

COLUMBIA SHUSWAP REGIONAL DISTRICT

RURAL SICAMOUS LAND USE AMENDMENT (CSRD) BYLAW NO. 2064

A bylaw to amend the "Rural Sicamous Land Use Bylaw No. 2000"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2000;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2000;

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

1. "Rural Sicamous Land Use Bylaw No. 2000", as amended is hereby further amended as follows:

A. TEXT AMENDMENT

1. PART 2 – LAND USE REGULATIONS is amended as follows:

- i. Section 2.1, DEFINITIONS is amended by adding the following new definitions:

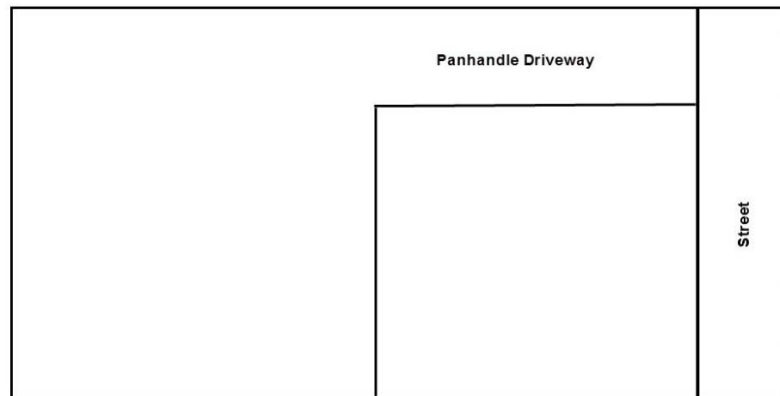
"FLOOD PROOFING PROTECTION means the installation of improvements, provided they are upland of the current *natural boundary* that are specifically designed to prevent damage to existing natural earthen banks caused by the erosive effects of water and wave action by armouring the soil surface through 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 "FARM AND GARDEN CENTRE";

"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:



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Before the definition of “MARINA”;

“MEAN ANNUAL HIGH WATER MARK means an elevation of 348.3 metres Geodetic Survey of Canada Datum for Shuswap Lake and 348.4 for Mara Lake;”

After the definition of “MARINA”;

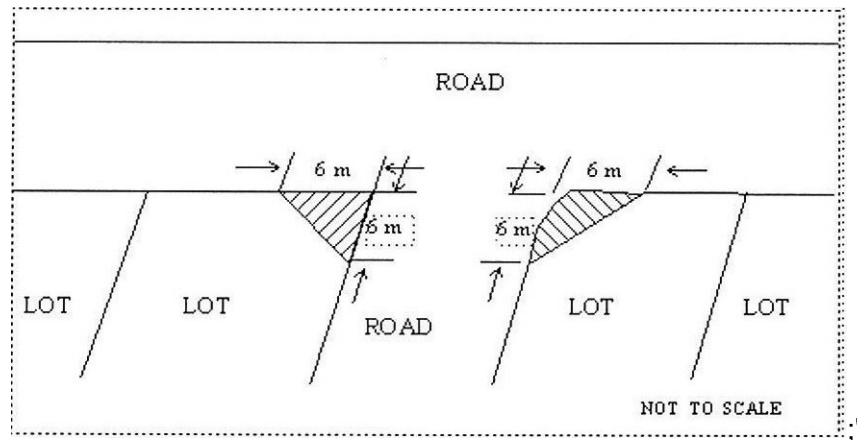
“PANHANDLE DRIVEWAY means that portion of a *panhandle lot* that is the narrow strip fronting a *highway*.”

After the definition of “PAD”;

“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";

"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)."

Before the definition of "FLOOR AREA"; and,

"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 "STRUCTURE".

ii. Section 2.1, 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 and in the case of a *panhandle lot* means the line separating the *panhandle driveway* from the main part of the lot;"

- c) replacing the existing definition of “HABITATION” with the following:

“HABITATION in respect of development proposed on properties subject to floodplain specifications, 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.”

