

COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT (RON LINDBLAD) BYLAW NO. 701-89

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. "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:

A. TEXT AMENDMENT

- i. Schedule A of "South Shuswap Zoning Bylaw No. 701" is amended by deleting Special Regulation 14.3.12, to the CH2-Cluster Housing 2 Zone, in its entirety, including the map.
- ii. Schedule A of "South Shuswap Zoning Bylaw No. 701" is amended by replacing former Special Regulation 14.3.12, to the CH2-Cluster Housing 2 Zone with the following:

"14.3.12 This special regulation applies to Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162, including the common property, as shown on the map below.

.1 Notwithstanding Section 14.2.5 the maximum number of single family dwellings is 6, at a density of 27.9 dwelling units/ha.

.2 Notwithstanding Section 14.2.4 the maximum parcel coverage is 24.79%.

.3 Notwithstanding Section 14.2.3 the minimum setbacks are as follows:

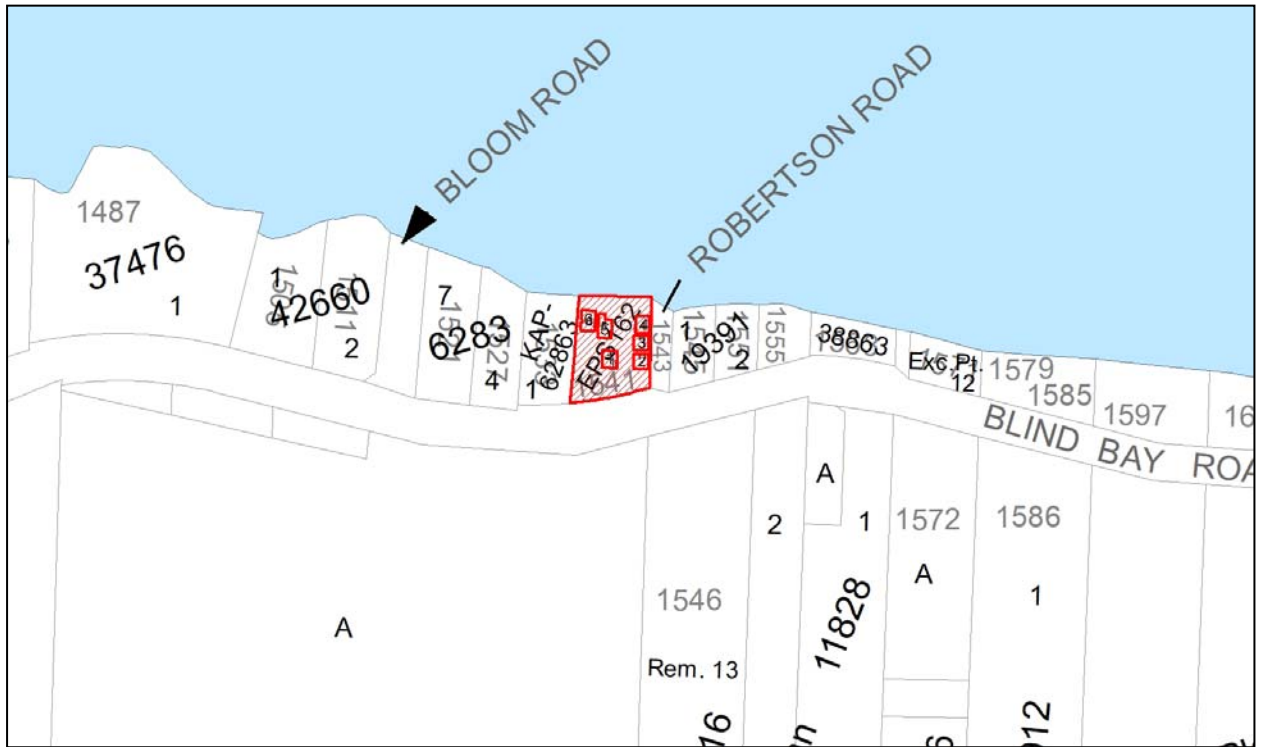
Front parcel line	5.0 m
Exterior side parcel line	0.66 m
Interior side parcel line	1.24 m
Rear parcel line	4.07 m

.4 Notwithstanding Section 14.2.2 the maximum height for principal buildings and structures is 10.0 m, except as follows:

Strata Lot 2	10.35 m
Strata Lot 3	10.07 m

.5 Notwithstanding Section 3.5.8 eaves and gutters for Strata Lots 2, 3, and 4 shall be closer than 1.0 m from the exterior side parcel line, as follows:

Strata Lot 2	0.08 m
Strata Lot 3	0.03 m
Strata Lot 4	0.06 m



- iii. Schedule A of "South Shuswap Zoning Bylaw No. 701" is amended by adding a new Section 3.18.9, as follows:

"9 Buildings or structures constructed on Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162 are exempted from the requirements of 3.17 as it pertains to the Flood Construction Levels and Floodplain Setbacks as follows:

Floodplain Setback

Strata Lot 4	10.33 m
Strata Lot 5	13.62 m
Strata Lot 6	10.02 m

Flood Construction Level

Strata Lot 2	350.91 m
Strata Lot 3	349.55 m
Strata Lot 4	349.57 m
Strata Lot 5	348.84 m
Strata Lot 6	348.83 m.

The flood construction levels noted above are for basements under the indicated strata lots, and are not exempted from Section 3.18.2."

2. This bylaw may be cited as "South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89."

READ a first time this 16 day of November, 2017.

READ a second time this _____ day of _____, 2018.

PUBLIC HEARING held this _____ day of _____, 2018.

READ a third time this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 701-89
as read a third time.

CERTIFIED a true copy of Bylaw No. 701-89
as adopted.

Corporate Officer

Corporate Officer