



## BOARD REPORT

12.1

**TO:** Chair and Directors

**FROM:** Dan Passmore  
Senior Planner

**SUBJECT:** Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8  
South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87

<b>File No:</b>	BL 725-8 BL 701-87
<b>Date:</b>	February 27, 2017

**RECOMMENDATION #1:** THAT:  
Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8" be read a first time this 23<sup>rd</sup> day of March, 2017;

AND THAT:  
the Board utilize the simple consultation process for Bylaw No. 725-8, and it be referred to the following agencies and First Nations:

- Area 'C' Advisory Planning Commission;
- Interior Health Authority – Community Care Licensing;
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services; and
- All relevant First Nations.

**RECOMMENDATION #2:** THAT:  
"South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87" be read a first time this 23<sup>rd</sup> day of March, 2017;

AND THAT:  
the Board utilize the simple consultation process for Bylaw No. 701-87, and it be referred to the following agencies and First Nations:

- Area 'C' Advisory Planning Commission;
- Interior Health Authority – Community Care Licensing;
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services; and
- All relevant First Nations.

**APPROVED for Board Consideration:**

Meeting Date: March 23, 2017

  
Charles Hamilton, CAO**SHORT SUMMARY:**

The proposal is to amend the Electoral Area 'C' Official Community Plan Bylaw No. 725 (Bylaw No. 725) to recognize current development densities permitted on the subject property. It is also to amend the CD 3 – Comprehensive Development 3 Zone of South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701) to reflect a proposed new layout for the site development.

The owner has applied for a boundary adjustment subdivision to create 2 new parcels out of current Lot 1, Plan KAP79111; and Lot 2, Plan KAP79111. The owner would then apply to subdivide a proposed 37 lot bare land strata single family dwelling subdivision. Originally the CD3 zone permitted a 75 unit seniors' residence, and 74 dwelling units consisting of single family and duplex dwellings on bare land strata lots.

The owner has not specifically decided on a use pattern for the remainder of the parcel, so has proposed that amendments be made to the CD 3 zone to allow subdivision into bare land strata single family dwelling lots, multi family dwellings, or a seniors housing facility.

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

**BACKGROUND:**

PROPERTY OWNER: Shuswap Lake Estates

ELECTORAL AREA: 'C' (Blind Bay)

CIVIC ADDRESS: Golf Course Drive

**LEGAL DESCRIPTION:**1. Lot 1, Section 8, Township 22, Range 10, West of 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAP791112. Lot 2, Sections 7 and 8, Township 22, Range 10, West of 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAP79111SIZE OF PROPERTIES: 1. 0.180 ha (0.444 ac)  
2. 4.95 ha (12.231 ac)SURROUNDING LAND USE PATTERN: NORTH: Residential, Treed  
SOUTH: Residential  
EAST: Residential  
WEST: Residential

CURRENT OCP DESIGNATION: MD Medium Density

CURRENT ZONING: CD3 Comprehensive Development 3 – 4 Development Areas  
PROPOSED ZONING: CDC3 Comprehensive Development 3 – 2 Development Areas  
CURRENT USE: Vacant

**POLICY:**

For Policy pertaining to this application, see Appendix 'A', attached to this report.

**Proposed Amendments to Electoral Area 'C' OCP Bylaw No. 725**

The development densities allowable in the current MD designation which applies to these properties would not support the density of development currently available within the CD 3 zone. The amendments proposed by the property owner would permit the densities currently available in the CD 3 zone.

Additionally, a new policy to increase densities for seniors housing is contemplated.

Extensive additions to the design guidelines are contemplated to provide better direction to developers, staff and the Board on the aesthetic appearance of proposed multi-family buildings in Secondary Settlement Areas.

**Current CD 3 Zone**

The CD 3 zone permits densities of development that exceed the current Bylaw No. 725 maximum densities for the MD designation. This happened because Bylaw No. 701-71 which created the CD 3 zone was adopted by the Board on July 18, 2013, whereas Bylaw No. 725 was adopted March 20, 2014, and the CD 3 zone densities were not recognized in the new OCP.

To illustrate this discrepancy, the overall density allowed over the entire site in the CD 3 zone is 29 dwelling units/ha with individual development areas as follows:

CD 3 Zone - Maximum Density	MD Designation - Maximum Density (Based on housing form)
Development Area 1 – 65.2 units/ha	30 units/ha
Development Area 2 – 16.3 units/ha	12 units/ha
Development Area 3 – 21.1 units/ha	20 units/ha
Development Area 4 – 0 units/ha	N/A

