

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### ANGLEMONT ZONING AMENDMENT BYLAW NO. 650-19

#### A bylaw to amend the "Anglemont Zoning Bylaw No. 650"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 650;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 650;

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

1. "Anglemont Zoning Bylaw No. 650" is hereby amended as follows:

#### A. TEXT AMENDMENT

1. Schedule A - Zoning Bylaw Text, is hereby amended as follows:

- a. All instances of "*single family dwelling*" used throughout the bylaw shall be replaced with "*single detached dwelling*".
- b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "*multiple dwelling*".
- c. Part 1 Definitions shall be amended by:
  - Deleting the following definitions: BASEMENT SUITE, GUEST ACCOMMODATION, GUEST COTTAGE, FAMILY, MULTIPLE FAMILY DWELLING, and SINGLE FAMILY DWELLING.
  - Adding the following definitions in alphabetical order:
    - i. HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
    - ii. KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
    - iii. MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;
    - iv. ON-SITE SEWAGE DISPOSAL means the onsite disposal of sewage effluent, that serves up to two Dwelling Units located on the same parcel, approved pursuant to the Public Health Act.
    - v. SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

- vi. SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*;
  - vii. SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;
  - viii. VACATION RENTAL is the use of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.
- Amending the following definitions:
    - i. COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more connections, or parcels. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and is approved and operated under the Environmental Management Act;
    - ii. DWELLING UNIT is a use of one (1) or more rooms in a *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) *household*;
- d. Part 3 General Regulations - Sections 3.9 Basement Suite and 3.10 Guest Accommodation shall be deleted; the following text shall be added as Section 3.9, and the remainder of Part 3 renumbered accordingly:

### "3.9 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	<i>Community Sewer System**</i>	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2 A secondary dwelling unit must:**

- (a) have a *floor area* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3 Notwithstanding 3.9.1 and 3.9.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.**

**.4 Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."**

e. Part 4 Off Street Parking and Off-Street Loading Regulations shall be amended as follows:

- Section 4.3 – to state that "The maximum slope of 8 percent does not apply to a *single detached dwelling, duplex dwelling, or secondary dwelling unit*".
- Section 4.6(a) – to state that "in the case of a *single detached dwelling, duplex dwelling and secondary dwelling unit*...
- Table 1 – delete Guest Accommodation and associated regulation, and add the following after Row House Dwelling:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1-bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
--------------------------------------	---	--

f. Part 5 Zones shall be amended as follows:

#### RURAL LARGE LOT ZONE – RR60

- Section 5.3.1(b) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.3.2 by adding the following row to the Regulations table:

<b>(j)</b>	Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	Shall be in accordance with Section 3.9
------------	---	---

- Section 5.3.2(d) by amending Column 2 as follows:

<b>(d)</b>	Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>• On <i>parcels</i> less than 8 ha (19.76 ac), 1</li> <li>• On <i>parcels</i> 8 ha (19.76 ac) or greater, 2</li> </ul>
------------	--	---

#### RURAL SMALL LOT ZONE - RR-4

- Section 5.4.1(b) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.4.2 by adding the following row to the Regulations table:

<b>(j)</b>	Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	Shall be in accordance with Section 3.9
------------	---	---

#### COUNTRY RESIDENTIAL ZONE - CR

- Section 5.5.1 by adding "(e) *Secondary dwelling unit*"
- Section 5.5.2 by adding the following row to the Regulations table:

<b>(k)</b> Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
---	---

## RESIDENTIAL ZONE – RS-1

- Section 5.6.1(c) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.6.2 by adding the following row to the Regulations table:

<b>(l)</b> Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
---	---

## RESIDENTIAL SUMMER HOME ZONE – RS-5

- Section 5.7.1(d) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.7.2 by adding the following row to the Regulations table:

<b>(k)</b> Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
---	---

2. This bylaw may be cited as "Anglemont Zoning Amendment Bylaw No. 650-19."

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  
Certified true copy of Bylaw No. 650-19  
as read a third time.

\_\_\_\_\_  
CHAIR  
Certified true copy of Bylaw No. 650-19  
as adopted.

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

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