

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851-28

A bylaw to amend the "Electoral Area B Zoning Bylaw No. 851"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 851;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

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

1. " Electoral Area B Zoning Bylaw No. 851", as amended, is hereby amended as follows:

A. TEXT AMENDMENTS

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. All instances of "guest accommodation" throughout the bylaw shall be deleted and the relevant sections renumbered accordingly.

2. Part 1 Definitions shall be amended by:

- Deleting the following definitions: guest accommodation, family, multiple family dwelling, and single-family dwelling.
- Adding the following definitions:
 - DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities;
 - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
 - 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*;
 - SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

- 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*.
- Amending the following definitions:
 - DWELLING UNIT is a use of one (1) or more rooms in a detached *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. This use does not include a *camping unit*, *park model*, *tourist cabin*, or a *sleeping unit* in a *hotel*, *lodge* or *motel*;
 - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

3. Part 3 General Regulations shall be amended by:

- a. Section 3.7 Provisions for a Second Single Family Dwelling within the ALR, and all references throughout the bylaw to Section 3.7 shall be deleted.
- b. Section 3.15 Secondary Dwelling Unit shall be deleted and replaced with the following:

“3.15 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, net* no greater than 140 m²;
- (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 3.15 and 3.15, *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 3.15, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

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

- Section 4.2 – replace “*guest accommodation*” with “*secondary dwelling unit*”;
- Section 4.5(2) – replace “*guest accommodation*” with “*secondary dwelling unit*”;
- Table 1 – delete “*guest cottage*”, and associated regulations, and add the following after “*Retail Store, Rental Shop*”:

<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	
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5. Part 5 Zones shall be amended as follows:

RURAL AND RESOURCE ZONE - RSC by amending Section 5.3(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	<ul style="list-style-type: none"> • On parcels less than 8 ha (19.76 ac); 1 • On parcels equal to or greater than 8 ha (19.76 ac); 2
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- by amending Section 5.3(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.3(3)(h) and replacing with “Deleted”;

RURAL HOLDINGS ZONE - RH by amending Section 5.4(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	<ul style="list-style-type: none"> • On parcels less than 8 ha (19.76 ac); 1 • On parcels equal to or greater than 8 ha (19.76 ac); 2
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- by amending Section 5.4(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.4(3)(g) and replacing with “Deleted”;

SMALL HOLDINGS ZONE - SH by amending Section 5.5(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.5(3)(g);
- by deleting Section 5.5(4)(a) and replacing with “Deleted”;

RURAL RESIDENTIAL 2 ZONE - RR2 by amending Section 5.6(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.6(3)(g) and replacing with “Deleted”;

RURAL RESIDENTIAL 1 ZONE - RR1 by amending Section 5.7(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.7(3)(g) and replacing with “Deleted”;

RESIDENTIAL 3 ZONE - RS3 by amending Section 5.8(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.8(3)(g) and replacing with “Deleted”;
- by amending Section 5.9(3)(d) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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COMPREHENSIVE DEVELOPMENT B1 ZONE (Mt. McPherson Rd) CDB1 - (Development Area 1)

- by deleting Section 5.9(3)(f) and replacing with “Deleted”;

COMPREHENSIVE DEVELOPMENT B2 ZONE (Shelter Bay) - CDB2 by amending Section 5.10 as follows:

Development Area 1, Secondary Uses by adding “(e) secondary dwelling unit”; and
 Development Area 1, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 1, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
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Development Area 2, Secondary Uses by adding “(d) secondary dwelling unit”; and
 Development Area 2, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 2, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
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Development Area 3, Secondary Uses by adding “(c) secondary dwelling unit”; and
 Development Area 3, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 3, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
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Development Area 5, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of secondary dwelling units	Subject to Section 3.15 of this bylaw
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Development Area 5, Regulations table by deleting Subsection (g) and replacing with “Deleted”.

Development Area 6, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of secondary dwelling units	Subject to Section 3.15 of this bylaw
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Development Area 6, Regulations table by deleting Subsection (g) and replacing with “Deleted”;

- by amending Section 5.12(3)(f) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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HIGHWAY COMMERCIAL ZONE - HC by amending Section 5.12(3)(f) as follows;

(f) Maximum number of	Subject to Section 3.15 of this bylaw
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secondary dwelling units per parcel	
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- by deleting Section 5.12(3)(g), and replacing with “Deleted”;

NEIGHBOURHOOD COMMERCIAL ZONE - NC by amending Section 5.13(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.13(3)(f) and replacing with “Deleted”;

RESORT COMMERCIAL 1 ZONE - RC1 by amending Section 5.14(3)(f) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.14(3)(g) and replacing with “Deleted”;

RESORT COMMERCIAL 2 ZONE - RC2 by amending Section 5.15(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.15(3)(f) and replacing with “Deleted”;

VACATION RENTAL ZONE - VR by amending Section 5.16(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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GENERAL INDUSTRIAL ZONE - ID1 - by amending Section 5.17(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.17(3)(f) and replacing with “Deleted”.

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-28"

READ a first time this 15th day of February, 2024.

READ a second time this 15th 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. 851-28
as read a third time.

CERTIFIED a true copy of Bylaw No. 851-28
as adopted.

CORPORATE OFFICER

CORPORATE OFFICER