

## **COLUMBIA SHUSWAP REGIONAL DISTRICT**

### **KAULT HILL RURAL LAND USE AMENDMENT BYLAW NO. 3007**

#### **A bylaw to amend "Kault Hill Rural Land Use Bylaw No. 3000"**

WHEREAS the Board of the Columbia Shuswap Regional District has adopted Bylaw No. 3000;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 3000;

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

1. "Kault Hill Rural Land Use Bylaw No. 3000", as amended, is further amended as follows:

a. TEXT AMENDMENTS

1. Schedule A, Rural Land Use Bylaw Text, is hereby amended as follows:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- b. All instances of "cottage" used throughout the bylaw shall be replaced with "secondary dwelling unit".
- c. Part 1 Definitions shall be amended by:
  - i. Deleting the following definitions: "cottage", "family", and "single-family dwelling".
  - ii. Adding the following definitions:
    - DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities.
    - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
    - KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
    - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.
    - SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;
- VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

iii. Amending the following definitions:

- COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals.
- DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household.
- ON-SITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a privy or an outhouse.

d. Part 3 General Regulations shall be amended by adding the following after Section 2.3.15 Home Business:

## “2.3.16 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
Any	Community Sewer System**	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.

**.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 Schedule B of this *Bylaw*.

**.3** Notwithstanding 2.3.16.1 and 2.3.16.2, *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 2.3.16, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

e. Part 2.4 – Off-Street Parking Spaces and Off-Street Loading Spaces shall be amended as follows:

- Table 2 – delete “cottage” and associated regulations, and add the following after “Retail Store”:

<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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f. Zones shall be amended as follows:

- R RURAL ZONE - Section 2.6(1)(c) by replacing “Cottage on a parcel one (1) hectare or larger in area” with “*Secondary dwelling unit*”;
- by amending Section 2.6(2)(c) as follows:

(c) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
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- SH SMALL HOLDING ZONE - Section 2.7(1)(c) by replacing “Cottage on a parcel one (1) hectare or larger in area” with “*Secondary dwelling unit*”;
- by amending Section 2.7(2)(c) as follows:

(c) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
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- RR RURAL RESIDENTIAL ZONE – Section 2.8(1) by adding “(d) *Secondary dwelling unit*”;
- by amending Section 2.8(2) by adding the following row to Table 5:

(f) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
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- PUBLIC ASSEMBLY ZONE - Section 2.9(1)(c) by replacing “Cottage on a parcel one (1) hectare or larger in area” with “*Secondary dwelling unit*”;
- by amending Section 2.9(2)(c) as follows:

(c) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
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2. This Bylaw may be cited as "Kault Hill Rural Land Use Amendment Bylaw No. 3007."

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 true copy of Bylaw No. 3007  
as read a third time.

CERTIFIED true copy of Bylaw No. 3007  
as adopted.

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CORPORATE OFFICER

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CORPORATE OFFICER