

Zoning / RLUB Information Package

File Number: 3360-20/20150050

Subject: Cariboo Regional District Chilcotin Area Rural Land Use Amendment Bylaw No. 4988, 2015;
Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4989, 2015;
Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 4990, 2015;
Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 4991, 2015;
Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4992, 2015; and
Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 4993, 2015

Electoral Area: All Areas

Date of Referral: August 30, 2017

SECTION 2: Planning Report

SECTION 3: Referral Comments

Health Authority: - October 2, 2017

See attached.

Ministry of Transportation and Infrastructure:

August 31, 2017

The Ministry of Transportation and Infrastructure has no objection in principle to the proposed Bylaw Referral # 4988, 4990 and 4991.

Please note Ministry setback requirement from any road under this Ministry's authority is a minimum 4.5 metres for any structure.

Access to a Controlled Access Highway requires a permit application to be submitted to the District Office, MOTI.

September 1, 2017

The Ministry of Transportation and Infrastructure has no objection in principle to proposed Bylaw # 4989. Please note Ministry setback requirement from any road under this Ministry's jurisdiction is 4.5 metres for any structure.

The Ministry does not support 2 accesses for 1 property so a permit will be required for any shared access from a MOTI road. Access to a Controlled Access Highway requires a permit application to be submitted to the District Office, MOTI

September 13, 2017

The Ministry of Transportation and Infrastructure has no objection in principle to proposed Bylaw # 4992 and 4993. Please note Ministry setback requirement from any road under this Ministry's jurisdiction is 4.5 metres for any structure.

The Ministry does not support 2 accesses for 1 property so a permit will be required for any shared access from a MOTI road. Access to a Controlled Access Highway requires a permit application to be submitted to the District Office, MOTI.

Advisory Planning Commission:

Electoral Area "A": - See attached (November 8, 2017)

Electoral Area "B": - See attached (September 27, 2017)

Electoral Area "C": - See attached (October 17, 2017)

Electoral Area "D": - See attached (November 8, 2017)

Electoral Area "E": -

Electoral Area "F": - October 17, 2017 - The APC members have expressed support for the amendment, but there won't be a meeting on the subject.

Electoral Area "G": - See attached (November 7, 2017)

Electoral Area "H": - See attached (October 4, 2017)

Electoral Area "I": -

Electoral Area "J": -

Electoral Area "K": - November 3, 2017 - We have no comment to the secondary suite bylaw.

Electoral Area "L": - See attached (September 18, 2017)

Ministry of Environment: -

Agricultural Land Commission: - September 26, 2017

See attached.

Ministry of Agriculture: - October 2, 2017

Re: Referral of Zoning Bylaws Nos. 4988-4993 (Electoral Areas A-J)

For your consideration:

- Local governments are required to ensure their bylaws are consistent with the Agricultural Land Commission Act (ALC Act), including section 46 (Conflict with bylaws).
- The ALC Act's Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Regulation 171/2002), Sections 3(1) (b.1) and Section 1(1) lay out the regulations for permitted non-farm use residences in the ALC Zone 2. The ALC's Policy L-18 (Activities designated as a permitted non-farm use: Residential uses in the ALR –Zone 2) is available on their website and provides further information. If the Cariboo Regional District is not able to assess whether or not a dwelling is required for farm help we suggest that any requests for additional dwellings require a non-farm use application to the ALC.
- The ALR is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted. The Ministry's 'Guide for Bylaw

Development in Farming Areas' recommends that local governments have a single zone for agriculture for all ALR lands in order to provide consistency for industry and to reflect the understanding that agriculture is the priority use for these parcels.

SECTION 4: Board Action

Date of Meeting: December 15, 2016
Committee of the Whole

That the agenda item summary from Karen Moores, Manager of Development Services, dated December 6, 2016, regarding secondary suite and detached accessory dwelling unit regulations be received. Further, that proof of servicing will not be a requirement under the General Provision section, but the bylaw will state that the applicant must adhere to the applicable requirements/regulations regarding sewage. Still further, that carriage houses be allowed on any size lot. Further, that staff be directed to prepare bylaws subject to the changes noted for referral, along with the planning report, to all Advisory Planning Commissions and other relevant agencies.

Date of Meeting: November 17, 2017

That Cariboo Regional District Chilcotin Area Rural Land Use Amendment Bylaw No. 4988, 2015; Cariboo Regional District South Cariboo Zoning Amendment Bylaw No. 4989, 2015; Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 4990, 2015; Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 4991, 2015; Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4992, 2015; and Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 4993, 2015 be read a first and second time this 17th day of November, 2017.

