

COLUMBIA SHUSWAP REGIONAL DISTRICT

SALMON VALLEY LAND USE AMENDMENT BYLAW No. 2566

A bylaw to amend the "Salmon Valley Land Use Bylaw No. 2500"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2500;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2500;

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

1. Bylaw No. 2500 cited as "Salmon Valley Land Use Bylaw No. 2500" is hereby amended as follows:

A. TEXT AMENDMENTS

- a. Zoning Bylaw Text is hereby amended by:

- i. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- ii. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
- iii. All instances of "two-family dwelling" used throughout the bylaw shall be replaced with "duplex".

- b. Section 2.2 General Regulations is hereby amended by adding the following section:

"2.2.19 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
Any	<i>Community Sewer System**</i>	1 attached* and 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* or 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.

.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 Schedule B of this *Bylaw*.

.3 Notwithstanding 2.2.19.1 and 2.2.19.2, *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."

c. Section 2.4 - 'R RURAL ZONE' is amended by:

- adding the following text in Section 2.4.1, immediately after .14:
".15 secondary dwelling unit."; and
- adding the following text to the columns in Section 2.4.2:

“.7 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

d. Section 2.5 - ‘RH RURAL HOLDINGS ZONE’ is amended by:

- adding the following text in Section 2.5.1, immediately after .8:
“.9 secondary dwelling unit.”; and
- adding the following text to the table in Section 2.5.2, immediately after .1:
“.2 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

e. Section 2.6 - ‘RR RURAL RESIDENTIAL ZONE’ is amended by:

- replacing .2 guest cottage in Section 2.6.1 with:
“.2 secondary dwelling unit.”; and
- replacing the text of .2 from the columns in Section 2.6.2, with the following text:
“.2 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

f. Section 2.7 - ‘RS SINGLE AND TWO FAMILY RESIDENTIAL ZONE’ is amended by:

- adding the following text in Section 2.7.1, immediately after .4:
“.5 secondary dwelling unit.”; and
- adding the following text in Section 2.7.2, immediately after .6:
“.7 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

g. Section 3.1 - ‘INTERPRETATION’ is amended by the following:

- deleting the following definitions: agricultural dwelling, guest cottage, family, multiple family dwelling, single-family dwelling, two-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.

“duplex” means any building consisting of two *dwelling units* each of which is occupied as a permanent home or residence of not more than one *household*.

“household” means people living together in one (1) *dwelling unit* using a common *kitchen*;

“kitchen” means facilities used or designed to be used for the cooking or preparation of food;

“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*, but does not include *townhouse*;

“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*, *townhouses* boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

“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*;

“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:

replacing the existing definition for “on-site sewage disposal” with:

“on-site sewage disposal system” is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a privy or an outhouse;

amending the definition for “accessory *dwelling*” as follows:

“accessory *dwelling*” means a *dwelling* with its own separate entrance, that is contained within the principal non-residential building on a parcel zoned for commercial use.

- h. Schedule B – Off-Street Parking and Loading Requirements is amended by adding “secondary dwelling unit” to Column 1 of Table B-1 in alphabetical order; and by adding to Column 2 of Table B-1 “1 parking space for a studio or one-bedroom unit or 2 parking spaces for a two or more bedroom unit”.

2. This bylaw may be cited as "Salmon Valley Land Use Amendment Bylaw No. 2566:

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. 2566
as read a third time.

CERTIFIED a true copy of Bylaw No. 2566
as adopted.

Corporate Officer

Corporate Officer