**Comparison – Existing CD 3 zone to Proposed CDC 3 Zone**

<b><u>Current CD 3 Zone</u></b>	<b><u>Proposed CDC 3 Zone</u></b>
Development Area 1 <ul style="list-style-type: none"> <li>• Allows Multiple Family Dwelling and/or Special Care Facility</li> <li>• Maximum building height 18.0 m</li> <li>• Maximum Density – 65.2 units/ha</li> </ul>	<ul style="list-style-type: none"> <li>• Allows single family dwellings, duplexes, townhomes, and Seniors Housing Facility</li> <li>• Max Density single family dwelling – 19 units/ha</li> <li>• Max Density Townhouse – 30 units/ha</li> <li>• Max Density Seniors Housing Facility – 70 units/ha</li> <li>• Unique regulations for each housing form permitted</li> </ul>
Development Area 2 <ul style="list-style-type: none"> <li>• Allows 21 single family dwellings</li> <li>• Minimum Parcel size – 340 m<sup>2</sup></li> <li>• Maximum Density 16.3 units/ha</li> </ul>	
Development Area 3 <ul style="list-style-type: none"> <li>• Allows 53 total units</li> <li>• Units may be single family dwelling or duplex</li> <li>• Maximum Density 21.1 units/ha</li> </ul>	
Development Area 4 <ul style="list-style-type: none"> <li>• Allows open space and passive recreation only</li> <li>• Engineered stormwater detention pond</li> </ul>	

**Proposed New CDC 3 Comprehensive Development 3 Zone**

In addition to eliminating the Development Areas, some new definitions have been added to the bylaw to recognize the various permitted housing forms. The existing definition of special care housing has been deleted, and a new definition for Seniors Housing Facility added to more accurately reflect the type of development the owner may decide to build.

**FINANCIAL:**

The rezoning is not the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaws, the proposed 2 lot boundary adjustment subdivision would not comply with the current CD 3 zoning, and therefore would not be permitted.

**KEY ISSUES/CONCEPTS:****Sewage Disposal**

The property is within the service area for the Shuswap Lake Estates community sewer system, and any development proposed would be serviced by this system.

**Water Supply**

The property will be serviced by the Shuswap Lake Estates community water system.

**Access**

Access to the property would be from Golf Course Drive.

**Current CD 3 Zone**

The property has remained undeveloped since the initial zoning amendment. Bylaw No. 725 established a new Secondary Settlement Area Form and Character Development Permit area, which impacted on the subject property. If the developer had applied for a Development Permit to support any type of development upon the property in compliance with the current CD 3 zone, the CSRD would not have been able to issue such a Development Permit because it would not comply with the maximum densities or even housing form within the MD designation.

**Electoral Area 'C' OCP Bylaw No. 725**

The OCP does not establish density of development associated with Seniors Housing, as contemplated in Section 4.2 Housing for Seniors. Further it does not contemplate the apartment style housing form which was originally considered by the Board as part of Bylaw No. 701-71 which rezoned the property to the CD 3 zone. The current bylaw amendments before the Board attempt to reconcile this issue, by revisiting the Housing for Seniors policies and by considering the new seniors housing form and related density.

Additionally, the maximum densities for the detached housing form (single family dwelling) in the MD designation in the OCP do not support the density that the developer is proposing for Development Area 2. **As a result, staff propose adding a policy to Section 3.4 Residential that boosts residential density to 19.0 units/ha for the subject properties only, allowing the proposed site development.** This proposed additional density in the MD designation will reflect that which has already been granted in the CD 3 zone.

Guidelines for Development Permits for form and character within the Secondary Settlement Area are currently not adequately focussed on the appearance of proposed new multi-family dwellings (either townhouse or the proposed new seniors housing forms). Extensive guidelines are proposed by staff to ensure that such buildings better integrate with the surrounding neighbourhood.

**CDC 3 Zone – Housing Form Regulations**

Each housing form contemplated for the subject property is proposed to have a separate set of regulations attributable to each type of permitted built form. Separate setbacks, parcel size for subdivision, building height and density will be reflected in the regulations. The developer will then be able to mix the form of housing in the development, or stick with a homogeneous housing form. This should provide the developer with greater flexibility in built form and site design, to achieve a development proposal within the permitted density.

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

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the simple consultation process. Neighbouring property owners will first become aware of the application for zoning amendments when a notice of development sign is posted on the property.

### Referral Process

The following list of referral agencies is recommended:

- Area 'C' Advisory Planning Commission;
- Interior Health Authority – Community Care Licensing
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services; and
- All relevant First Nations.
  - Adams Lake Indian Band
  - Little Shuswap Indian Band
  - Neskonlith Indian Band

### SUMMARY:

The applicant has applied to amend OCP Bylaw No. 725 to permit site densities already recognized in the existing CD 3 zone. The application also proposes to amend the CD 3 zone to allow for a proposed 2 lot boundary adjustment subdivision and to create a single Development Area which will allow the permitted uses throughout the property.

Staff is recommending that the Board can consider the bylaws for first reading and directing staff to forward them to referral agencies and First Nations.

### LIST OF REPORTS / DOCUMENTS:

1. Site Plans	Attached to Agenda Summary: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
2. Maps: Location, Orthophotos, pictures	Attached to Agenda Summary: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
3. Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8	Attached to Agenda Summary: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
4. South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701- 87	Attached to Agenda Summary: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
5. Appendix A – Applicable OCP Policies	Attached to Agenda Summary: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
6. Application	Attached to Agenda Summary: <input type="checkbox"/>	Available from Staff: <input checked="" type="checkbox"/>

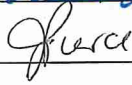
### DESIRED OUTCOME:

That the Board endorse staff recommendations.