Date of Meeting: February 16, 2018

That consideration of Bylaws 4988 to 4993, relating to secondary suites and detached accessory dwelling unit regulations, be deferred to the next meeting.

Date of Meeting: March 2, 2018

That the memorandum from Havan Surat, Manager of Development Services, dated March 1, 2018, regarding additional regulations being added to the Secondary Suites General Provisions sections, be received.

That the following regulations to the Secondary Suites General Provisions section be added:

- No vacation rentals are added
- Form a single real estate entity with the principal dwelling unit. No strata titling will be permitted
- The property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence.

Date of Meeting: March 23, 2018

That second reading of Cariboo Regional District Chilcotin Area Rural Land Use Amendment Bylaw No. 4988, 2015; Cariboo Regional District South Cariboo Zoning Amendment Bylaw No. 4989, 2015; Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 4990, 2015; Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 4991, 2015; Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4992, 2015; and Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 4993, 2015, be rescinded this 23rd day of March, 2018.

That Cariboo Regional District Chilcotin Area Rural Land Use Amendment Bylaw No. 4988, 2015; Cariboo Regional District South Cariboo Zoning Amendment Bylaw No. 4989, 2015; Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 4990, 2015; Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 4991, 2015; Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4992, 2015; and Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 4993, 2015, as amended, be read a second time this 23rd day of March, 2018.

ATTACHMENTS

Bylaw No. 4988, 4989, 4990, 4991, 4992 and 4993

Other: Agricultural Land Commission comments

Interior Health Authority comments

APC comments – Electoral Area “A”

APC comments – Electoral Area “B”

APC comments – Electoral Area “C”

APC comments – Electoral Area “D”

APC comments – Electoral Area “G”

APC comments – Electoral Area “H”

APC comments – Electoral Area “L”

Results of Public Hearings

Questionnaire Results

Results of Public Hearing (May 4, 2018)



CARIBOO REGIONAL DISTRICT

BYLAW NO. 4988

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3500, being the "Chilcotin Area Rural Land Use Bylaw No. 3500, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Cariboo Regional District Chilcotin Area Rural Land Use Amendment Bylaw No. 4988, 2015".

2. AMENDMENT

Schedule "A" of Chilcotin Area Rural Land Use Bylaw No. 3500 of the Cariboo Regional District is amended by:

- A) Inserting the following text into Section 6.3 "INTERPRETATION AND DEFINITIONS" alphabetically and renumbering the subsequent sections sequentially:

"BREEZEWAY" means a connection between an accessory building and a principal building that is not heated or insulated and is not restricted by intervening doors.

“CARRIAGE HOUSE” means an additional dwelling unit within a detached or semi-detached ancillary building.

“COOKING FACILITIES” means an area principally used for the preparation or cooking of food, and may include fixtures, appliances, plumbing or wiring intended or used for the preparation or cooking of food.

“DECK” means a roofless outdoor space built as an aboveground platform more than 0.6 m above grade projecting from the wall of a building, and is connected by structural supports at grade or by the building structure.

“FIRST STOREY” means the uppermost storey having its floor level not more than 2.0 m above grade.

“MANUFACTURED HOME” means a factory-built, single detached dwelling unit conforming to CSA Z-240 or CSA A277 standards. They are built on a non-removable steel chassis and are designed to be complete when they leave the factory, except for incidental assembly on site. Manufactured homes does not include recreational vehicles or park models.

“MEZZANINE” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.

“MODULAR HOME” means a dwelling unit built in sections at a factory. The sections are transported to the building site to be joined together. They have a CSA A277 label to show they were built in a certified factory.

“PORCH” means a one-storey covered entrance to a building that is not used for living space, and is attached to the outside of a building.

“PRINCIPAL DWELLING” means a principal residential dwelling unit that:

- a) consists of a self-contained set of rooms located in a building;
- b) is intended for use as a residential premise;
- c) contains cooking facility and should also contain sleeping and sanitary facilities that are intended to be exclusive to the unit; and
- d) is not a secondary suite or an accessory dwelling.

“RESIDENTIAL OCCUPANCY” means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but not harboured for the purpose of vacation rental, receiving care or treatment, and are not voluntary detained.

“SECONDARY DWELLING” means a self-contained, detached single-family dwelling usually containing cooking, eating, living, sleeping and sanitary facilities, located on the same parcel and smaller than the principal dwelling.

