

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-45**

A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

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

1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:

- A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:

- i. PART 1: DEFINITIONS is amended by:

1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:  
"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"
2. Deleting the definition of "ACCESSORY USE" and replacing it with the following:  
"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"
3. Deleting the definition of "FLOOR AREA," and replacing it with the following in alphabetical order:  
"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"
4. Deleting the definition of "GROSS FLOOR AREA" and replacing it with the following in alphabetical order:  
"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of

posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

5. Amending the definition of "PARK MODEL" by replacing all references to "gross floor area" with "floor area, gross;"
  6. Adding the definition of "STOREY" in alphabetical order:  
"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"
- ii. PART 3: GENERAL REGULATIONS is amended by:
1. Section 3.6 'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).
  2. Deleting Section 3.7 "ACCESSORY BUILDING" and replacing it with the following:  
"ACCESSORY BUILDING  
(1) An *accessory building* must be located on the same *parcel* as the *principal use* to which it relates and must only be used for an *accessory use, home occupation or secondary dwelling unit* provided these uses are permitted in the zone where the *accessory building* is located;"
  3. Sections 3.11 GUEST ACCOMMODATION; and 3.12 TOURIST CABINS AND TOURIST SUITES are amended by replacing all references to "floor area" with "*floor area, net*".
  4. Section 3.13 HOME BUSINESS is amended by replacing all references to "gross floor area" with "*floor area, net*".
  5. Section 3.16 STANDALONE RESIDENTIAL CAMPSITE is amended by replacing all references to "gross floor area" with "*floor area, gross*".
- iii. Part 4: PARKING AND LOADING REGULATIONS is amended by:
1. replacing all references to "floor area" with "*floor area, net*" in 'TABLE 1 REQUIRED PARKING SPACES AND LOADING SPACES'.
- iv. Part 5, ZONES, is amended by:
1. Section 5.4 'RURAL-1 (RU1)' Zone is amended by replacing references to "floor area" with "*floor area, net*;" in section 5.4 (4) (b).

## 2. Section 5.5 RURAL 2 (RU2) ZONE is amended by:

## 1. Deleting Section 5.5(3)(e) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

## 2. Adding a new regulation to Section 5.5.3 immediately following Section 5.5(3) as follows:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(h) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul> </li> <li>On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

## 3. Section 5.6 Country Residential Zone is amended by:

## 1. Deleting Section 5.6(3)(e) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

2. Deleting subsection 5.6(3)(g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>On a parcel less than 0.4 ha               <ul style="list-style-type: none"> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul> </li> <li>On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

3. Deleting Section 5.6(4)(b) and replace with the following: "Deleted".

4. Section 5.7 Residential-1 Zone is amended by:

1. Deleting Sections 5.7(3) (e) and (g) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>
(g) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul> </li> <li>On a parcel greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

2. Replacing all references of "floor area" with "*floor area, gross*" in Section 5.7(4)(f).
3. Deleting Section 5.7(4)(g) and replacing it with the following: "Deleted "
4. Replacing all references of "floor area" with "*floor area, net*" in Sections 5.7(4) (y).
5. Replacing all references of "gross floor area" with "*floor area, gross*" in Sections 5.7(4)(ee), (gg) and (hh).
6. Deleting Section 5.7(4)(kk) and replacing it with the following: "Deleted"

5. Section 5.9 'MANUFACTURED HOME PARK' is amended by:

1. Deleting Section 5.9(3)(g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum floor area, gross of an accessory building	
Accessory to a <i>manufactured home space</i>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup> (215.29 ft<sup>2</sup>)</li> </ul>
Accessory to a <i>manufactured home park</i>	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

2. Deleting Section (4)(a) and replacing it with the following "Deleted".

6. Section 5.10 'MULTI-RESIDENTIAL' is amended by:

1. Deleting Sections 5.10(3)(e) and (g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for:	
<ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(g) Maximum <i>floor area, gross</i> of an accessory building	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

2. Replacing all references of "gross floor area" with "*floor area, net*" in Section 5.10(4)(c).

7. Section 5.21 'COMPREHENSIVE DEVELOPMENT 1 (CDF1)' is amended by replacing all references of "gross floor area" with "*floor area, gross*".
8. Section 5.22(2)(f) of the 'COMPREHENSIVE DEVELOPMENT 2 (CDF2)' Zone is amended by replacing all references of "floor area" with "*floor area, gross*".
9. Section 5.23(3)(H) of the 'COMPREHENSIVE DEVELOPMENT 3 (PINE GROVE) (CDF3)' Zone is amended by replacing all references of "gross floor area" with "*floor area, gross*".

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45"

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time as amended this 15<sup>th</sup> day of February, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_  
day of \_\_\_\_\_, 2024

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 825-45  
as read a third time.

CERTIFIED a true copy of Bylaw No. 825-  
as adopted.

\_\_\_\_\_  
Corporate Officer

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Corporate Officer