

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"> Where a parcel is served by both a community water system and a community sewer system In all other cases 	340 m ² 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"> Principal buildings and structures Accessory buildings 	10 m 6 m
.5 Minimum Setback from: <ul style="list-style-type: none"> front parcel line exterior side parcel line interior side parcel line rear parcel line 	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:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.1 Minimum Parcel Size for New Subdivisions:	340 m ²
.2 Maximum Gross Floor Area of Accessory Buildings Where the Parcel Area is: • 1400 m ² or less • more than 1400 m ²	45 m ² 60 m ²
.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:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.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 6th 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 6th 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 6th 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 6th 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 _____ 23 _____ day of _____ March _____, 2017.

READ a second time this _____ 18 _____ day of _____ May _____, 2017.

PUBLIC HEARING held this _____ 12 _____ day of _____ June _____, 2017.

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

ADOPTED this _____ day of _____ 2017.

CORPORATE OFFICER

CHAIR

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

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

Corporate Officer

Corporate Officer

SCHEDULE 1**SOUTH SHUSWAP ZONING AMENDMENT
(SHUSWAP LAKE ESTATES) BYLAW NO. 701-87**