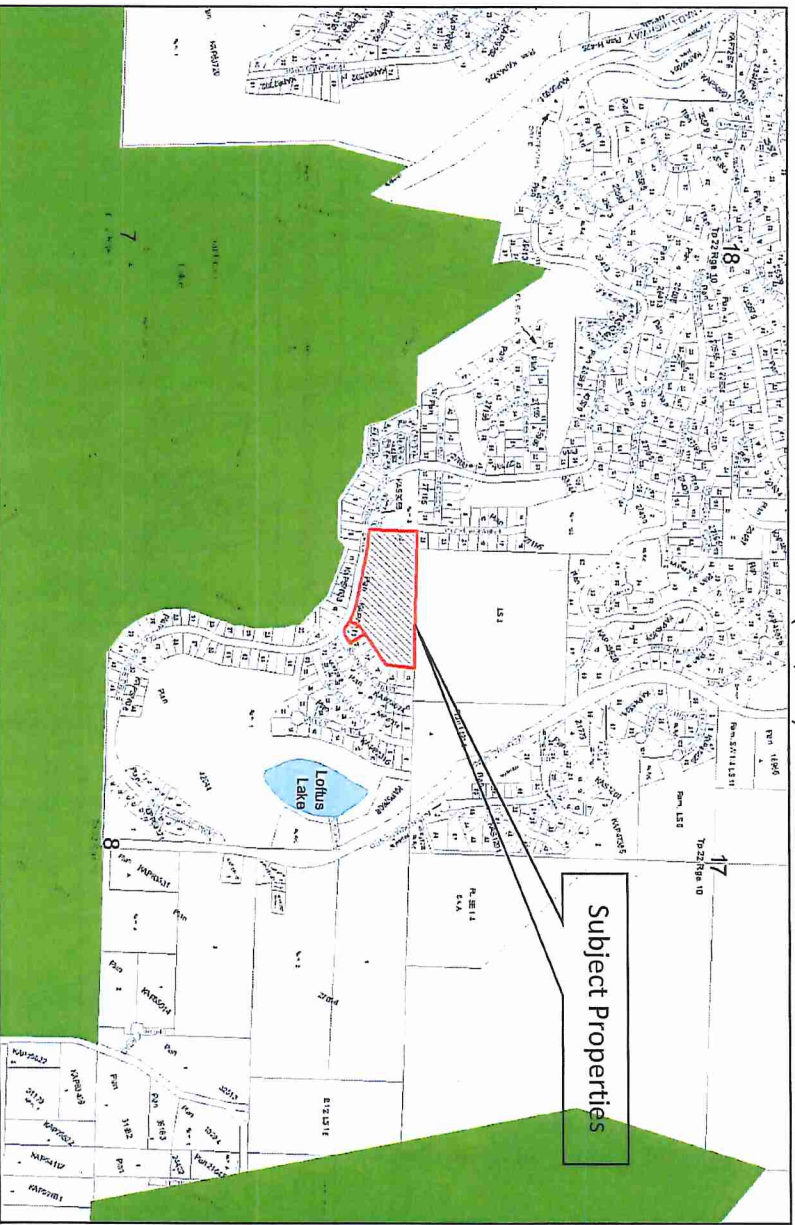
**BOARD'S OPTIONS:**

1. *Endorse recommendations. Bylaw No. 725-8 and Bylaw No. 701-87 will be given first readings and sent out to the referral agencies.*
2. *Decline first readings, Bylaw No. 725-8 and Bylaw No. 701-87 will be defeated. Staff will inform the Approving Authority that the current proposed subdivision does not comply with current zoning.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

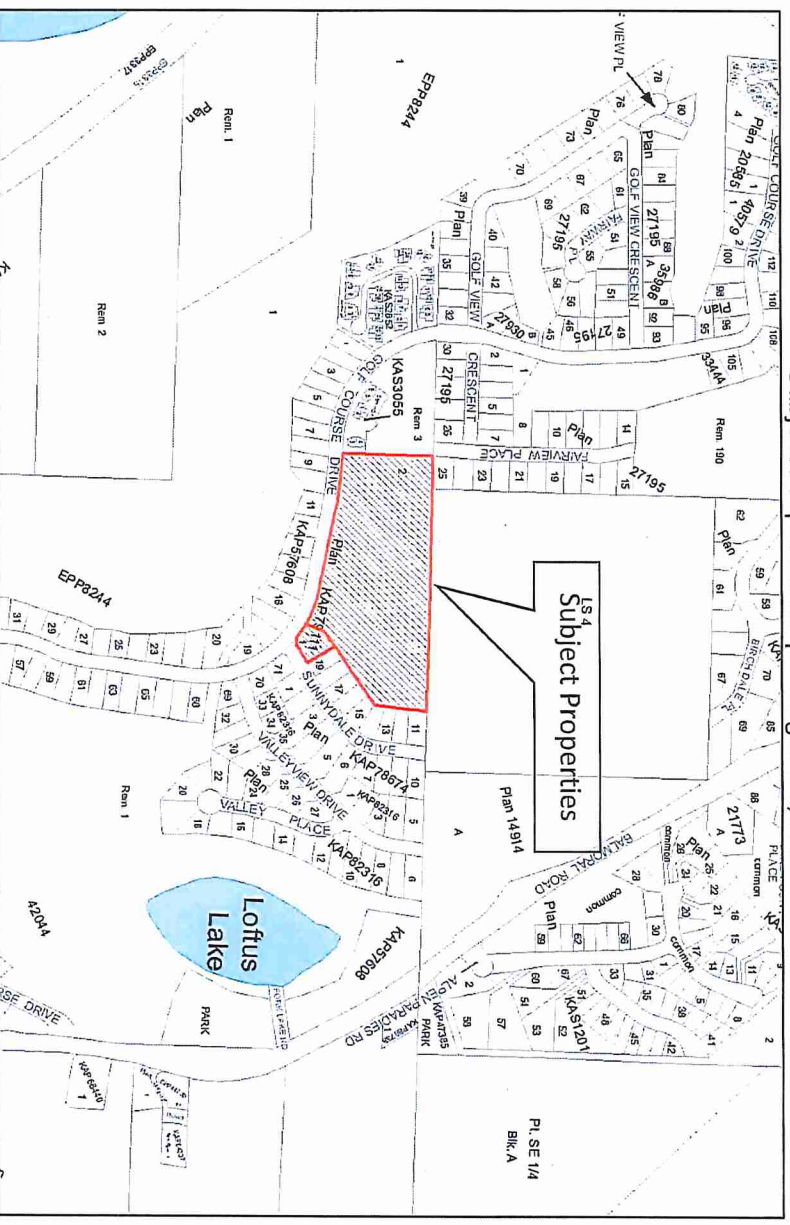
**COMMUNICATIONS:** To be provided following referral process.

