

COLUMBIA SHUSWAP REGIONAL DISTRICT

SALMON VALLEY LAND USE AMENDMENT (CSR) BYLAW No. 2565

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

1. Section 2.2.4, 'Accessory Building and Structures' is amended by deleting section 2.2.4 and replacing it with the following:

"Accessory Building

(1) 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;"

2. Section 2.4 'R Rural Zone' is amended by adding the following text to the table in section 2.4.2 in numerical order:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m ² (2690.98 ft ²)
	b. All other Accessory buildings and structures	150 m ² (1614.59 ft ²)
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m ² (2690.98 ft ²)

"

3. Section 2.5 'RH Rural Holdings Zone' is amended by:

1. Adding a new section to the regulation table in section 2.5.2 in numerical order:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	

	a. Accessory buildings containing a dwelling unit	250 m ² (2690.98 ft ²)
	b. All other Accessory buildings and structures	150 m ² (1614.59 ft ²)
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m ² (2690.98 ft ²)

"

4. Section 2.6 'RR Rural Residential Zone' is amended by:

1. Deleting section 2.6.2.7 and replacing it with the following:

"

.7	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings containing a dwelling unit	10 m (32.81 ft)
	All other Accessory buildings and structures	8.5 m (27.89 ft)

"

2. Adding the following text to the table in section 2.6.2, immediately after .7:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m ² (2690.98 ft ²)
	b. All other Accessory buildings and structures	150 m ² (1614.59 ft ²)
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m ² (2690.98 ft ²)

"

5. Section 2.7 'RS Single and Two Family Residential Zone' is amended by:

1. Deleting section 2.7.2.6 and replacing it with the following:

"

.6	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings containing a dwelling unit	10 m (32.81 ft)
	All other Accessory buildings and structures	8.5 m (27.89 ft)

- "
2. Adding the following text to the table in section 2.7.2, immediately after .6:
- "

.7	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m ² (2690.98 ft ²)
	b. All other Accessory buildings and structures	150 m ² (1614.59 ft ²)
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m ² (2690.98 ft ²)

"

6. Section 2.8 'RM Multiple Family Residential Zone' is amended by:
 1. Deleting section 2.8.2.7 and replacing it with the following:

.7	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings and structures	8.5 m (27.89 ft)

"

2. Adding the following text to the table in section 2.8.2, immediately after .7:
- "

.8	Maximum <i>floor area, gross</i> of an accessory building	150 m ² (1614.59 ft ²)
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"

7. Section 2.9 'MHP Mobile Home Park Zone' is amended by:
 1. Deleting the text in .4 of the table in section 2.9.2 and replacing it with the following:

.4	Maximum height for:	
	1. Principal buildings and structures	• 11.5 m (37.73 ft.)
	2. Accessory buildings	
	o Accessory to a mobile home	• 4.5 m (14.76 ft)
	o All other accessory buildings and structures	• 10 m (32.81 ft)

"

8. Section 2.9 'MHP Mobile Home Park Zone' is amended by adding the following text to the table in section 2.9.2 immediately after .5:

"

.6	Maximum <i>floor area, gross</i> of an accessory building 1. Accessory to a mobile home 2. All other accessory buildings and structures	<ul style="list-style-type: none"> • 20 m² (215.28 sq²) • 150 m² (1614.59 ft²)
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"

9. Section 2.12 RC Resort Commercial Zone is amended by all references of "floor area" with "*floor area, gross*".
10. Section 2.16 P Public and Institutional Zone is amended by adding the following text to the list in Section 2.16.1 after .8
 ".9 Educational Facility"
11. Section 2.17 'RHD High Density Residential Zone' is amended by:

1. Deleting section 2.17.2.7 and replacing it with the following:

"

.7	Maximum height for:	
	1. Principal buildings and structures	11.5 m (37.73 ft)
	2. Accessory buildings and structures	8.5 m (27.89 ft)

"

2. Adding the following text to the table in section 2.17.2 immediately after .7:

"

.8	Maximum <i>floor area, gross</i> of an accessory building:	150 m ² (1614.59 ft ²)
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"

12. Section 3.1 'Interpretation' is amended by the following:
1. 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;"
2. 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;"

3. Deleting the Definition of “floor area” and replacing it with the following:

“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;”

4. Deleting the definition of ‘institutional use’ and replacing it with the following:

"institutional use" means educational facility, club, lodge, curling club, rest home, private hospital, church, church manse, equestrian facility, yacht club, community hall, daycare centre, gun club, or shooting range;”

5. Adding the following definitions in alphabetical order:

“Educational Facility” means a building(s) including residences, structures and grounds associated with the operation of a school, college, university or training centre;”

"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;”

13. SCHEDULE B OFFSTREET PARKING AND LOADING REQUIREMENTS is amended by:

1. Deleting Section 1.5 and replacing it with the following:
“where floor area is the basis for a unit of measurement under this schedule “*floor area, net* shall be used.
2. Replacing all references of “gross floor area” with “*floor area, net*”

