

COLUMBIA SHUSWAP REGIONAL DISTRICT

RANCHERO/DEEP CREEK ZONING AMENDMENT BYLAW NO. 751-05

A bylaw to amend the "Ranchero/Deep Creek Zoning Bylaw No. 751"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 751;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 751;

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

1. Bylaw No. 751 cited as "Ranchero/Deep Creek Zoning Bylaw No. 751" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

Part 1 Definitions shall be amended by:

a. Amending the following definitions:

- SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, duplexes, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

b. Adding the following definitions:

- SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

2. Part 3 General Regulations shall be amended by:

a. Section 3.16 Secondary Dwelling Unit shall be deleted and replaced with the following:

"3.16 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential

				Buildings Permitted
Any	<i>Community Sewer System**</i>	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

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

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

***The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

.2 A secondary dwelling unit must:

- (a) have a *floor area, net* no greater than 140 m²;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act 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. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

- .3 Notwithstanding 3.16.1 and 3.16.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.
- .4 Notwithstanding the provisions of Section 3.16, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

3. Part 4 Zones shall be amended as follows:

RH RURAL HOLDINGS ZONE by amending Section 4.5.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> • On parcels less than 8 ha (19.76 ac); 1 • On parcels equal to or greater than 8 ha (19.76 ac); 2
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- by amending Section 4.5.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
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- by deleting Section 4.5.4(g) and replacing with “Deleted.”

AG1 AGRICULTURE 1 ZONE - by amending Section 4.6.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> • On parcels less than 8 ha (19.76 ac); 1 • On parcels equal to or greater than 8 ha (19.76 ac); 2
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- by amending Section 4.6.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
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- by deleting Section 4.6.4(g) and replacing with “Deleted.”

MH MEDIUM HOLDINGS ZONE - by amending Section 4.7.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> • On parcels less than 8 ha (19.76 ac); 1 • On parcels equal to or greater than 8 ha (19.76 ac); 2
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- by amending Section 4.7.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
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- by deleting Section 4.7.4(g) and replacing with “Deleted.”

RR1 RURAL RESIDENTIAL 1 ZONE - by amending Section 4.8.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
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- by deleting Section 4.8.4(g) and replacing with “Deleted.”

VR VACATION RENTAL ZONE - by amending Section 4.11.4(f) as follows:

(f) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
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- by deleting Section 4.11.4(g) and replacing with “Deleted.”

4. Part 5 - Parking and Loading Regulations shall be amended as follows:

- Section 5.2 – by deleting “*guest accommodation*” and replacing with “Deleted.”;
- Section 5.5(2) – by deleting “*guest accommodation*” and replacing with “Deleted.”;
- Table 1 – amend “secondary dwelling unit”, and associated regulations as follows:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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2. This bylaw may be cited as "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-05".

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. 751-05
as read a third time.

CERTIFIED a true copy of Bylaw No. 751-
05 as adopted.

CORPORATE OFFICER

CORPORATE OFFICER