Shuswap Lake. This is discussed in more detail below in the Development Permit Areas section.

### **Development Permit Areas**

OCP Bylaw No. 830 has regulatory Development Permit Areas (DPA), many of which are applicable to waterfront and upland parcels, including Riparian Areas Regulation DPA, Lakes 100 m DPA, and Hazardous Lands (Steep Slopes) DPA. Qualified professionals are required to complete property assessments pertaining to the applicable DPA to ensure that the proposed development may be safe for its intended use.

It is important to note as part of this parcel coverage review, that there are many development situations on the North Shuswap that staff do not review but may still have implications on safe and environmental parcel development, such as septic installation on upland parcels and site preparation, tree removal, grading and soil removal.

**Lakes 100 m DPA**

The intent of the Lakes 100 m DPA is for the protection of Shuswap Lake water quality; this is both for the protection of the natural environmental ecosystems but also for ensuring the lake remains a safe source for drinking water and for recreational use and enjoyment by residents and tourists. The 100 m DPA is applicable only to septic installation, vegetation removal or alteration over 30%, and parcel development over 450 m<sup>2</sup> within 100 m of Shuswap Lake.

Parcel development near the lake has the potential to impact natural drainage patterns, disrupt storm water infiltration and increase run-off into the lake, especially when a significant area is proposed to be cleared and developed with impervious surface such as buildings, driveways, etc. A qualified professional, typically a hydrogeologist, will review the soils and hydrology of a property to determine what impact the proposed development may have on the lake and where necessary provide mitigation requirements to ensure that a proposed development does not negatively impact the lake.

Development and septic installation located beyond 100 m of Shuswap Lake does not trigger the DPA requirement and is therefore not reviewed by planning staff nor a qualified professional with experience in hydrogeology.

**Hazardous Lands (Steep Slopes) DPA**

A significant portion of the North Shuswap has areas of steep slopes both on waterfront and upland parcels, see "Analysis\_Maps\_BL650-14\_BL800-32\_BL825-41.pdf" –pages 7, 8, 12, and 16, for slopes mapping in the three zoning bylaw areas. A Steep Slopes DP is only required when a building is proposed to be located on a slope 30% or greater. A requirement of a Steep Slopes DP is the completion of a report by a qualified professional who assesses the soils, slope stability of a property and the local geography of an area to ensure that a proposed building site is safe for habitation.

The Steep Slopes DPA explicitly states that the permit is triggered for development on steep slopes and not on the parcel as a whole. Often a property on the north shore can have slopes greater than 30%, but if a proposed building is not precisely located on such a slope, a DP is not required and is not reviewed by staff or a qualified professional.

A DP is also not required for site preparation such as land clearing, grading or soil removal. Vegetation is an integral component in slope and soil stability, stormwater management and infiltration. On upland parcels in the North Shuswap, a property may be entirely cleared of trees and ground cover in building site preparation, without consultation from a qualified professional to determine the slope and soil stability of a property.

Steep slopes have an impact on and must be part of parcel coverage consideration, as slopes on a property affect suitable and safe building areas, suitable septic design areas, and slope stability, which is also impacted by impervious and pervious surfaces (GAC calculations). A property with steep slopes will have limited building and septic area.

**Riparian Areas Regulation (RAR) DPA**

The provincial Riparian Areas Regulation establishes that any development within the 30 m setback of a fish bearing watercourses requires an assessment by a qualified professional. This regulation is intended to protect the natural environment and sensitive fish ecosystems by identifying an adequate upland buffer area from a watercourse. A qualified professional will establish a Streamside Enhancement and Protection Area (SPEA) that is identified as a no build area on a parcel; typically, in the North Shuswap the SPEA is a 10-15 m setback from a watercourse and almost always at least 15 m from Shuswap Lake

The RAR DPA is applicable to all fish bearing watercourses; the North Shuswap has many streams, rivers, drainage ditches, in addition to Shuswap Lake, that RAR applies to for both waterfront and upland parcels. This is important to note when discussing parcel coverage as a SPEA further reduces the available developable area on a parcel.