REVIEWED BY:	Date Signed Off (MO/DD/YR)	Approval Signature of Reviewing Manager or Team Leader
Development Services Team Leader	03/07/17	
Manager Development Services	03/09/17	
Manager Financial Services	03/10/17	

Location (1:7,500)



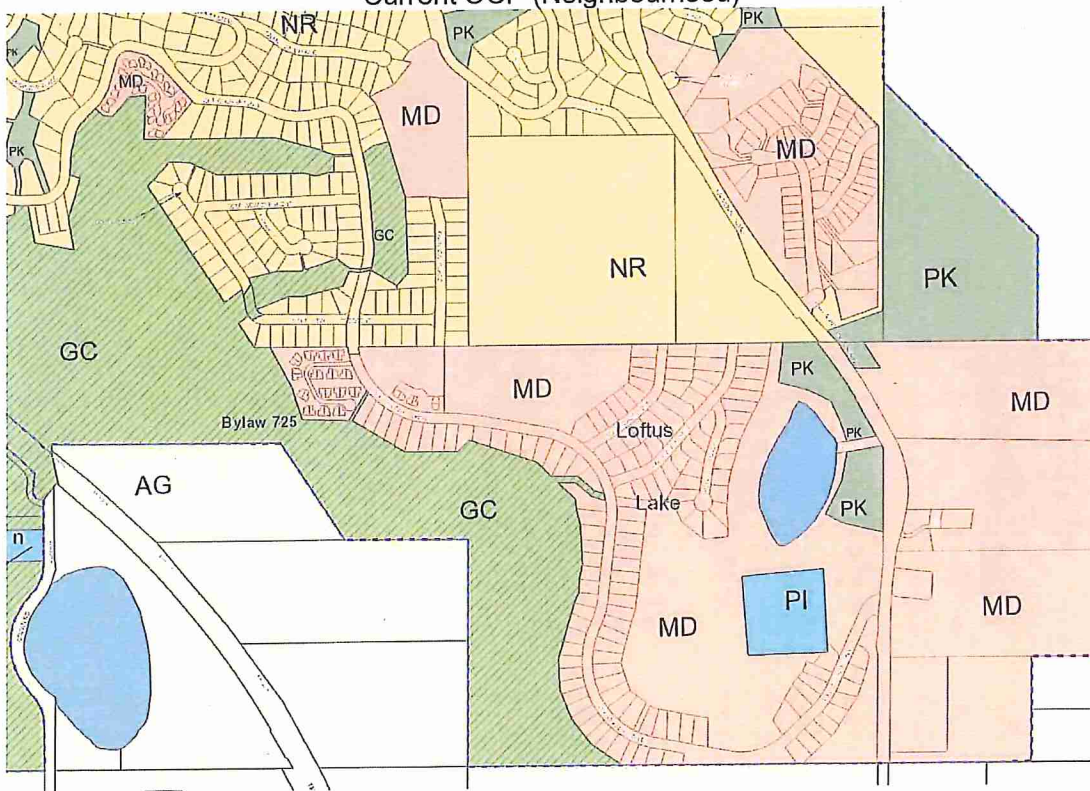
Subject Properties Map – Legal 1:4,000



Orthophoto



Current OCP (Neighbourhood)



The map displays a residential area with several zoning districts: R1 (Residential Single-Family), R2 (Residential Single-Family), CD3 (Community Development), GC (General Commercial), AR2 (Accessory Residential), and P1 (Public Use). The map shows a network of streets including Golf Course Drive, Sun Valley Drive, Alpine Park Drive, and others. Numerous lots are numbered, and specific lots are identified by owner names like KAS3055 and KAP57608. The map also includes a scale bar and a north arrow.

