

COLUMBIA SHUSWAP REGIONAL DISTRICT

ANGLEMONT ZONING AMENDMENT (CSR) BYLAW NO. 650-11

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, which forms part of the "Anglemont Zoning Bylaw No. 650" is hereby amended as follows:

i. Part 1, Definitions is amended by adding the following new definitions:

"FLOOD PROOFING PROTECTION means the installation of improvements, provided they are upland of the current *natural boundary*, that are specifically designed to prevent damage to existing natural earthen banks caused by the erosive effects of water and wave action by armouring the soil surface through the use of geotextile materials and some combination of rip-rap or other protective surfacing materials. *Retaining Structures* and *Landscape Retaining Structures* are not included under this definition;"

After the definition of "FAMILY";

"HABITATION means the support of life processes within a *building*, including, but not limited to, sleeping, eating, food preparation, waste elimination, personal cleaning, and rest and relaxation areas."

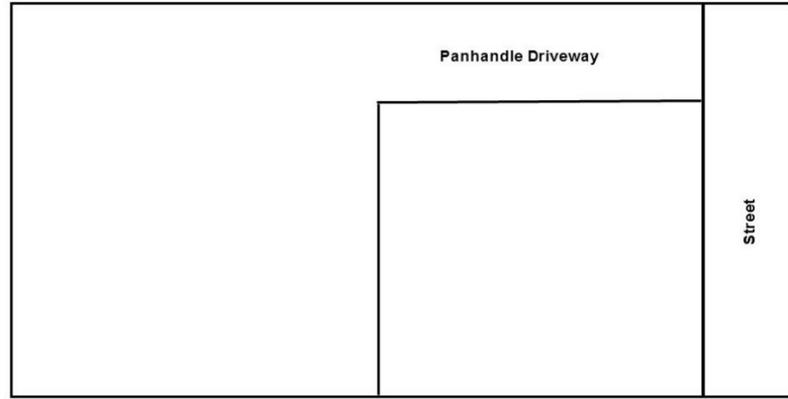
After the definition of "GUEST COTTAGE";

"LANDSCAPE RETAINING STRUCTURE means a specific type of *retaining structure*, the use or intended use of which is to hold back and resist, stabilize or support less than 1.2 meters of retained material, such as an earthen bank;"

After the definition of "KENNEL";

"LOT, PANHANDLE means a lot that has its primary *highway* frontage through a narrow strip of land which projects to the highway from the

main portion of the lot. This narrow strip is an integral part of the lot and is referred to as the *panhandle driveway*, as illustrated in the following drawing:



”

Before the definition of “MARINA”;

"MEAN ANNUAL HIGH WATER MARK means an elevation of 348.3 metres Geodetic Survey of Canada Datum”;

After the definition of “MARINA”;

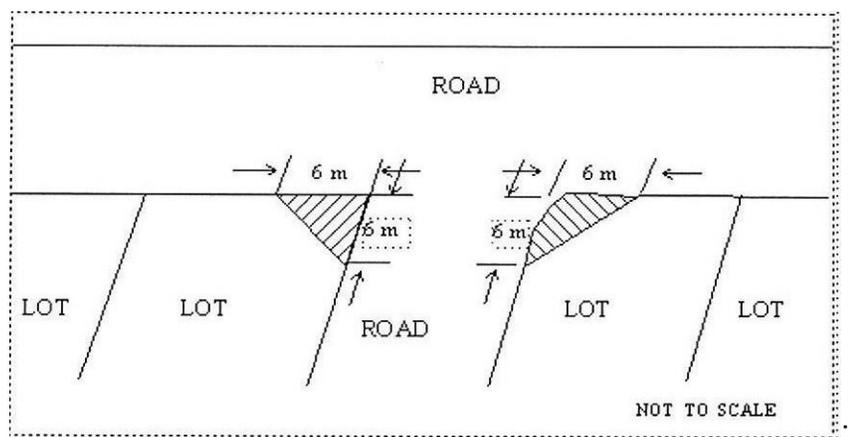
“PANHANDLE DRIVEWAY means that portion of a *panhandle lot* that is the narrow strip fronting a *highway*.”

