

COLUMBIA SHUSWAP REGIONAL DISTRICT
ELECTORAL AREA E ZONING AMENDMENT BYLAW NO. 841-09

A bylaw to amend the "Electoral Area E Zoning Bylaw No. 841"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 841;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 841;

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

1. Bylaw No. 841 "Electoral Area E Zoning Bylaw No. 841", is hereby amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, is amended as follows:

- i. Section 2 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 "total floor area" with "*floor area, net*" in the definition of ARTISAN STUDIO.
 - d. Replacing "floor area" with "*floor area, net*" in the definition of CONVENIENCE STORE
 - e. 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;"

- f. Adding the definition of "STOREY" in alphabetical order:
- g. "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;"
- ii. Section 3 General Regulations is amended by:
 - a. Section 3.12 Floodplain Regulations is amended by replacing all references of "floor area" with "*floor area, gross*".
 - b. Section 3.16 Home Occupation is amended by replacing all references of "floor area" with "*floor area, net*".
- iii. Section 4 Zones is amended by:
 - a. Section 4.5 RSC Rural and Resource Zone is amended by replacing "floor area" with "*floor area, net*" in Section 4.5.4 (h).
 - b. Section 4.6 AG1 Agriculture 1 Zone is amended by:
 - i. Replacing "floor area" with "*floor area, net*" in Section 4.6.4 (h).
 - ii. Replacing "floor area" with "*floor area, net*" in Section 4.6.4 (j).
 - c. Section 4.7 MH Medium Holdings Zone is amended by:
 - i. Deleting sections 4.7.4 (f) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(f) 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 • 10 m • 8.5 m

<p>(h) 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 • 150 m² • 250 m²
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ii. Replacing “floor area” with “*floor area, net*” in Section 4.7.4 (i).

d. Section 4.8 RR1 Rural Residential 1 Zone is amended by:

i. Deleting sections 4.8.4 (g) and (i) and replacing it with the following:

MATTER REGULATED	REGULATION
<p>(g) Maximum height for accessory buildings:</p> <ul style="list-style-type: none"> • Containing a dwelling unit • All other Accessory buildings and structures 	<ul style="list-style-type: none"> • 10 m • 8.5 m

<p>(i) 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 • 150 m² • 250 m²
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i. Replacing “floor area” with “*floor area, net*” in Section 4.8.4 (j).

ii. Replacing “floor area” with “*floor area, gross*” in Section 4.8.5 (a) (iv).

iii. Replacing “floor area” with “*floor area, gross*” in Section 4.8.5 (b) (i).

e. Section 4.9 RWR Remote Waterfront Residential Zone is amended by:

i. Replacing “floor area” with “*floor area, net*” in Section 4.9.4 (h)

- f. Section 4.10 RM1 Multiple-Dwelling 1 Residential Zone is amended by:
- i. Deleting sections 4.10.4 (g) and (j) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum floor area, gross of an accessory building 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 • 150 m² • 250 m²

(j) 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 • 10 m • 8.5 m
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- ii. Replacing “floor area” with “*floor area, net*” in Section 4.10.4 (h)

- g. Section 4.11 CH1 Cluster Housing 1 Zone is amended by:
- i. Deleting sections 4.11.4 (e) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(e) 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 • 150 m² • 250 m²

(h) 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 10 m 8.5 m

ii. Replacing “floor area” with “*floor area, net*” in Section 4.11.4 (f)

h. Section 4.12 VC Village Centre Zone is amended by:

i. Deleting sections 4.12.4 (e) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(e) 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 150 m² 250 m²

(h) 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 10 m 8.5 m

ii. Replacing “floor area” with “*floor area, net*” in Sections 4.12.4 (f)

i. Section 4.13 MHP1 Manufactured Home Park 1 Zone is amended by:

- i. Replacing “floor area” with “*floor area, net*” in Section 4.13.4 (j) and (l)
- ii. Deleting “of the floor area” in the first sentence of Section 4.13.7 (a).

j. Section 4.14 VR Vacation Rental Zone is amended by:

i. Deleting Section 4.14.4 (f) and (j) and replacing it with the following:

MATTER REGULATED	REGULATION
(f) 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 150 m² 250 m²

(j) 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 10 m 8.5 m
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ii. Replacing “floor area” with “*floor area, net*” in Section 4.14.4(g).

k. Section 4.16 RC2 Resort Commercial 2 Zone is amended by replacing “floor area” with “*floor area, gross*” in Section 4.16.4 (e).

l. Section 4.17 RC3 Resort Commercial 3 Zone is amended by deleting both entries of 4.17.4(g) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> Storage shed Recreational Vehicle or park model deck Recreational vehicle or park model shelter Tourist cabin 	<ul style="list-style-type: none"> 4 m² 30 m² 60 m² 65 m²

m. Section 4.18 RC4 Resort Commercial 4 Zone is amended by replacing “floor area” with “*floor area, gross*” in Section 4.18.4(f).

- n. Section 4.19 RC5 Resort Commercial 3 Zone is amended by replacing “floor area’ with “*floor area, gross*” in Section 4.18.4(f).
- o. Section 4.20 Comprehensive Development E1 Zone is amended by:
 - i. Replacing “floor area” with “*floor area, net*” in Sections 4.10.11 (e) and (f).
 - ii. Replacing “floor area” with “*floor area, gross*” in Section 4.20.23 (e).
 - iii. Replacing “floor area” with “*floor area, gross*” in Section 4.20.29 (e).
- p. Section 4.21 CDE2 Comprehensive Development E2 Zone is amended by:
 - i. Replacing “floor area” with “*floor area, gross*” in Section 4.21.8 (h).
- q. Section 4.22 CDE3 Comprehensive Development E3 Zone is amended by:
 - i. Replacing “floor area” with “*floor area, gross*” in Section 4.22.4 (d).
 - ii. Replacing “floor area” with “*floor area, gross*” in Section 4.22.7 (d).
- r. Section 4.23 CDE4 Comprehensive Development E4 Zone is amended by:
 - i. Replacing “floor area” with “*floor area, gross*” in Sections 4.23.4 (e) and (f).
 - ii. Replacing “floor area” with “*floor area, gross*” in .3 Regulations Table of Development Area 4 - Campground.
- s. Section 4.24 CDE5 Comprehensive Development E5 Zone is amended by:
 - i. Replacing “floor area” with “*floor area, gross*” in Section 4.24.4 (g).
 - ii. Replacing “floor area” with “*floor area, gross*” in Section 4.24.7 (f)
 - iii. Replacing “floor area” with “*floor area, gross*” in Section 4.24.10 (f).
 - iv. Replacing “floor area” with “*floor area, gross*” in Section 4.24.13 (c)
- t. Section 4.25 CDE6 Comprehensive Development E6 Zone is amended by:
 - i. Replacing “floor area” with “*floor area, gross*” in Sections 4.24.6 (c) and (d).
- iv. Section 5 Parking and Loading Regulations is amended by replacing all references of “floor area” with “*floor area, net*”.

2. This bylaw may be cited as "Electoral Area E Zoning Amendment Bylaw No. 841-09".

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

ADOPTED this _____ day of _____, 2024.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 841-09
as read a third time.

CERTIFIED a true copy of Bylaw No. 841-09
as adopted.

Corporate Officer

Corporate Officer