### **Developable Land on Waterfront Parcels**

Staff have completed an analysis of Anglemont Zoning Bylaw No. 650 regarding buildable parcel area for waterfront parcels after the Shuswap Lake 15 m SPEA and parcel line setbacks on a parcel have been applied. This analysis provides clarification regarding remaining land that may be potentially developed. In the RS-1 zone, which has the most waterfront parcels in Bylaw No. 650, the largest parcel has 0.59 ha (1.46 ac) of area remaining, the smallest parcel has 0.04 ha (0.1 ac) of area remaining, and the mean (average) parcel in the RS-1 zone has 0.18 ha (0.45 ac) remaining that has potential to be developed, see "Analysis\_Maps\_BL650-14\_BL800-32\_BL825-41.pdf" –Bylaw 650 Waterfront Parcels with SPEA and Setbacks Removed, attached.

As noted, the average buildable area in Anglemont is less than 0.45 ac (1,821 m<sup>2</sup>) which must accommodate all buildings, all accessory structures, septic fields and wells, many will also contend with steep slope limitations. As this is the average, half of the waterfront properties in Anglemont have less area than this as their buildable area. All these properties are currently developed, but many have been redeveloped, and many more will be redeveloped in the future. Redevelopment most often is in the form of more development on the property consisting of larger building footprints and more impervious surfaces such as driveways and parking areas.

In the Parcel Development section below, analysis was completed regarding typical dwelling and garages found in the North Shuswap. The total footprint for a single family dwelling and a two parking stall garage is 205 m<sup>2</sup>. As noted above in the Servicing Section, a septic field in Anglemont can be up to 100 m<sup>2</sup>, which must be at least 30 m from an onsite well. If this calculation is used for an average waterfront parcel size, this means that 1,516 m<sup>2</sup> (1,821 m<sup>2</sup>-205 m<sup>2</sup>-100 m<sup>2</sup>) or 83% of buildable area remains for additional accessory buildings, septic field and well separation, and landscaping including impervious surfaces such as driveways and patios.

### **Parcel Development**

The average dwelling on the North Shuswap is about 149 m<sup>2</sup> (1600 ft<sup>2</sup>) per floor; this is typically a 3-4-bedroom dwelling. Accessory building garages are typically 56 m<sup>2</sup> (600 ft<sup>2</sup>) which accommodates two parking stalls. Staff have reviewed various planning and building permit applications with development proposals with smaller and much larger dwelling sizes. Staff reviewed one application, for example, that was for a proposed residential development that included a two-storey 312m<sup>2</sup> (3,360 ft<sup>2</sup>) 4-bedroom dwelling with an attached garage and deck on a .26 ac (1,052 m<sup>2</sup>) waterfront parcel. The total building footprint was 265.2 m<sup>2</sup> (dwelling and garage 230.6 m<sup>2</sup>, plus 34.6 m<sup>2</sup> deck) for a total parcel coverage of 24.9%.

### **North Shuswap Parcel Coverage Zoning Applications**

There have been 4 parcel coverage rezoning applications for the North Shuswap; two applications were in Magna Bay (BL800-29 and BL800-31) for requested parcel coverage increases to 28% and 30%; The other two application were for strata development properties located in Scotch Creek (BL825-37 and BL825-39), both applications requested 75-85% parcel coverage for individual strata parcels, however the overall parent parcel coverage was only 22% for both. The strata parcels for these two applications are very unique and rare. All applications were approved by the Board.



Staff have considered the reasons why more parcel coverage rezoning applications have not been received. It may be because property owners consider 25% parcel coverage to be sufficient. Or in some situations a larger parcel coverage may be desired but the property owner chooses to not pursue a rezoning application due to the cost, timing and uncertainty of approval, thus they choose to comply with the permitted 25% parcel coverage regulation.

### **Parcel Coverage Regulation in other Local Governments**

Staff researched other local government parcel coverage regulation for comparison to CSRD regulation; parcel coverage ranges from 10% to 40% in the other jurisdictions.

The following table provides a list of residential zones that apply specifically to waterfront parcels within other regional districts throughout the province.