After the definition of “OFFSTREET PARKING AREA”;

"RETAINING STRUCTURE means a specific type of structure that is subject to lateral earth pressure, is laterally unsupported at the top and retains more than 1.2 meters of soil material at any point along its length, measured as the difference between the *finished ground elevation* at the top and bottom of the structure, and specifically excludes *Landscape Retaining Structures* and *Retaining Structures* which are part of and connected structurally to a Building”;

After the definition of “RETAIL STORE”;

"SIGHT TRIANGLE means the area formed by a triangle in the angle formed by the right of way boundaries or boundaries produced and 2 points on those boundaries 6 m from the point of intersection, as shown crosshatched in the diagram below.



After the definition of “SETBACK”;

“SURVEYOR CERTIFICATE means a sketch plan provided by either a BC Land Surveyor or a Survey Technician which locates all *buildings* structures and improvements on a parcel.”

After the definition of “SINGLE FAMILY DWELLING”; and,

“FINISHED GROUND ELEVATION means either a natural or altered ground level but shall not include areas artificially raised through the use of *retaining structures* unless the *retaining structure* provides a level ground area that is a minimum of 1.2 m wide measured from the face of the *building*; or earth piled against the *building* with a slope of greater than 2:1 (horizontal to vertical).”

After the definition of “FAMILY”.

- ii. Part 1, Definitions is further amended by:
- a) Replacing the existing definition of “WATERCOURSE” with the following:

“WATERCOURSE is a natural depression with banks and a bed of 0.6 m (1.97 ft.) or more below the surrounding land and 1 of the following, a) serving to give direction to a current of water for at least 6 months of the year, b) having a drainage area of 2 km² (494 ac.) or more, c) an area designated as a *watercourse* by the Province, and includes lake, pond, river, stream, creek, spring, ravine, swamp, and wetland;”.
 - b) replacing the existing definition of “PARCEL BOUNDARY, FRONT”, with the following:

“PARCEL BOUNDARY, FRONT 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.”

- iii. Part 3, General Regulations is amended by:
- a) deleting Section 3.2.2(a), and replacing it with the following:

“(a) a fence not exceeding 2.4 m (7.87 ft.) in height, in compliance with the regulations set out in Section 3, General Regulations, subsection 3.19 Sight Triangles;
 - b) adding Section 3.2.2(g) as follows:

“(g) *landscape retaining structures*, provided that such structures must be separated from each other by a minimum 1.5 m distance measured horizontally from the face (or from the toe of the upper wall to the top face of the lower wall, if the *landscape retaining structures* are not vertical) of each *landscape retaining structure* and specifically excludes *landscape retaining structures* proposed to be constructed adjacent to a Section 42 road, as defined in the Transportation Act, or in the sight triangle. Landscape retaining structures proposed to be located adjacent to a Highway must comply with Ministry of Transportation and Infrastructure regulations and may require the approval of that Ministry; and,”
 - c) Adding Section 3.2.2(h) as follows:

“(h) exterior stairway not forming part of a building.”
 - d) deleting Section 3.5.3, and replacing it with the following:

“.3 The floodplain setback is:

 - (a) 15.0 m from the *mean annual high water mark* of Shuswap Lake, defined as 348.3 metres Geodetic Survey of Canada Datum;
 - (b) 15.0 m (49.2 ft.) from the *natural boundary* of any other watercourse.
 - e) deleting Section 3.6., and replacing it with the following:

“.1 A *building*, including a manufactured home or structure must not be constructed, reconstructed, moved or extended within a floodplain setback.

.2 The underside of a floor system or top of concrete slab that is used for *habitation*, business, or the storage of goods that are susceptible to damage by floodwater, must be above the flood construction level.

.3 Where landfill or structural support or both are used to comply with subsection 2., they must be protected against scour and