B. MAP AMENDMENTS

1. Schedule A (OCP Designation Maps), which forms part of the "Salmon Valley Land Use Bylaw No. 2500 is hereby amended as follows:
 - i. Removing the unsurveyed crown land commencing at the southwest corner of the parcel described as North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 18, Range 9, W6M, KDYD, Except Plans 24332, 25789 and KAP84989, then 5,260 m north, then 651 m west, then 6,457 m north, then 2,438 m west along southern boundary of the City of Salmon Arm, then 6,459 m south, then 199 m west, then 5,291 m south, then 3,273 m east along Regional District Boundary to the point of commencement from the Plan Area which is more particularly shown in the red hatch attached hereto and forming part of this bylaw as Schedule 1.
2. Schedule C (Land Use Zoning Maps), which forms part of the "Salmon Valley Land Use Bylaw No. 2500 is hereby amended as follows:
 - i. Removing the unsurveyed crown land commencing at the southwest corner of the parcel described as North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 18, Range 9, W6M, KDYD, Except Plans 24332, 25789 and KAP84989, then 5,260 m north, then 651 m west, then 6,457 m north, then 2,438 m west along southern boundary of the City of Salmon Arm, then 6,459 m south, then 199 m west, then 5,291 m south, then 3,273 m east along Regional District Boundary to the point of commencement from the Plan Area which is more particularly shown in the red hatch attached hereto and forming part of this bylaw as Schedule 2.

2. This bylaw may be cited as “Salmon Valley Land Use Amendment Bylaw No. 2565:

READ a first time this 19th day of March, 2020.

READ a second time as amended 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. 2565 as read a third time.

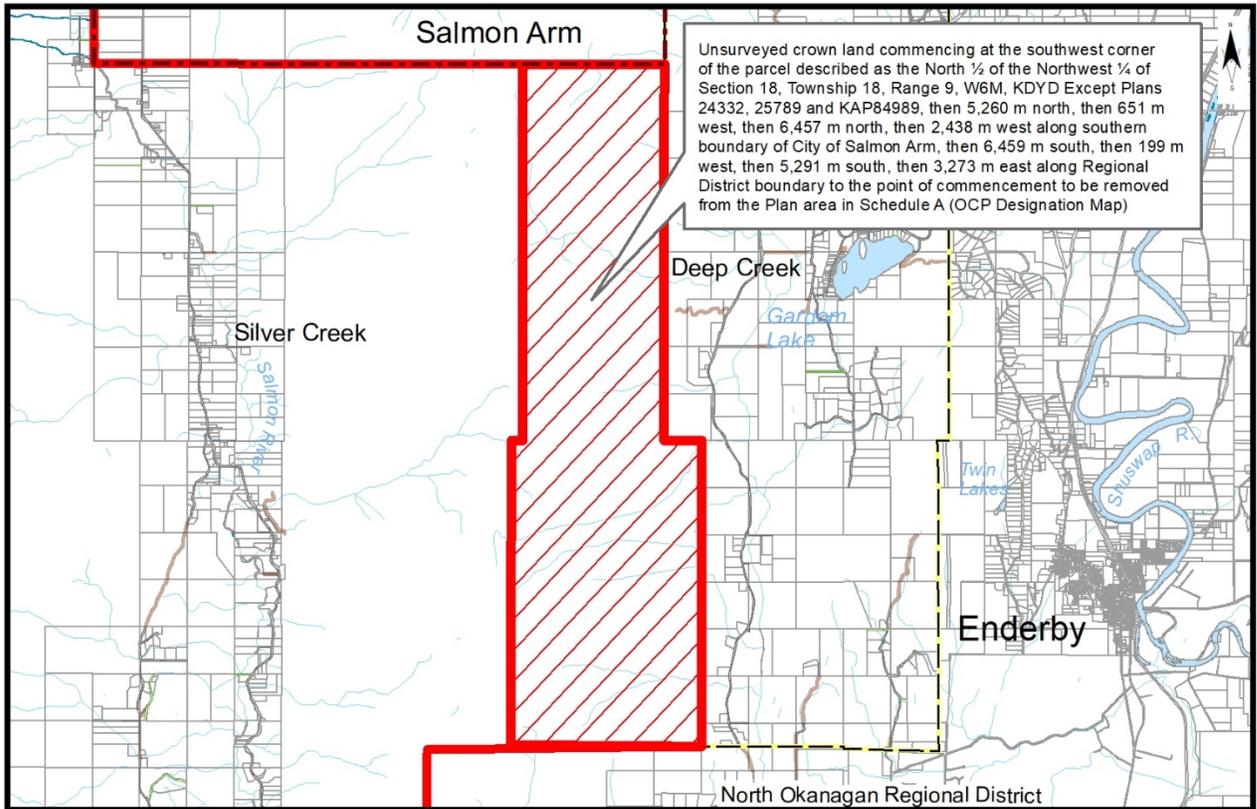
Corporate Officer

CHAIR

CERTIFIED a true copy of Bylaw No. 2565 as adopted.

Corporate Officer

Schedule 1



Schedule 2

