

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**ELECTORAL AREA E ZONING AMENDMENT BYLAW NO. 841-04**

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:

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

A. TEXT AMENDMENT

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

a. Section 3 General Regulations shall be amended by:

Section 3.15. Secondary Dwelling Unit, shall be replaced with the following:

**“3.15 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:

<b>Parcel Size</b>	<b>Level of Service</b>	<b>SDU Regulation</b>	<b>Total Dwelling Units Permitted***</b>	<b>Number of Residential Buildings Permitted</b>
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 m<sup>2</sup>;
- (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 3.15 and 3.15, 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 3.15, where a special regulation within a zone permits more than one dwelling unit on a parcel, a secondary dwelling unit is not permitted.”**

b. Section 4 Zones shall be amended as follows:

RSC RURAL AND RESOURCE 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"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
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- by deleting Section 4.5.4(g) and replacing with “Deleted.”

AG1 AGRICULTURE 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"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
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- by deleting Section 4.6.4(g) and replacing with “Deleted.”
- by deleting Section 4.6.4(i) 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"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
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- by deleting Section 4.7.4(g) and replacing with “Deleted.”

RR1 RURAL RESIDENTIAL 1 ZONE – by deleting Section 4.8.4(h) and replacing with “Deleted.”

VC VILLAGE CENTRE ZONE – by amending Section 4.12.3 by adding “(c) *Secondary dwelling unit*”;

- by amending Section 4.12.4(g) by replacing with the following:

(g) Maximum number of secondary dwelling units per parcel	Shall be in accordance with Section 3.15 of this bylaw
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VR VACATION RENTAL ZONE – by deleting Section 4.14.4(i) and replacing with “Deleted.”

c. Section 5 - Parking and Loading Regulations shall be amended as follows:

- Table 4 – amend the following after “*Retail Store, Rental Shop*”:

<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 "Electoral Area E Zoning Amendment Bylaw No. 841-04."

READ a first time this \_\_\_\_\_ 15<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ February \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ 15<sup>th</sup> \_\_\_\_\_ 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. 841-04  
as read a third time.

CERTIFIED a true copy of Bylaw No. 841-04  
as adopted.

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CORPORATE OFFICER

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CORPORATE OFFICER