- erosion from flood flows, wave action, ice and other debris and not extend within the flood plain setback.
- .4 Furnaces and other fixed electrical or mechanical equipment susceptible to damage by floodwater must be above the flood construction level.
- .5 The Manager of Development Services or their delegate requires that a *Surveyor Certificate* be submitted to them by the land and property owners to verify compliance with the flood construction level and flood plain setback specified in subsections 3.6.1, .2, .3, and .4.
- .6 The following are exempted from the regulations of subsection .2 as they apply to the flood construction level:
- (a) a renovation of an existing *building*, including a manufactured home or structure that does not involve an addition to the exterior of the *building*, manufactured home or structure;
 - (b) an addition to a *building*, manufactured home or structure of less than 25 percent of the *floor area* existing the date of coming into force of this bylaw. The addition must be no lower in elevation than the floor existing the date of coming into force of this *bylaw*. The distance from the *building*, manufactured home or structure to a *water body* or *watercourse* must not be decreased with respect to the floodplain setback;
 - (c) carport or domestic garage.
- .7 The following are exempted from the requirements of Sections 3.6.1, .2, and .3 as they apply to the flood construction level and floodplain setback:
- (a) a floating *building* or structure;
 - (b) a dock or wharf;
 - (c) a boat fueling use;
 - (d) a fence constructed of wood or wire through which water can flow freely;
 - (e) *flood proofing protection* works constructed to stabilize the shoreline of a water body or the banks of a watercourse;
 - (f) a roof overhang or cantilevered deck with no footings within the setback area;
 - (g) on-loading and off-loading facilities associated with water oriented industry and portable sawmills; and
 - (h) ground level patios
 - (i) detached accessory building that do not include *habitation*;
 - (j) exterior stairway not forming part of a *building* or attached in any way to another structure, provided it does not extend below the *parcel* boundary, or the *natural boundary*;
 - (k) electrical or mechanical equipment not susceptible to damage by floodwater; and,
 - (l) storage of goods not damageable by flood waters.”

- f) adding a new section 3.15 titled Sight Triangle, as follows:

"SIGHT TRIANGLE

3.15 An owner, occupier or lessee of land at the intersection of any *highway* must not grow or place, or cause or allow to be grown or placed, within the sight triangle on that land, any signs or structures or trees or other plants, with horizontal dimension exceeding 0.6m, unless:

- a) the person has the consent of the Minister of Transportation and Infrastructure to do so; or
- b) an eye 0.9 m above the surface elevation of one *highway* can, by looking directly over the sign or structure or tree or other plant, see an object 0.9 m above the surface elevation of the other highway."

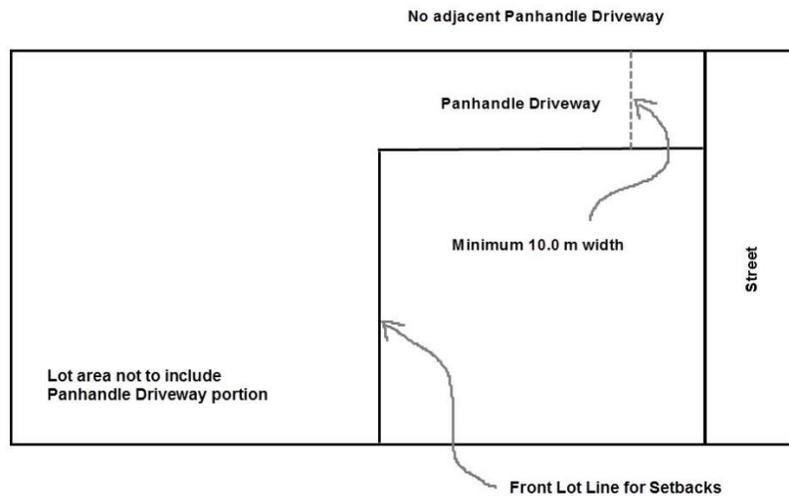
- g) Adding new section 3.16 titled Subdivision Regulations for Panhandle Lots, as follows:

"SUBDIVISION REGULATIONS FOR PANHANDLE LOTS

3.16 Where a subdivision application proposes to create a *panhandle lot* the *panhandle lot* must meet the following requirements:

- a) The minimum width of the *panhandle driveway* is 10.0 m;
- b) The *panhandle driveway* portion of the lot is not included in lot area calculation for minimum *parcel* size; and,
- c) No more than 2 *panhandle lots* to be adjacent to each other.

As illustrated in the following drawing:



2. This bylaw may be cited as "Anglemont Zoning Amendment (CSRD) Bylaw No. 650-11."

READ a first time this 17 day of March, 2016.

READ a second time, as amended, this _____ day of _____, 2017.

PUBLIC HEARING held this _____ day of _____, 2017.

READ a third time this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

Corporate Officer

Chair

Certified true copy of Bylaw No. 650-11
as read a third time.

Certified true copy of Bylaw No. 650-11
as adopted.

Corporate Officer

Corporate Officer