AR2

[illegible]

### Proposed Rezoning

## APPENDIX 'A'

### Applicable OCP Policies

#### Electoral Area 'C' Official Community Plan Bylaw No. 725

The subject property is designated Medium Density (MD).

#### 3.3 Secondary Settlement Areas

This section of the OCP gives the following objectives and policies to be considered;

##### 3.3.1 Objective

- .1 To allow for predominantly residential development and some neighbourhood commercial development within Blind Bay, Eagle Bay, Sunnybrae and White Lake.

##### 3.3.2 Policies

- .1 This designation applies to areas within the Blind Bay, Eagle Bay, Sunnybrae and White Lake Secondary Settlement Area boundaries, as outlined on Schedules B and C.
- .2 Permitted land uses within the Secondary Settlement Areas include: residential, neighbourhood commercial uses, recreational residential, community and health-related services, institutional uses, recreation, arts and cultural activities.
- .7 Where possible, new development will include dedicated pedestrian and non-motorized linkages to and through the development.
- .8 New commercial, industrial, multi-family and intensive residential development within the Secondary Settlement Areas is subject to the Form & Character Development Permit Area Guidelines.

#### 3.4 Residential

##### 3.4.1 Policies

- .1 New residential development will be directed to the Village Centre and Secondary Settlement Areas identified on Schedules B and C. Outside these areas, residential development is discouraged unless co-located with an agricultural use.
- .2 Residential development is subject to the following land use designations, housing forms and maximum densities:

Land Use Designation	Housing Form	Maximum Density
Medium Density (MD)	Detached	5 units/ac (1 unit/0.2 ac) 12 units/ha (1 unit/0.08 ha)
	Semi-detached	8 units/ac (1 unit/0.13 ac) 20 units/ha (1 unit/0.05 ha)
	Townhouse	12 units/ac (1 unit/0.13 ac)

		30 units/ha (1 unit/0.03 ha)
Neighbourhood Residential (NR)	Detached, Semi-detached	2 units per 1 acre (1 unit/0.2 ha)
Country Residential (CR)	Detached, Semi-detached	1 unit per 1 acre (0.4 ha)
Rural Residential (RR)	Detached, Semi-detached	1 unit per 2.5 acres (1 ha)
Rural Residential 2 (RR2)	Detached, Semi-detached	1 unit per 5 acres (2 ha)
Small Holdings (SH)	Detached, Semi-detached	1 unit per 10 acres (4 ha)
Medium Holdings (MH)	Detached, Semi-detached	1 unit per 20 acres (8 ha)
Large Holdings (LH)	Detached, Semi-detached	1 unit per 25 acres (10 ha)
Rural Holdings (RH)	Detached, Semi-detached	1 unit per 148 acres (60 ha)

- .3 Cluster forms of development are encouraged within the Sorrento Village Centre and Secondary Settlement Areas to reduce the amount of land affected by residential growth when the permitted number of units is clustered on part of the site, and the remaining area is protected in a natural state. Where cluster developments are located near natural features, such as waterbodies, the cluster development should be directed away from the natural features. Areas near the features should be protected common or public areas.
- .4 Bed and Breakfast businesses are appropriate provided they are consistent with the residential character of the neighbourhood and provide adequate on-site parking. Additional conditions for Bed and Breakfast businesses will be included in the zoning bylaw.
- .5 One secondary suite is appropriate in a detached home provided it is compatible with surrounding residential uses. Additional conditions related to a secondary suite will be included in the zoning bylaw.
- .6 Agricultural uses are appropriate in all designations. Outside ALR lands, agricultural uses are supported to an intensity compatible with surrounding uses. On ALR lands, agricultural uses are subject to the Agricultural Land Commission Act and Regulations.

## 4.2 Housing for Seniors

In 2006, almost 24% of the population in the community was over 65 years of age. Another 22% was between the ages of 55 and 64. This age profile suggests an increasing need for housing and services appropriate for an aging population.

At the time this Plan was written, the amount of senior accommodation was limited to 16 units of subsidized seniors' housing in the Shuswap Lions Manor in Sorrento. This limited supply of housing compels seniors who can no longer physically live in a detached dwelling to move away from the community, to a larger centre such as Salmon Arm or Kamloops, where housing and services for seniors are available.

#### 4.2.1 Objective

- .1 To encourage development of affordable, appropriate housing for seniors to allow South Shuswap residents to age in place, close to friends and family.

#### 4.2.2 Policies

The Regional District encourages:

- .1 Applications for accessible and affordable housing for seniors to “age in place”, within the Village Centre and Secondary Settlement Areas. Seniors’ housing projects may include group housing, assisted living projects, and residential complex care facilities.
- .2 Non-profit and private seniors’ housing to locate within the Village Centre and Secondary Settlement Areas, close to services and amenities.
- .3 The creation of partnerships among the provincial and federal governments, the real estate community, social service agencies, faith-based organizations, service clubs, and other community resources to facilitate the development of seniors’ housing.

