

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851- 31

A bylaw to amend the "Electoral Area B Zoning Bylaw No.851- 31

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" is hereby amended as follows:

A. TEXT AMENDMENTS

- i. Schedule A, Zoning Bylaw Text, Part 1.0 DEFINITIONS is hereby amended as follows:

- 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) The definition of "CAMPGROUND" is amended by replacing "gross floor area" with "*floor area, gross*";

- d) The definition of "CONVENIENCE STORE" is amended by replacing "floor area" with "*floor area, net*";

- e) The definition of "GENERAL STORE" is amended by replacing "floor area" with "*floor area, net*";

- f) Deleting the definition of "FLOOR AREA" and replacing it with the following:

"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;"

- g) Deleting the definition of "GROSS FLOOR AREA", replacing it with the following, and placed 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;"

- h) The definition of "MANUFACTURING, FABRICATING AND PROCESSING" is amended by deleting the last sentence and replacing it with the following:

"The combined *floor area, net* devoted to administrative office shall not exceed 25% of the floor area, gross of the building(s) devoted to the industrial use on the same site".

- i) The definition of PARK MODEL is amended by replacing "gross floor area" with "*floor area, gross*".

- j) 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;"

- ii. Schedule A, Zoning Bylaw Text, Part 3 GENERAL REGULATIONS is hereby amended as follows:

- a. Section 3.10 'APPLICATION OF FLOODPLAINS is amended by replacing "floor area" with "*floor area, gross*";
- b. Section 3.11 'ACCESSORY BUILDINGS' is amended by deleting all text and replacing it with the following:

"3.11 ACCESSORY BUILDING

An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory

use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located.";

- c. Section 3.17 'HOME OCCUPATION' is amended by replacing "floor area" with "*floor area, net*".
- iii. Schedule A, Zoning Bylaw Text, Part 4 PARKING AND LOADING REGULATIONS is hereby amended as follows:
 - a. 'TABLE 1 REQUIRED PARKING SPACES AND LOADING SPACES' is amended by replacing all references of "floor area" with "*floor area, net*";
 - b. 'TABLE 2 BICYCLE PARKING REQUIREMENTS' is amended by replacing all references of "floor area" with "*floor area, net*".
- iv. Schedule A, Zoning Bylaw Text, Part 5 Zones, is hereby amended as follows:
 - a. Section 5.4 'RURAL HOLDINGS – RH' is amended by replacing "gross floor area" with "*floor area, gross*" in Section 5.4(3)(h).
 - b. Section 5.5 SMALL HOLDINGS – SH is amended by replacing "gross floor area" with "*floor area, gross*" in Section 5.5(3)(h).
 - c. Section '5.6 RURAL RESIDENTIAL 2 - RR2' is amended by:
 - i. Deleting sections 5.6(3)(f) and (h) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> • Principal building • Accessory building or structure on a parcel less than 2.0 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other accessory building or structure • Accessory building or structure on a parcel equal to or greater than 2.0 ha 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 10 m (32.81 ft) • 8.5 m (27.89 ft) • 10 m (32.81 ft)
(h) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> • On a parcel 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 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)
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ii. Replacing “gross floor area’ with “*floor area, net*’ in section 5.6(3)(i).

d. Section ‘5.7 RURAL RESIDENTIAL 1 – RR1’ is amended by:

i. Deleting sections 5.7(3)(f) and (h) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<p>(f) Maximum height for:</p> <ul style="list-style-type: none"> • Principal building • Accessory building or structure on a parcel less than 2.0 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other accessory building or structure • Accessory building or structure on a parcel equal to or greater than 2.0 ha 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 10 m (32.81 ft) • 8.5 m (27.89 ft) • 10 m (32.81 ft)
<p>(h) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> • On a parcel 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 0.4 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)

ii. Replacing “gross floor area’ with “*floor area, net*’ in section 5.7(3)(i).

e. Section ‘5.8 RESIDENTIAL 3 – RS3’ is amended by:

- i. Deleting sections 5.8(4)(f) and (h) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> Principal building Accessory building or structure on a parcel less than 2.0 ha <ul style="list-style-type: none"> Accessory buildings containing a dwelling unit All other accessory building or structure Accessory building or structure on a parcel equal to or greater than 2.0 ha 	<ul style="list-style-type: none"> 11.5 m (37.73 ft) 10 m (32.81 ft) 8.5 m (27.89 ft) 10 m (32.81 ft)
(h) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> On a parcel 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 greater than 0.41 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)

- i. Replacing “gross floor area’ with “*floor area, net*” in section 5.8(4)(i);
- ii. Replacing “floor area” with “*floor area, gross*” in section 5.8(5)(a).
- f. Section ‘5.9 COMPREHENSIVE DEVELOPMENT B1 (MT MCPHERSON RD.) – CDB1’ is amended by:
- i. Deleting sections (e) and (g) of the regulation table in Development Area 1 and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> Principal building Accessory building or structure on a parcel less than 2.0 ha 	<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 building or structure • Accessory building or structure on a parcel equal to or greater than 2.0 ha 	<ul style="list-style-type: none"> • 10 m (32.81 ft) • 8.5 m (27.89 ft) • 10 m (32.81 ft)
<p>(g) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> • On a parcel 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 greater than 0.41 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)

- iii. Replacing “gross floor area” with “*floor area, net*” in section (h) of the regulation table of Development Area 1;
- iv. Replacing “gross floor area” with “*floor area, gross*” in section (d) of the regulation table of Development Area 2.