- iii. Section 2.3.4, ESTABLISHMENT OF FLOOD PLAINS is amended by:

- (a) deleting sub-section (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 from the *mean annual high water mark* of Mara Lake, defined as 348.4 metres Geodetic Survey of Canada Datum;
 - (c) 30 m (98.43 ft.) from the *natural boundary* of the Eagle River, Sicamous Creek and the portion of Hummingbird Creek that is downstream from highway 97A;
 - (d) 15 m (49.2 ft.) from the *natural boundary* of any other *watercourse*; and,
 - (e) where more than 1 flood plain setback is applicable, the larger distance is the flood plain setback.”

- iv. Section 2.3.5, MEASUREMENT OF FLOOD CONSTRUCTION LEVEL AND FLOOD PLAIN SETBACK is amended by:

- a) deleting subsections (1) and (2) and adding the following:

- “
 - (1) The flood construction level is determined by measuring at a 90° angle to the *mean annual high water mark* for Shuswap and Mara Lakes, or the *natural boundary* for all other *watercourses* to a point where the elevation is the required elevation above said *mean annual high water mark* or *natural boundary*.
 - (2) The flood plain setback is determined by measuring at a 90° angle to the *mean annual high water mark* for Shuswap and Mara Lakes or the *natural boundary* for all other *watercourses*, the distances stated in Section 2.3.4(3). “

- v. Section 2.3.6, APPLICATION OF FLOOD PLAINS is amended by:

- (a) deleting subsection (5) and replacing with the following:

“(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 2.3.4 (2) and (3)."

(b) deleting subsection (7) and replacing it with the following:

"(7) The following are exempted from the requirements of subsection (1) and (2) 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;
- 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."

vi. Section 2.3.10 SETBACK EXCEPTIONS is amended by:

(a) deleting Section 2.3.10(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 2.3.22 Sight Triangles; and

(b) deleting Section 3.2 (e), and replacing it with the following:

"(e) a structure below finished grade;"

(c) adding Section 2.3.10(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,"

(d) adding Section 3.2.(h), as follows:

“(h) exterior stairway not forming part of a building.”

vii. Add a new Section 2.3.22 titled SIGHT TRIANGLE, as follows:

"SIGHT TRIANGLE

2.3.22 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.”

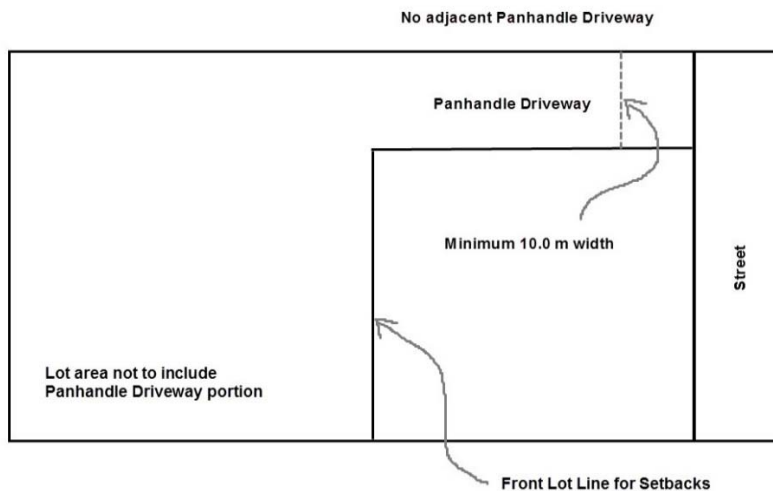
viii. Adding new section 2.3.23 titled Subdivision Regulations for Panhandle Lots, as follows:

"SUBDIVISION REGULATIONS FOR PANHANDLE LOTS

2.3.23 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 "Rural Sicamous Land Use Amendment (CSRD) Bylaw No. 2064."

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

READ a second time, as amended, this 15 day of June, 2017.

PUBLIC HEARING held this 10 day of August, 2017.

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

ADOPTED this _____ day of _____, 2017.

Corporate Officer

Chair

Certified true copy of Bylaw No. 2064
as read a third time.

Certified true copy of Bylaw No. 2064
as adopted.

Corporate Officer

Corporate Officer