<b>Zoning Bylaw</b>	<b>Zone</b>	<b>Parcel Coverage</b>
Thompson Nicola Regional District	LR-1 Lakeshore Residential Single Family Home	25%
	R-1 Residential Single and Two Family Zone	40%
	R-2 Residential Multi-Use Zone	40%
	CR-1 Country Residential (parcels less than 2 ha)	25%
	SH-1 Small Holding Zone (parcels less than 2 ha)	25%
Regional District of North Okanagan	CR – Country Residential (zoning for many waterfront parcels)	30%
	R2 – Residential Two Family Zone	35% for buildings/structures
	RU4 – Country Residential (parcels .5 ha or greater)	20%
	RU5- Small Lot Country Residential (parcels 2500 m <sup>2</sup> or greater)	20%
	R1 – Single Detached Housing	35%
	RU3 – Rural 3 (parcels 1 ha or greater)	10%
	RU6 – Small Holdings (parcels 2.0 ha or greater)	10%
Regional District of Kootenay Boundary - Christina Lake	R1 – Single Family Residential 1 Zone	33% buildings and structures combined
	R2 – Waterfront Residential 2 Zone	33% buildings and structures combined

Regional District of Okanagan-Similkameen – Rural Osoyoos	RS1- Residential Single Family 1	35%
	RM1 – Residential Multiple Family	40%
	LH1 – Large Holdings 1	a) 35% for parcels less than 2,500 m <sup>2</sup> in area; b) 20% for parcels greater than 2,500 m <sup>2</sup> and less than 2.0 ha in area; and c) for parcels greater than 2.0 ha in area: i) 10%; and ii) 75% for greenhouse uses.
Regional District of Okanagan Similkameen –East Skaha/ Vaseux Lake	LH1 – Large Holdings One	a) 35% for parcels less than 2,500 m <sup>2</sup> in area; Electoral Area "D" Zoning Bylaw 2455, 2008 59 b) 20% for parcels greater than 2,500 m <sup>2</sup> and less than 2.0 ha in area; and c) for parcels greater than 2.0 ha in area: i) 10%; and ii) 75% for greenhouse uses.
	SH3 –Small Holdings Five	20%

### Increasing Parcel Coverage:

The expectation of the public is that comprehensive analysis, research, and expertise has been used to create planning regulation; for that reason, parcel coverage regulation listed in a zone should mean that a parcel has sufficient area for a desired and permitted development. For example, if parcel coverage in the RS-1 zone is 35%, a waterfront property owner will expect that they can build a dwelling and accessory buildings that cover 35% of the property, allows for additional landscaping such as a patio or deck, has adequate room for a septic system, enough separation for a well, and will meet property line and riparian area setbacks. As discovered in the analysis of waterfront properties in the North Shuswap, parcels tend to be small with limited actual developable area when all development factors are considered. Due to these development factors parcel coverage maximums may not be able to be fully realized by a property owner.

Staff have identified existing examples of parcels within the CSRD that show 25%, 30%, 35%, and 40% parcel coverage, see "Comparison\_Parcel\_Coverage\_Percentages\_BL650-14\_BL800-32\_BL825-41.pdf" attached. The examples show that there may be minor differences in visual development between 25% and 30%, however, there is noticeable difference and significant reduction in pervious surface areas such as greenspace/landscaping on parcels with 35% and 40% parcel coverage. In the higher parcel coverage areas nearly the entirety of the parcels are covered by either building, asphalt driveways, and patios. Taken individually, each of these development factors could be considered minor, however, as shown in the examples, the cumulative impact can be significant. The impact on the visual aesthetics of the higher parcel coverage properties is also obvious; the 35% or 40% examples have very little green space or separation of buildings between neighbouring properties creating an urbanized character to the neighbourhood or waterfront area.

**SUMMARY:**

As noted in the report, there is a benefit to 25% parcel coverage including providing realistic building opportunities for typical dwelling sizes, acceptable area for septic systems and backup areas, required well separation, accommodating landscaping and preserving the natural environment for stormwater drainage and infiltration. However, a minor increase to 30% parcel coverage may provide some additional flexibility for larger building footprints to be permitted while maintaining most of the benefits of 25% parcel coverage. Staff is therefore proposing to increase parcel coverage to 30% in the applicable zones noted in the bylaw amendments for the following additional reasons:

- Visual aesthetic and character of the mostly rural and waterfront areas can be maintained;
- Appropriate septic servicing, backup fields and placement of wells on most properties should still be able to be accommodated; and,
- Increase will provide for more development options and minimize the need for rezonings to allow for greater parcel coverage.

Furthermore, research of peer regional districts indicates that parcel coverage regulation ranges primarily from 25%-33% for most waterfront properties. TNRD and RDNO waterfront specific zoning parcel coverage is 25% and 30% respectively.

