

COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT BYLAW NO. 701-111

A bylaw to amend the "South Shuswap Zoning Bylaw No.701-111

WHEREAS the Board of the Columbia Shuswap Regional District adopted bylaw No. 701,

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

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

1. Bylaw No. 701 "South Shuswap Zoning Bylaw No.701" is hereby amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw text, which forms part of the "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:

1. Section 1 Definitions is amended by:
 - a. 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;"
 - b. 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;"
 - c. Replacing "floor area" with floor area, gross" in the definition of COUNTRY GENERAL STORE.
 - d. Deleting the definition of "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;”

“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;”

e. Replacing “floor area” with “*floor area, gross*” in the definition of PARK MODEL..

f. 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;”

2. Section 3 GENERAL REGULATIONS is amended by:

a. Section 3.12 Home Business is amended by replacing “floor area” with “*floor area, net*” in Section 3.12.6.

b. Section 3.13 Home Industries is amended by replacing “floor area” with “*floor area, net*” in Section 3.13.5

c. Section 3.18 Application of Floodplain Specifications is amended by replacing “floor area” with “*floor area, gross*” in Section 3.18.6.2.

3. Section 5 AR1 – AGRICULTURE ZONE (20 ha) is amended by:

a. Deleting Section 5.2.4 and replacing it with:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> Principal buildings and structures Accessory buildings containing a dwelling unit All other Accessory buildings and structures 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 10 m (32.81 ft) 8.5 m (27.89 ft)

b. Adding the following Regulations to the Regulation Table in Section 5.2

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> On a parcels less than 0.4 ha 	

<ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other Accessory buildings and structures 	<ul style="list-style-type: none"> • 250 m² (2690.98 ft²)
<ul style="list-style-type: none"> • On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> • 150 m² (1614.59 ft²) • 250 m² (2690.98 ft²)

4. Section 6 AR2 – AGRICULTURE ZONE (4 ha) is amended by:

a. Deleting Section 6.2.4 and replacing it with:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.4 Maximum height for:</p> <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings containing a dwelling unit • All other Accessory buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 10 m (32.81 ft) • 8.5 m (27.89 ft)

b. Adding the following Regulation to the Regulation Table in Section 6.2.

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.7 Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> • On a parcels less than 0.4 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other Accessory buildings and structures • On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> • 250 m² (2690.98 ft²) • 150 m² (1614.59 ft²) • 250 m² (2690.98 ft²)

5. Section 7 RR1 - RURAL RESIDENTIAL ZONE (4000 M²) is amended by:

a. Deleting Section 7.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.4 Maximum height for:</p> <ul style="list-style-type: none"> • Principal buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft)

<ul style="list-style-type: none"> • Accessory buildings containing a dwelling unit • All other Accessory buildings and structures 	<ul style="list-style-type: none"> • 10 m (32.81 ft) • 8.5 m (27.89 ft)
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b. Adding a new section to the Regulation Table in Section 7.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> • On a parcels less than 0.4 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other Accessory buildings and structures • On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> • 250 m² (2690.98 ft²) • 150 m² (1614.59 ft²) • 250 m² (2690.98 ft²)

6. Section 8 RR2 RURAL RESIDENTIAL ZONE (5000M²) is amended by:

a. Deleting Section 8.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings containing a dwelling unit • All other Accessory buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 10 m (32.81 ft) • 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 8.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> • On a parcels less than 0.4 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other Accessory buildings and structures 	<ul style="list-style-type: none"> • 250 m² (2690.98 ft²) • 150 m² (1614.59 ft²)

<ul style="list-style-type: none"> On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> 250 m² (2690.98 ft²)
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7. Section 9 RR3 – RURAL RESIDENTIAL ZONE (1 ha) is amended by:

a. Deleting Section 9.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> Principal buildings and structures Accessory buildings containing a dwelling unit All other Accessory buildings and structures 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 10 m (32.81 ft) 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 9.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.8 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> On a parcels less than 0.4 ha <ul style="list-style-type: none"> Accessory buildings containing a dwelling unit All other Accessory buildings and structures On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> 250 m² (2690.98 ft²) 150 m² (1614.59 ft²) 250 m² (2690.98 ft²)

8. Section 10 RR4 – RURAL RESIDENTIAL ZONE (2 ha) is amended by:

a. Deleting Section 10.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> Principal buildings and structures Accessory buildings containing a dwelling unit All other Accessory buildings and structures 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 10 m (32.81 ft) 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 10.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.8 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> On a parcels less than 0.4 ha <ul style="list-style-type: none"> Accessory buildings containing a dwelling unit All other Accessory buildings and structures On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> 250 m² (2690.98 ft²) 150 m² (1614.59 ft²) 250 m² (2690.98 ft²)

- c. Replacing floor area with “maximum habitable floor area” with “floor area, net” in Section 10.3.9.1

9. Section 11 R1 – LOW DENSITY RESIDENTIAL ZONE is amended by:

- a. Deleting Section 11.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> Principal buildings and structures Accessory buildings containing a dwelling unit All other Accessory buildings and structures 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 10 m (32.81 ft) 8.5 m (27.89 ft)