### 6.8 Archaeology Sites

Archaeological sites contain unique information about the past. These sites are protected by the Heritage Conservation Act, and a provincial heritage permit is required before development within a site may take place. Throughout BC, protected archaeological sites are being accidentally damaged with increasing frequency as a consequence of development. The South Shuswap contains a number of recorded archaeological sites and has the potential to contain more.

#### 6.8.1 Objective

- .1 To avoid or reduce damage to archaeological sites.

#### 6.8.2 Policy

The Regional District will:

- .1 Direct the applicant, if the property overlaps with a recorded archaeological site, to engage a professional consulting archaeologist to determine whether an archaeological impact assessment is required. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit before any land altering activities.

### 12.5 Village Centre and Secondary Settlement Area Form and Character Development Permit Area

#### .1 Purpose

The Village Centre and Secondary Settlement Area (VCSSA) Form and Character DPA is designated under the *Local Government Act* for the establishment of form and character objectives for commercial, industrial and multi-family development in the Secondary Settlement Areas of the plan.

## *.2 Justification*

The Village Centre and Secondary Settlement Areas will experience the most increased density and commercial development over time. Therefore the primary objective of the VCSSA DPA is to promote a high level of building and site design in the most densely populated areas of Electoral Area 'C', which take into consideration pedestrian movement, public space, mixed use, and designing in harmony with site conditions, neighbourhood character and the existing built environment.

## *.3 Area*

This DPA applies to all commercial, industrial, multi-family residential and intensive residential (defined as a 5 or more single family residential subdivision) development as set out in Schedules B and C:

- .1 Within Sorrento Village Centre;
- .2 Within Secondary Settlement Areas; and,
- .3 On waterfront parcels (defined as those which have any portion of their parcel boundary in common with the natural boundary of a lake).

## *.4 Exemptions*

- .1 A single storey accessory building with a gross floor area less than 10 m<sup>2</sup> (107.4 ft<sup>2</sup>); or,
- .2 The complete demolition of a building and clean-up of demolition material. Partial demolition or reconstruction of a building requires a DP under this section.

## *.5 Guidelines*

- 1. New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards is strongly encouraged;
- 2. New development that relies on multiple, short automobile trips to access different retail spaces on the same site (i.e. re-parking the car) are strongly discouraged;
- 3. New development should be of a form and character that relate to local climate and topography, and that take into consideration the form and character of surrounding buildings. When building on peaks or slopes, natural silhouettes should be maintained;
- 4. The primary pedestrian entrance to all units and all buildings should be from the street; if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent;
- 5. 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. public facades to avoid the creation of blank walls in prominent locations;

6. Natural exterior building and landscaping materials, such as wood, rock or stone, or those that appear natural, are encouraged. Metal roofs are acceptable;
7. Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units;
8. Design of signage and lighting should be integrated with the building facade and with any canopies or awnings;
9. Non retail commercial and industrial facilities including outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
10. Visible long blank walls should be avoided;
11. Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged;
12. Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. All parking should be screened;
13. Dedicated pedestrian linkages (i.e. sidewalks and marked crosswalks across road) should be provided throughout parking lot(s) to access vehicles without the need to walk on the road, provided throughout parking lot(s) to access vehicles without the need to walk on the road, except marked crosswalks;
14. 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;
15. 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; and,
16. Development of civic public spaces with gathering spots, benches, lighting, ornaments (sculptures, fountains, etc.) and landscaping are encouraged where none exist within a short walking distance.

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**ELECTORAL AREA 'C' OFFICIAL COMMUNITY PLAN**  
**AMENDMENT (SHUSWAP LAKE ESTATES) BYLAW NO. 725-8**

A bylaw to amend the "Electoral Area 'C' Official Community Plan Bylaw No. 725"

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. Bylaw No. 725 cited as "Electoral Area 'C' Official Community Plan Bylaw No. 725" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, (the Official Community Plan text), which forms part of the "Electoral Area 'C' Official Community Plan Bylaw No. 725" is hereby amended by:

- i) Section 3, Part 3.4 Residential is hereby amended by adding the following new Subsection 3.4.2.7:

".7 Notwithstanding 3.4.2.2, above, maximum allowable density within the MD designation are permitted to increase to a total of 19.0 units/ha on Lots 1 and 2, Sections 7 and 8, Township 22, Range 10, West of 6th Meridian, Kamloops Division Yale District, Plan KAP79111, only."

- ii) Section 4, Part 4.2 Housing for Seniors is hereby amended by adding the following Policy Subsection 4.2.2.4:

".4 Notwithstanding density limitations of the MD Residential designation, Seniors Housing are supported to a maximum density of 70 units/ha on Lots 1 and 2, Sections 7 and 8, Township 22, Range 10, West of 6th Meridian, Kamloops Division Yale District, Plan KAP79111, only."

- iii) Section 12, Part 12.5 Village Centre and Secondary Settlement Area Form and Character Development Permit Area is hereby amended by adding the following Guideline Subsection 12.5.5.17:

".17 Development of the Townhouse housing form or Seniors Housing facilities are encouraged to incorporate the following design features:

- i. All development in the Village Centre and Secondary Settlement Development Permit Area shall be of a quality and design that is sensitive to the existing form and character of nearby houses and neighbourhood. Such development should incorporate similar building orientation, massing and height as neighbouring development, as much as possible. Where Seniors Housing Facilities are contemplated, the building should incorporate either greater setbacks from neighbouring properties with lesser height, or similar heights at any transition boundaries.