“SECONDARY SUITE” means a dwelling unit

- a) having a total floor space of not more than 90 m² in area;
- b) having a floor space less than 40% of the habitable floor space of the building;
- c) located within a building of residential occupancy containing only one other dwelling unit; and
- d) located in and part of a building which is a single real estate entity.

“STOREY” means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

“VACATION RENTAL” is generally defined as the use of a residential dwelling unit for the commercial accommodation of paying guests for a period of less than one month (NOTE: this does not include Bed and Breakfast Operations).

“WET BAR” means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. The provision of wet bars in no way permits an accessory dwelling unit to be established.

B) Amending Section 6.3 of “INTERPRETATION AND DEFINITIONS” by deleting the following:

5. “ANCILLARY BUILDING” means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, includes tool sheds, storage sheds, attached and detached garages and carports, but excludes agricultural buildings and structures or temporary dwelling units, which are otherwise regarded as principal uses.

31. "CARPORT" means a roofed enclosure used for the storage or parking of vehicles with less than 60% of its total perimeter enclosed by walls, doors or windows.

57. “DWELLING UNIT” means one or more rooms with self-contained sleeping, living, and sanitary facility containing not more than one set of cooking facilities, used or intended for use as a residence for one or more persons. Other related and supplementary definitions include:

57. (f) "TWO-FAMILY RESIDENTIAL DWELLING" means a building on a single lot containing two dwelling units, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common party wall extending from ground to roof, including detached dwelling units which are linked by a carport or garage but share a continuous permanent foundation and common roof areas.

153. "RECREATIONAL VEHICLES (RV)" means any vehicular, portable structure designed to travel or be transported on the highways and constructed or equipped to provide transient living or sleeping accommodation for travel, recreation or vacation and which does not require continuous connection to sanitary, water and electrical hook-ups.

and replace with the following:

5. "ANCILLARY BUILDING" means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, include tools sheds, storage sheds, pole sheds, boat shelters, workshops, attached and detached garages and carports and farm buildings, but excludes temporary dwelling which is considered a principal residential use.

31. "CARPORT" means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway.

57. "DWELLING UNIT" means a suite operated as a housekeeping unit, used or intended to be used primarily by one household, and usually containing cooking, eating, living, sleeping and sanitary facilities for domestic purposes. Other related and supplementary definitions include:

57. (f) "TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX" means a building designed as a single structure, containing two separate living units with their own direct access to the outside, each of which is designed to be occupied as a separate permanent residence for one family.

153. "RECREATIONAL VEHICLES (RV)" means a vehicle, either designed to be towed behind a motor vehicle, transported, or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, park model recreational units, motor homes, or other similar vehicles designed to provide temporary living quarters for recreational, camping, or travel use.

C) Inserting the following text into Section 7.0 "GENERAL PROVISIONS AND REGULATIONS" after Section 7.22 and before Section 8.0:

7.23 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

As listed in Section 7.0 of the bylaw, Uses Permitted and Zone Provisions, under Residential Uses, for clarity, a secondary suite, a carriage house or a secondary dwelling are permitted in the following zones, and in conformance with the following provisions:

a) Permitted Zones:

- i) for properties zoned Settlement Area 1 (RS 1), Settlement Area 2 (RS 2), Lakeshore Residential (RL), Lakeshore Residential 2 (RL 2), Rural 3 (RR 3) and Rural 2 (RR 2) zones, either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.
- ii) for properties zoned Rural 1 (RR 1) and Resource/Agricultural (R/A) zones, either one (1) secondary suite or one (1) carriage house, or one (1) secondary dwelling may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

b) General Provisions:

- i. occupation of the secondary suite, carriage house or secondary dwelling be limited to residential occupancy;
- ii. limited to one (1) set of cooking facilities;
- iii. subject to development permit(s) where applicable;
- iv. a building permit has been approved where applicable;
- v. the applicant must comply with the servicing standards of the sewage system regulations;
- vi. no vacation rentals are permitted;
- vii. form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- viii. the property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence;
- ix. one additional off-street parking space must be provided for the secondary suite or carriage house, for a total of three spaces per lot. The additional parking space may be provided outside or enclosed in a garage or carport;
- x. two additional off-street parking spaces must be provided for the secondary dwelling, for a total of four spaces per lot. The additional parking spaces may be provided outside or enclosed in a garage or carport.

