

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### ELECTORAL AREA 'F' OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 830-24

#### A bylaw to amend the "Electoral Area 'F' Official Community Plan No. 830"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 830;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 830;

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

1. "Electoral Area 'F' Official Community Plan Bylaw No. 830" is hereby amended as follows:

#### A. TEXT AMENDMENT

- i. Schedule A Official Community Plan Bylaw Text is hereby amended as follows:

- A. Section 6.3 Policy 2 'Housing for Families' is amended by deleting it in its entirety and replacing it with the following:

##### *"Policy 2*

The CSRD supports secondary dwelling units as a strategy to provide additional dwelling units within the existing fabric of the community. A secondary dwelling unit can act as a "mortgage helper" for the owners, as well as provide long term rental housing within the community. Additional conditions related to secondary dwelling units will be included in the zoning bylaw."

- B. Section 11.3 'Agriculture (AG)' is amended by adding an additional policy immediately following *Policy 8*:

##### *"Policy*

Secondary dwelling units are supported on land designated AG in accordance with the provisions of the *Agricultural Land Commission Act*, the *Agricultural Land Reserve Use Regulation* and the zoning bylaw."

- C. Section 11.5 Residential introduction is amended to read as follows:  
"This section includes policies related to density – as required by the Local Government Act. Density has an impact on planning for servicing and infrastructure. For the purposes of this Plan, unless otherwise noted, density refers to net density, a figure arrived at after deducting land for roads, parks and other set-asides. Density in this context includes

secondary dwelling units in association with a single detached dwelling in all Residential land use designations, except Recreational Residential."

- D. Section 11.5 Residential is further amended by deleting Policy 4 and replacing it with the following:

*"Policy 4*

Secondary dwelling units are appropriate in association with single detached dwellings provided they are compatible with surrounding residential uses and meet Provincial sewer and water regulations. Additional conditions related to secondary dwelling units are outlined in Section 12.15 and will be included in the applicable zoning bylaw."

- E. Section 12.15 'Secondary Suites' is deleted and replaced with the following:

**"12.15 Secondary Dwelling Units**

Secondary dwelling units (attached or detached) are supported in association with a single detached dwelling provided they are compatible with surrounding residential uses. The following additional conditions will apply to secondary dwelling units:

- a) The maximum floor area of a secondary dwelling unit is 140 m<sup>2</sup>;
- b) Secondary dwelling units must have a door direct to the outdoors without passing through any part of the single detached dwelling;
- c) Off-street parking spaces shall be provided for all secondary dwelling units;
- d) Secondary dwelling units shall remain under the same legal title as the principal single detached dwelling and not be stratified;
- e) Secondary dwelling units shall be provided with adequate sewage disposal and potable water servicing meeting the requirements of applicable Provincial legislation 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;
- f) For properties smaller than 1 ha applicants shall identify a back up septic field area on the parcel and register a Section 219 covenant on title to protect this area from development as a condition of issuance of a building permit;
- g) The following densities apply to secondary dwelling units:

Parcel Size	Level of Service	# of SDUs Permitted
Any	Community Sewer System	1 attached* <u>and</u> 1 detached SDU

< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling

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

\*\* This table applies where there is no zoning, and a proposed development requires issuance of a Development Permit. For areas with zoning the zoning bylaw will specify the number of SDUs permitted.

- h) Additional conditions related to secondary dwelling units will be included in the zoning bylaw.”

2. This bylaw may be cited as "Electoral Area 'F' Official Community Plan Amendment Bylaw No. 830-24"

READ a first time this \_\_\_\_\_ 16<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_, 2023.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 830-24  
as read a third time.

CERTIFIED a true copy of Bylaw No.  
830-24 as adopted.

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CORPORATE OFFICER

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CORPORATE OFFICER