- g. Section ‘5.10 COMPREHENSIVE DEVELOPMENT B2 (SHELTER BAY)’ – CDB2 is amended as follows:

- i. Development Area 1 is amended by:
 1. Deleting section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION		
	Residential	Commercial	Other
(e) Maximum <i>height</i> for: Principal <i>buildings</i> and structures	11.5 m	15 m	15 m
<i>Accessory buildings</i>		10 m	7 m
<ul style="list-style-type: none"> • Containing a secondary dwelling unit • All other accessory buildings 	10 m 8.5 m		
(g) Maximum <i>floor area, gross</i> for accessory buildings		200 m ²	100 m ²
<ul style="list-style-type: none"> • Accessory buildings containing a dwelling unit • All other Accessory buildings and structures 	250 m ² 150 m ²		

2. Replace “Commercial Floor Area” with “Commercial *floor area, net*” in the Density Bonus table in Development Area 1;

- ii. Development Area 2 is amended by deleting section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1 MATTER REGULATED	Residential	Commercial	Other
(e) Maximum <i>height</i> for: Principal <i>buildings</i> and structures	11.5 m	15 m	11 m
<i>Accessory buildings</i>		10 m	10 m
<ul style="list-style-type: none"> Containing a secondary dwelling unit All other accessory buildings 	10 m 8.5 m		
(g) Maximum <i>floor area, gross</i> for accessory buildings		75 m ²	N/A
<ul style="list-style-type: none"> Accessory buildings containing a dwelling unit All other Accessory buildings and structures 	250 m ² 150 m ²		

- iii. Development Area 3 is amended by:
 1. Replace “Development Area 2” with “Development Area 3” in the text immediately below the “Regulations” heading;
 2. Deleting section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1 MATTER REGULATED	Residential	Other
(e) Maximum height for: Principal buildings and structures	10.5 m	11 m
Accessory buildings		10 m
<ul style="list-style-type: none"> Containing a secondary dwelling unit All other accessory buildings 	10 m 8.5 m	
(g) Maximum <i>floor area, gross</i> for accessory buildings		N/A
<ul style="list-style-type: none"> Accessory buildings containing a dwelling unit All other Accessory buildings and structures 	250 m ² 150 m ²	

- iv. Development Area 4 is amended by:

1. Delete the residential column of section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION			
	Residential *		Commercial	Other
	Single Family/ VR	Townhouse		
(e) Maximum height for: Principal buildings and structures	10.5 m	10.5 m	15 m	11 m
	10 m	7 m	10 m	10 m
	8.5 m			
(g) Maximum <i>floor area, gross</i> for accessory building		40 m ²	60 m ²	N/A
	150 m ²			
	250 m ²			

- v. Development Area 5 is amended by:

1. Deleting sections (f) and (h) of the regulations table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<ul style="list-style-type: none"> • (f) Maximum height for: • Principal building • Accessory building or structure on a parcel less than 2.0 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other accessory building or structure 	11.5 m (37.73 ft) <ul style="list-style-type: none"> • 10 m (32.81 ft) • 8.5 m (27.89 ft)
(h) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> • On a parcel 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)
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2. Replacing “gross floor area’ with “*floor area, net*” in section (i) of the regulation table;

vi. Development Area 6 is amended by:

1. Deleting sections (f) and (h) of the regulations table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<ul style="list-style-type: none"> • (f) Maximum height for: <ul style="list-style-type: none"> ○ Principal building ○ Accessory building or structure 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft) • 10 m (32.81 ft)
<p>(h) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> • On a parcel 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)

2. Replace “gross floor area’ with “*floor area, net*” in section (i) of the regulation table;

vii. Development Area 7 is amended by replacing “Total Floor Area” with “*floor area, gross*” in the regulation table;

viii. The Definitions area amended by replacing “gross floor area” with “*floor area, gross*” in the definition of ‘FLOOR AREA RATIO (FAR)’.

h. Section ‘5.11 COMPREHENSIVE DEVELOPMENT B4 (ILLECILLEWAET DEVELOPMENT INC.) – CDB4 is amended by:

- i. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(3);
 - ii. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(6);
 - iii. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(9);
 - iv. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(12);
 - v. Replace “gross floor area” with “*floor area, gross*” in section 5.11(18)(h);
 - vi. Delete Column 2 in Section 5.18(g) and replace it with:
“11.0 m
8.5 m”
 - vii. Replace “gross floor area” with “*floor area, net*” in section 5.11(18)(i);
 - viii. Replace “floor area” with “*floor area, gross*” in section 5.11(19)(xxi).
- i. Section ‘5.12 HIGHWAY COMMERCIAL – NC’ is amended as follows:
- i. Replace “gross floor area” with “*floor area, gross*” in section 5.12(3)(h);
 - ii. Replace “floor area” with “*floor area, gross*” in section 5.12(5)(a).
- j. Section ‘5.13 NEIGHBOURHOOD COMMERCIAL – NC’ is amended by replacing “gross floor area” with “*floor area, net*” in section 5.13(3)(g).
- k. Section ‘5.14 RESORT COMMERCIAL 1 – RC1’ is amended by replacing “gross floor area” with “*floor area, net*” in section 5.14(3)(h).

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-31"

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

CERTIFIED a true copy of Bylaw No. 851-31
as read a third time.

CHAIR

CERTIFIED a true copy of Bylaw No. 851-31
as adopted.

CORPORATE OFFICER

CORPORATE OFFICER