- ii. All buildings and structures shall be designed with features, colour and finish which complement the natural setting and character of the designated area.
- iii. Building façades must incorporate surface depth and relief in the design to create a visually interesting structure.
- iv. All garbage and recycling bins are to be provided on site and fully screened (ie. consisting of fencing or landscaping) with secure enclosures.
- v. All buildings should be sited and designed with consideration for shading on adjacent properties, buildings and roadways. A shadow analysis will be required at the Development Permit stage for proposals for Seniors Housing buildings.
- vi. The impact of new development on existing view corridors should be minimized and long views to natural landscape and significant buildings or focal points should be maintained.
- vii. The building facade shall use architectural solutions to create varied and articulated building facades. Window placement and groupings, material palette and surface relief through massing or elements, among other techniques, may be explored to avoid a monolithic form.
- viii. Entrances should be emphasized with architectural forms such as height, massing, projection, shadow, punctuation and/or change in roofline or materials. Canopies, awnings, or recesses all help to define and distinguish an entrance.
- ix. Building materials should be chosen for their durability as well as their functional and aesthetic quality, while meeting Fire Smart principles. Vinyl siding, plastic, darkly tinted or mirrored glass and textured stucco are discouraged unless used thoughtfully in combination with other materials. Materials should be compatible with adjacent buildings, either as primary or accent materials.
- x. Materials used for the front facade should be carried around the building where any facades are within view of a public street.
- xi. Wherever possible, surface parking should be located internal to the development site and should include lighting, signage and minimal driveways.
- xii. Within surface parking lots, landscaping, trees and decorative paving should be used to break up the expansive hard surfaces.
- xiii. A detailed landscape plan must be provided with each Development Permit application. The plan shall indicate any existing landscaping that is proposed to remain within the development and all new landscaping to be installed on site. The objective shall be to retain existing trees within the development, where possible.
- xiv. All parking areas shall be hard surfaces, drained and maintained. Whenever possible, and where function, safety or use does not preclude it, permeable surfaces and on site stormwater retention are to be utilized. Paving stones or grass-crete is encouraged, but consideration will be given to permeable asphalt.
- xv. Roof top mechanical units and/or elevator equipment are required to be screened from view from all angles.
- xvi. A detailed pedestrian plan illustrating safe movement of people within parking areas, to/from entrances and exits, and public spaces, (eg. Crosswalks, sidewalks, etc.)"

2. This bylaw may be cited as "Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8."

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ a second time 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 a true copy of Bylaw No. 725-8  
as read a third time.

CERTIFIED a true copy of Bylaw No. 725-8  
as adopted.

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

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

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**SOUTH SHUSWAP ZONING AMENDMENT**

**(SHUSWAP LAKE ESTATES) BYLAW NO. 701-87**

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. Bylaw No. 701 cited as "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 amending SECTION 33 by replacing "CD 1" with "CDC 1".
- ii. Schedule A, Zoning Bylaw Text, TABLE OF CONTENTS is hereby amended by amending SECTION 33 by replacing "CD 3" with "CDC 3".
- iii. Schedule A, Zoning Bylaw Text, Section 1 Definitions is hereby amended by adding the following definitions:

"PARCEL is any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway."

"TOWNHOUSE is a specific type of multi-family dwelling consisting of a building containing three (3) or more dwelling units that share common party walls, floors or ceilings with adjacent dwelling units, with each dwelling unit having separate exterior entrance."

"SENIORS HOUSING FACILITY means a residential housing facility intended for seniors where residents are provided with common living facilities in apartment housing, which provides some combination of personal care (meal assistance or provision, transportation for residents, medication management, dressing or bathing assistance) and/or hospitality services (laundry and housekeeping), and which may include facilities for onsite medical personnel, and where common amenity spaces and dining facilities are provided for the residents. This housing may or may not be licensed as required under the Community Care Facilities Act."

- iv. Schedule A, Zoning Bylaw Text, Section 1 Definitions is hereby amended by deleting the definition "SPECIAL CARE FACILITY".
- v. Schedule A, Zoning Bylaw Text, Section 4.1 Establishment of Zones Table 1 is hereby amended by replacing "CD 1" with "CDC 1"
- vi. Schedule A, Zoning Bylaw Text, Section 4.1 Establishment of Zones Table 1 is hereby amended by replacing "CD 2" with "CDC 2"
- vii. Schedule A, Zoning Bylaw Text, Section 4.1 Establishment of Zones Table 1 is hereby amended by replacing "CD 3" with "CDC 3".