**IMPLEMENTATION:****Consultation Process**

Staff feel that it is important with these bylaw amendments to gain the perspective of qualified professionals who consistently work in the North Shuswap, in particular with soils and hydrogeology, in order to gain clearer insight regarding the potential impact parcel coverage may have on factors such as safe building site and septic designs. As such, staff will be sending the staff report, bylaw amendment and supporting documentation to a number of qualified professionals who work in and have submitted professional reports to the CSRD for the North Shuswap. Staff have a comprehensive list of professionals, including engineers, hydrogeologists, and registered onsite wastewater practitioners, in the area that are handed out to the public; this referral list is derived from that hand out:

- Qualified Professionals:
  - Associated Environmental
  - BC Groundwater Consulting Services Ltd.
  - Franklin Engineering Ltd.
  - Golder Associates Ltd.
  - Horizon Geotechnical Ltd.
  - It Happens! Professional Wastewater Management
  - Kala Geosciences Ltd.
  - Onsite Engineering Ltd.
  - Reliable Septic Services
  - Rhino Environmental Services
  - Streamworks Consulting Inc.
  - Watterson Geoscience Inc.
  - Western Water Associates Ltd.
  - Westrek Geotechnical Services Ltd.

Staff will also send the report, bylaw amendments and supporting documentation to the Shuswap Construction Industry Professionals (SCIP) and the North Shuswap Chamber of Commerce in order to gain insight regarding the proposed bylaw amendment from other local builders and industry professionals.

The CSRD Building Department has indicated that they have no concerns with the proposed bylaw amendments.

In accordance with CSRD Procedure Bylaw No. 4001, no notice of Development signs will be posted because this is a CSRD initiated bylaw amendment affecting more than 10 properties. Property owners will be made aware of these proposed bylaw amendments via newspaper notices noting the holding of a public hearing as required for such bylaws.

### **Referral Process**

In addition to the aforementioned professionals, SCIP, and the North Shuswap Chamber of Commerce. The following list of referral agencies is recommended:

- Electoral Area F Advisory Planning Commission;
- CSRD Operations Management;
- Interior Health; and,
- First Nations:
  - Adams Lake Indian Band;
  - Little Shuswap Indian Band;
  - Neskonlith Indian Band;
  - Okanagan Indian Band;
  - Shuswap Indian Band;
  - Simpcw First Nation; and,
  - Splots'in First Nation.

### **COMMUNICATIONS:**

If the Board gives each of the bylaw amendments first reading, the bylaws will be sent out to referral agencies, qualified professionals, SCIP and the North Shuswap Chamber of Commerce. Responses will be provided to the Board with a future Board report, prior to delegation of a public hearing.

### **DESIRED OUTCOMES:**

That the Board endorse 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.*

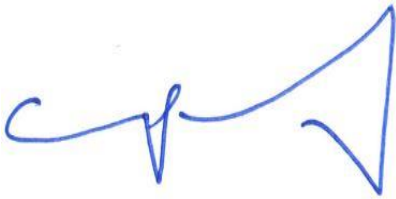
### **LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Official Community Plan Bylaw No. 830
2. Anglemont Zoning Bylaw No. 650
3. Magna Bay Zoning Bylaw No. 800
4. Scotch Creek/Lee Creek Zoning Bylaw No. 825

**Report Approval Details**

Document Title:	2019-09-19_Board_DS_BL650-14_BL800-32_BL825-41_CSRD.docx
Attachments:	<ul style="list-style-type: none"><li>- BL650-14.pdf</li><li>- BL800-32.pdf</li><li>- BL825-41.pdf</li><li>- BL830_BL650_BL800_BL825_Excerpts_BL650-14_BL800-32_BL825-41.pdf</li><li>- Analysis_Maps_BL650-14_BL800-32_BL825-41.pdf</li><li>- Comparison_Parcel_Coverage_Percentage.pdf</li><li>- Groundwater_Absorption_Coefficient_Ex.pdf</li></ul>
Final Approval Date:	Sep 9, 2019

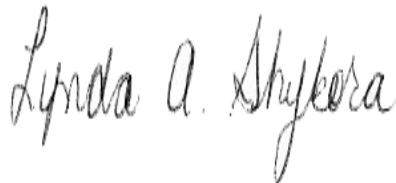
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie



Lynda Shykora



Charles Hamilton