- b. Adding a new section to the Regulation Table in Section 11.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> On a parcels less than 0.4 ha <ul style="list-style-type: none"> Accessory buildings containing a dwelling unit All other Accessory buildings and structures On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> 250 m² (2690.98 ft²) 150 m² (1614.59 ft²) 250 m² (2690.98 ft²)

10. Section 12 R2 – MEDIUM DENSITY RESIDENTIAL ZONE is amended by:

- a. Replacing “gross floor area” with “*floor area, gross*” in Section 12.2.4
 b. Deleting Section 12.2.5 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.5 Maximum height for: <ul style="list-style-type: none"> Principal buildings and structures Accessory buildings and structures 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 8.5 m (27.89 ft)

11. Section 13 CH1 – CLUSTER HOUSING 1 ZONE is amended by:

- a. Deleting Section 13.2.2 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.2 Maximum height for: <ul style="list-style-type: none"> Principal buildings and structures Accessory buildings and structures 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 8.5 m (27.89 ft)

- b. Adding a new section to the Regulation Table in Section 13.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.5 Maximum <i>floor area, gross</i> of an accessory building	<ul style="list-style-type: none"> 150 m² (1614.59 ft²)

12. Section 14 CH2 – CLUSTER HOUSING 2 ZONE is amended by:

- a. Deleting Section 14.2.2 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> Principal buildings and structures All other Accessory buildings and structures 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 8.5 m (27.89 ft)

- b. Adding a new section to the Regulation Table in Section 14.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
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.7 Maximum <i>floor area, gross</i> of an accessory building	<ul style="list-style-type: none"> • 150 m² (1614.59 ft²)
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c. Deleting Section 14.3.12.4 and replacing it with “Deleted”

13. Section 15 LH – LARGE HOLDINGS ZONE is amended by:

a. Deleting Section 15.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings containing a dwelling unit • All other Accessory buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 10 m (32.81 ft) • 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 15.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.9 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> • On a parcels less than 0.4 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other Accessory buildings and structures • On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> • 250 m² (2690.98 ft²) • 150 m² (1614.59 ft²) • 250 m² (2690.98 ft²)

14. Section 16 MHP – MOBILE HOME PARK ZONE is amended by:

a. Deleting Section 16.2.5 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.5 Maximum height for: <ul style="list-style-type: none"> • Single detached dwellings • Accessory buildings when accessory to a mobile home • All other Accessory buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 6 m (19.69 ft) • 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 16.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure: <ul style="list-style-type: none"> • When accessory to a mobile home • All other accessory buildings or structures 	<ul style="list-style-type: none"> • 20 m² (215.28 ft²) • 150 m² (1614.59 ft²)

c.

15. Section 17 SH – SPECIAL HOUSING ZONE is amended by:

a. Deleing Section 17.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> • Principal use buildings and structures • Accessory buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 17.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.9 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> • 250 m² (2690.98 ft²)

c. Replacing “Floor Area” with “*floor area, net*” in Section 17.2.7.

16. Section 31 – CDC1 – COMPREHENSIVE DEVELOPMENT ZONE is amended by:

a. Deleting Section 32.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> • Principal use buildings and structures • Accessory buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 32.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
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.6 Maximum floor area, gross of an accessory building or structure:	<ul style="list-style-type: none"> • 150 m² (1614.59 ft²)
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17. Section 33 – CDC2 – COMPREHENSIVE DEVELOPMENT 2 ZONE is amended by:

a. Deleting Section 33.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> • Principal use buildings and structures • Accessory buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 33.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> • 150 m² (1614.59 ft²)

c. Deleting Section 33.4.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> • Principal use buildings and structures • Accessory buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 8.5 m (27.89 ft)

d. Adding a new section to the Regulation Table in Section 33.4 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> • 150 m² (1614.59 ft²)

e. Deleting Section 33.6.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> • Principal use buildings and structures 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft)

<ul style="list-style-type: none"> Accessory buildings and structures 	<ul style="list-style-type: none"> 8.5 m (27.89 ft)
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f. Adding a new section to the Regulation Table in Section 33.6 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> 150 m² (1614.59 ft²)

g. Deleting Section 33.8.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> Principal use buildings and structures Accessory buildings and structures 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 8.5 m (27.89 ft)

h. Adding a new section to the Regulation Table in Section 33.8 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> 150 m² (1614.59 ft²)

18. Section 34 CD3 – COMPREHENSIVE DEVELOPMENT 3 ZONE is amended by:

a. Deleting Section 34.3.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> Principal use buildings and structures Accessory buildings and structures 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 34.3 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> 150 m² (1614.59 ft²)

19. Section 37 CDC6 – COMPREHENSIVE DEVELOPMENT 6 ZONE is amended by:

a. Adding a new section to the Regulation Table in Section 37.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none">• 150 m² (1614.59 ft²)

20. SCHEDULE B PARKING PROVISIONS is amended by replacing all references of "gross floor area" with "floor area, net".

This bylaw may be cited as "South Shuswap Zoning Amendment Bylaw No. 701-111 "

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. 701-111
as read a third time.

CERTIFIED a true copy of Bylaw No. 701-111
as adopted.

CORPORATE OFFICER

CORPORATE OFFICER