- viii. Schedule A, Zoning Bylaw Text, Section 31 is hereby amended by replacing every occurrence of "CD 1" with "CDC 1".
- ix. Schedule A, Zoning Bylaw Text, is further amended by replacing Section 33, with a new Section 33 as follows:

**"CDC 3 Comprehensive Development 3 Zone**

**Section 33**

**Purpose**

*The purpose of the CDC 3 zone is to provide for a unique zone allowing for a variety of residential use housing forms including single family dwellings (detached), duplex housing (semi-detached), townhouse, and seniors housing with varying lot sizes as part of a strata development.*

**Permitted Uses**

33.1 The following uses and no others are permitted in the CDC 3 Zone:

- .1 single family dwelling;
- .2 duplex;
- .3 townhouse;
- .4 seniors housing facility;
- .5 accessory use.

**Accessory Uses**

33.2 The following accessory uses are permitted where the permitted use is a single family dwelling:

- .1 home business;
- .2 bed and breakfast;
- .3 accessory use.

### Regulations for Single Family Dwelling

- 33.3 On an area zoned CDC 3 there shall be no use and no single family dwelling parcel or duplex building or structure shall be subdivided, 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: <ul style="list-style-type: none"> <li>Where a parcel is served by both a community water system and a community sewer system</li> <li>In all other cases</li> </ul>	340 m <sup>2</sup> 1ha
.2 Maximum Number of Single Family Dwellings Per Parcel:	1
.3 Maximum Density of Single Family Dwelling Parcels	19 per hectare
.4 Maximum height for: <ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings</li> </ul>	10 m 6 m
.5 Minimum Setback from: <ul style="list-style-type: none"> <li>front parcel line</li> <li>exterior side parcel line</li> <li>interior side parcel line</li> <li>rear parcel line</li> </ul>	3.65 m 3.65 m 1.2 m 5.0 m
.6 Maximum Coverage	70%

**Regulations for Townhouse**

- 33.4 On an area zoned CDC 3 there shall be no use and no townhouse building or structure shall be 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:

<b>COLUMN I MATTER TO BE REGULATED</b>	<b>COLUMN II REGULATIONS</b>
.1 Minimum Parcel Size for New Subdivisions:	340 m <sup>2</sup>
.2 Maximum Gross Floor Area of Accessory Buildings Where the Parcel Area is: • 1400 m <sup>2</sup> or less • more than 1400 m <sup>2</sup>	45 m <sup>2</sup> 60 m <sup>2</sup>
.3 Maximum height for: • Principal buildings and structures • Accessory buildings	10 m 7 m
.4 Minimum Setback from the: • front parcel line • exterior side parcel line • interior side parcel line • interior side parcel line (shared party wall) • rear parcel line	3.65 m 4.5 m 2 m 0.0 m 5 m
.5 Maximum Coverage	60%
.6 Maximum Density of Townhouses	30 dwelling units/ha

**Regulations for Seniors Independent Living Facility**

- 33.5 On an area zoned CDC 3 there shall be no seniors housing facility use and no building or structure shall be 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:

<b>COLUMN I MATTER TO BE REGULATED</b>	<b>COLUMN II REGULATIONS</b>
.1 Minimum Parcel Size for New Subdivisions:	1.0 ha
.2 Maximum height for: • Principal buildings and structures • Accessory buildings	20 m 7 m
.3 Minimum Setback from: • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line	5 m 4.5 m 4.5 m 5 m
.4 Maximum Coverage	50%
.5 Maximum Density	70 dwelling units/ha

- x. Schedule B, Parking Provisions, Table 1 Required off-street parking spaces is hereby amended by adding the following row:

Seniors Housing Facility	0.75 per dwelling unit, plus 1 visitor parking space for every 5 dwelling units, clearly marked as 'visitor parking'
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Between "School, Secondary", and "Service Station".

#### 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 that part of Lot 2, Sections 7 and 8, Township 22, Range 10, West of 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAP79111 which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from CD 3 COMPREHENSIVE DEVELOPMENT ZONE 3 DEVELOPMENT AREA 1, to CDC 3 COMPREHENSIVE DEVELOPMENT ZONE 3, and;
  - ii) rezoning that part of Lot 2, Sections 7 and 8, Township 22, Range 10, West of 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAP79111 which part is more particularly shown checkered on Schedule 1 attached hereto and forming part of this bylaw, from CD 3 COMPREHENSIVE DEVELOPMENT ZONE 3 DEVELOPMENT AREA 2, to CDC 3 COMPREHENSIVE DEVELOPMENT ZONE 3, and;
  - iii) rezoning that part of Lot 2, Sections 7 and 8, Township 22, Range 10, West of 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAP79111 which part is more particularly shown dotted triangular on Schedule 1 attached hereto and forming part of this bylaw, from CD 3 COMPREHENSIVE DEVELOPMENT ZONE 3 DEVELOPMENT AREA 3, to CDC 3 COMPREHENSIVE DEVELOPMENT ZONE 3, and
  - iv) rezoning Lot 1, Section 8, Township 22, Range 10, West of 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAP79111 which part is more particularly shown stippled on Schedule 1 attached hereto and forming part of this bylaw, from CD 3 COMPREHENSIVE DEVELOPMENT ZONE 3 DEVELOPMENT AREA 4, to CDC 3 COMPREHENSIVE DEVELOPMENT ZONE 3.

2. This bylaw may be cited as "South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87."

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ a second time 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

CERTIFIED a true copy of Bylaw No. 701-87  
as read a third time.

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 701-87  
as adopted.

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

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

