

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA C OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 725-22

A bylaw to amend the "Electoral Area C Official Community Plan Bylaw No. 725"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 725;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 725;

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

1. "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Official Community Plan Text, which forms part of the "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended as follows:

- i) Amending Section 3.4.1.5 Residential Policies as follows:

".5 Secondary dwelling units (attached or detached) are supported in association with a single detached dwelling provided they are compatible with surrounding residential uses. The following additional conditions will apply to secondary dwelling units:

- a) The maximum floor area of a secondary dwelling unit is 140 m²;
 - b) Secondary dwelling units must have a door direct to the outdoors without passing through any part of the single detached dwelling;
 - c) Off-street parking spaces shall be provided for all secondary dwelling units;
 - d) Secondary dwelling units shall remain under the same legal title as the principal single detached dwelling and not be stratified;
 - e) Secondary dwelling units shall be provided with adequate sewage disposal and potable water servicing meeting the requirements of applicable Provincial legislation 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;
 - f) For properties smaller than 1 ha applicants shall identify a backup septic field area on the parcel and register a Section 219 covenant on title to protect this area from development as a condition of issuance of a building permit;
 - g) The following densities apply to secondary dwelling units:

Parcel Size	Level of Service	# of SDUs Permitted
Any	Community Sewer System	1 attached* <u>and</u> 1 detached SDU
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling

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

** This table applies where there is no zoning, and a proposed development requires the issuance of a Development Permit. For areas with zoning the zoning bylaw will specify the number of SDUs permitted.

- h) Additional conditions related to secondary dwelling units will be included in the zoning bylaw.”
- ii) Amending Section 3.10.1 Agriculture (AG) to add the following policy:

“.5 Secondary dwelling units are supported on land designated AG in accordance with the provisions of the *Agricultural Land Commission Act*, the *Agricultural Land Reserve Use Regulation* and the zoning bylaw.”
- iii) Amending Section 4.3.2.2 Housing for Families as follows:

“.2 Permit secondary dwelling units in association with a single detached dwelling subject to regulations set out in the zoning bylaw.”
- iv) Amending Section 4.4.2.1 Housing for Seasonal Workers as follows:

“.1 Encourage new detached homes to be built with a secondary dwelling unit, or to be “suite ready” as a potential source of rental housing for seasonal workers.”

2. This bylaw may be cited as Electoral Area C Official Community Plan Amendment Bylaw No. 725-22”

READ a first time this _____ day of _____, 2024.

READ a second time this _____ day of _____, 2024.

PUBLIC HEARING held this _____ day of _____, 2024.

READ a third time this _____ day of _____, 2024.

ADOPTED this _____ day of _____, 2024.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 725-22
as read a third time.

CERTIFIED a true copy of Bylaw No. 725-22
as adopted.

CORPORATE OFFICER

CORPORATE OFFICER