

COLUMBIA SHUSWAP REGIONAL DISTRICT

RURAL SICAMOUS LAND USE AMENDMENT (CSRD) BYLAW NO. 2066

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" is hereby amended as follows:

A. TEXT AMENDMENT

i) Part 1 Statement of Objectives and Policies, General Form and Character of Development, Section 1.4.1 is hereby amended as follows:

i. by deleting (a), in its entirety, and replacing it with the following:

"(a) To divide the bylaw area into the following OCP designations:

Rural Resource
Agriculture
Rural Residential
Neighbourhood Residential
Rural Residential 2
Country Residential
Low Density Residential
Medium Density Residential
Highway Commercial
Waterfront Commercial
Resort Commercial
Industrial
Public and Institutional
Comprehensive Development"

ii. by deleting (b), in its entirety, and replacing it with the following:

"(b) To designate the majority of the bylaw area as Rural Resource providing for agriculture and natural resource uses on large parcels."

iii. by deleting (d), in its entirety, and replacing it with the following:

"(d) The Rural Residential, Neighbourhood Residential, and Country Residential land use categories provide for a variety of low density rural residential lifestyles in a rural setting and on progressively smaller parcels."

- iv. by replacing "Remote Residential" with "Rural Residential 2" in (e);
- v. by deleting (f), in its entirety, and replacing it with the following:
 - "(f) The Low Density Residential and Medium Density Residential OCP designations provide for higher density residential development if community water and community sewer services are provided."
- vi. by deleting (g), in its entirety, and replacing it with the following:
 - "(g) The Medium Density Residential OCP designation is applied where it does not appear feasible to subdivide the land so that there is one single family dwelling per parcel. Determining feasibility will take into consideration the location of the single family dwellings on the parcel, the topography of the land, on-site sewage disposal, on site water supply and any other factors having a bearing on feasibility of subdividing the land."
- vii. By deleting (k) to (r), and replacing it with the following:
 - "(k) The Industrial designation provides for a range of industrial uses that are suited to the bylaw area such as a storage and maintenance facility, and gravel processing. Sites have not been designated in advance. Each site that requires a change to the OCP designation will be evaluated in response to an application.
 - (l) The Public and Institutional OCP designation provides for major public facilities.
 - (m) The Comprehensive Development designation provides for innovative mixtures of land uses such as housing types, higher densities through clustering, recreational and commercial uses, in keeping with the infrastructure. Areas that are designated Comprehensive Development include the properties forming the Hyde Mountain Golf Course which are more specifically shown on Map A as the Hyde Mountain Area; the properties forming the Hummingbird Estates which are more specifically shown on Map A as the Hummingbird Estates Area; and Shandy Cove is located on Lot B, Section 25, Township 21, Range 8, W6M, KDYD, Plan 13404, which is shown on Map A as the Shandy Cove Area.
 - (1) Hyde Mountain Golf Course is a resort and residential community consisting of a mix of residential housing types, golf course, marina, hotel, and related commercial uses.
 - (2) Hummingbird Estates consists of a strata title condominium development, cabin sites, Park Model sites, recreational, and accessory uses.

(3) Shandy Cove is a shared interest development consisting of recreation vehicle spaces, decks, storage sheds, public utility, single family dwellings, seasonal single family dwellings, caretaker residence and accessory use."

- ii) Part 1 Statement of Objectives and Policies, Application For Change of OCP Designation, General Criteria, Section 1.4.2 is hereby amended as follows:
 - i. by replacing "Rural" with "Rural Resource" in (b)
- iii) Part 1 Statement of Objectives and Policies, Application For Change of OCP Designation, Area Criteria, Section 1.4.3 is hereby amended as follows:
 - i. by replacing "Industrial – Gravel Processing" with "Industrial", and "Remote Residential" with "Rural Residential 2" in (a);
 - ii. by replacing "Industrial – Gravel Processing" with "Industrial", "Single and Two Family Residential" with "Low Density Residential", "Mobile Home Park" with "Medium Density Residential" in (c);
 - iii. by deleting "Foreshore Water" and "Foreshore Water Commercial" in (c).

B. MAP AMENDMENT

- i. "Rural Sicamous Land Use Bylaw No. 2000 is hereby amended by deleting Schedule A, OCP Designations (maps) and replacing it with the attached Schedule A."

2. This bylaw may be cited as "Rural Sicamous Land Use Amendment (CSRD) Bylaw No. 2066."

READ a first time this 15th day of September, 2016.

READ a second time this 15th day of September, 2016.

PUBLIC HEARING held this 22nd day of March, 2017.

READ a third time this day of , 2017.

ADOPTED this day of , 2017.

CORPORATE OFFICER

Certified true copy of Bylaw No. 2066
as read a third time.

CHAIR

Certified true copy of Bylaw No. 2066
as adopted.

Corporate Officer

Corporate Officer