

COLUMBIA SHUSWAP REGIONAL DISTRICT

MAGNA BAY ZONING AMENDMENT

(ISLEY) BYLAW NO. 800-30

A bylaw to amend the "Magna Bay Zoning Bylaw No. 800"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 800;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 800;

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

1. "Magna Bay Zoning Bylaw No. 800" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, which forms part of the "Magna Bay Zoning Bylaw No. 800" is hereby amended as follows:

i. Part 1 Definitions, Section 1.0 is hereby amended by adding the following new definitions:

"COMMERCIAL is an occupation, service, employment or enterprise that is carried on for gain or monetary profit by any individual, business or organization;" after "CAMPING UNIT"; and,

"TOY STORAGE is the *commercial* use of land, *buildings* and structures to provide separate, individual self-storage units inside a *building*, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials or equipment, but which does not include commercial use of the individual storage units;" after "TEMPORARY".

2. Schedule A, Zoning Bylaw Text, which forms part of the "Magna Bay Zoning Bylaw No. 800" is hereby amended as follows:

i. Table of Contents, Part 5 Zones, is amended by adding "5.12 Comprehensive Development 2", after "5.11 Comprehensive Development 1", and showing the appropriate page number.

ii. Section 4.6 Table 1 Required Off Street Parking Spaces and Off Street Loading Spaces is hereby amended by adding "*Toy Storage*" in Column 1 "Use", and adding "1 per 10 *toy storage* units", in Column 2 "Minimum Required Number of Off Street Parking Spaces", after "*Single family dwellings*".

iii. Part 5 Zones, Section 5.0 Establishment of Zones, Table 2 is amended by adding "Comprehensive Development 2" in "Column 1 Zone Title", after

“Comprehensive Development 1”, and “CDF-2”, in “Column 2 Zone Symbol”, after “CD-1”.

- iv. Part 5 Zones is amended by adding the new Comprehensive Development 2 zone, as follows:

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Zone Title **COMPREHENSIVE DEVELOPMENT 2**

Zone Symbol – **CDF-2**

5.12 Development Area 1

(1) Permitted Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development Zone 2 Development Area 1 except as stated in Part 3: General Regulations:

- (a) *Toy Storage*
- (b) *Outdoor Storage of Recreational Vehicles, Boats, and Trailers*

(2) Regulations

On a parcel zoned Comprehensive Development 2 within Development Area 1, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	5.5 ha (13.59 ac)
(b) Maximum <i>parcel coverage</i>	50%
(c) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures 	10.0 m (32.81 ft)
(e) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>rear parcel boundary</i> 	5.0 m (16.4 ft) 5.0 m (16.4 ft.) 6.0 m (19.69 ft.)

(3) Screening

Landscaped screening formed by a row of shrubs and trees, supplemented

with a wooden fence, masonry wall, or chain link fence with visual screening to a minimum height of 3.0 m is required along the west and south side property lines.

- (4) Silt and run-off control measures are required.

Development Area 2

(3) Permitted Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development Zone 1 Development Area 2 except as stated in Part 3: General Regulations:

- (a) *Accessory Single Family Dwelling (caretaker dwelling unit)*
- (b) *Accessory Use*

(4) Regulations

On a parcel zoned Comprehensive Development 2 within Development Area 2, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Maximum number of <i>Accessory Single Family Dwellings</i> per parcel	1
(b) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 8.0 m (26.25 ft) • 6 m (19.69 ft)
(e) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>rear parcel boundary</i> 	<p style="text-align: center;">5.0 m (16.4 ft)</p> <p style="text-align: center;">5.0 m (16.4 ft.)</p> <p style="text-align: center;">6.0 m (19.69 ft.)</p>

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B. MAP AMENDMENTS

- i. Schedule B of Magna Bay Zoning Bylaw No. 800 is amended by:

- (a) rezoning that portion of Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633, which part is more particularly shown outlined in blue and hatched on Schedule 1 attached hereto and forming part of this bylaw from, A - AGRICULTURE to CDF-2-COMPREHENSIVE DEVELOPMENT-1, DEVELOPMENT AREA 1;

- (b) rezoning that portion of Lot 1, Section 18, Township 23, Range 9, W6M, KDYD, Plan KAP56704, which part is more particularly shown outlined in red and crosshatched on Schedule 1, attached hereto and forming part of this bylaw from IG – Industrial Gravel Processing to CDF-2 – COMPREHENSIVE DEVELOPMENT – 2, DEVELOPMENT AREA 2; and,
- (b) rezoning that portion of of Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 which part is more particularly shown outlined in red and hatched on Schedule 1 attached hereto and forming part of this bylaw from, A - AGRICULTURE to IG – INDUSTRIAL GRAVEL PROCESSING;

2. This bylaw may be cited as "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30."

READ a first time this 15 day of June, 2017.

READ a second time, as amended, this 19 day of October, 2017.

PUBLIC HEARING held this 9 day of November, 2017.

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

ADOPTED this _____ day of _____, 2017.

Corporate Officer

Chair

Certified true copy of Bylaw No. 800-30
as read a third time.

Certified true copy of Bylaw No. 800-30
as adopted.

Corporate Officer

Corporate Officer