c) Specific Provisions :

i) Secondary Suite:

1. maximum total floor area of 90 sq. m (968.75 sq. ft.);
2. area of the secondary suite cannot exceed 40% of the total living floor space (area) of the building it is located in;
3. located within a building of residential occupancy i.e. a single-family dwelling;
4. cannot be attached to the single-family dwelling via a breezeway;
5. must have its own cooking and sanitary facility (a sanitary facility means a bathroom contained within the dwelling unit); and
6. home occupation or home industry not permitted within the secondary suite.

ii) Carriage House:

1. maximum total floor space of 90 sq. m (968.75 sq. ft.);
2. must be located within a detached or semi-detached ancillary building;
3. the ancillary building must be in conformance with siting and land use;
4. carriage house height limited to one (1) storey;
5. the combined building height of the ancillary building and the carriage house cannot exceed 7.62 m (25 ft.);
6. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit); and
7. home occupation or home industry not permitted within the carriage house.

iii) Secondary Dwelling:

1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
2. must be detached from principal dwelling and ancillary buildings;
3. secondary dwelling height limited to two (2) storeys;
4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
5. home industry not permitted within the secondary dwelling; and
6. home occupation cannot exceed 40% of the total living floor space.

- D) Inserting into the “RESIDENTIAL USES” within the “SETTLEMENT AREA 1 (RS 1) ZONE”, “SETTLEMENT AREA 2 (RS 2) ZONE”, “RURAL 2 (RR 2) ZONE” AND “RURAL 3 (RR 3) ZONE” as follows:

After Sections 8.7.1 (a) (ii), 8.8.1 (a) (ii), 8.12.1 (a) (ii) and 8.13.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling.

- E) Inserting into the “RESIDENTIAL USES” within the “ “LAKESHORE RESIDENTIAL (RL) ZONE” AND “LAKESHORE RESIDENTIAL 2 (RL 2) ZONE” as follows:

After Sections 8.9.1 (a) (i), 8.10.1 (a) (i) inserting the following text and renumbering subsequent sections sequentially:

- ii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iii) one (1) carriage house and must be subordinate to a single-family residential dwelling.

- F) Inserting into the “RESIDENTIAL USES” within the “RURAL 1 (RR 1) ZONE” AND “RESOURCE/AGRICULTURAL (R/A) ZONE” as follows:

After Sections 8.11.1 (a) (ii) and 8.14.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling; or
- v) one (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

- G) Replacing the following term “TWO-FAMILY RESIDENTIAL DWELLING” with “TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX” throughout the bylaw.

READ A FIRST TIME THIS 17th DAY OF November, 2017.

READ A SECOND TIME THIS 23rd DAY OF March, 2018.

A PUBLIC HEARING WAS HELD ON THE 4th DAY OF May, 2018.

READ A THIRD TIME THIS _____ DAY OF _____, 2018.

ADOPTED THIS ___ DAY OF _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4988 cited as the "Cariboo Regional District Chilcotin Area Rural Land Use Amendment Bylaw No. 4988, 2015", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 4989

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3501, being the "South Cariboo Area Zoning Bylaw No. 3501, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4989, 2015".

2. AMENDMENT

Schedule "A" of South Cariboo Area Zoning Bylaw No. 3501 of the Cariboo Regional District is amended by:

A) Inserting the following text into Section 3.3 "INTERPRETATION AND DEFINITIONS" alphabetically and renumbering the subsequent sections sequentially:

"BREEZEWAY" means a connection between an accessory building and a principal building that is not heated or insulated and is not restricted by intervening doors.

"CARRIAGE HOUSE" means an additional dwelling unit within a detached or semi-detached ancillary building.

“COOKING FACILITIES” means facilities for the storage, preparation or cooking of food, and includes fixtures, appliances, counters, cabinets, and plumbing, or wiring intended or used for the installation of fixtures, appliances, or equipment for the storage, preparation or cooking of food.

“DECK” means a roofless outdoor space built as an aboveground platform more than 0.6 m above grade projecting from the wall of a building, and is connected by structural supports at grade or by the building structure.

“FIRST STOREY” means the uppermost storey having its floor level not more than 2.0 m above grade.

“MANUFACTURED HOME” means a factory-built, single detached dwelling unit conforming to CSA Z-240 or CSA A277 standards. They are built on a non-removable steel chassis and are designed to be complete when they leave the factory, except for incidental assembly on site. Manufactured homes does not include recreational vehicles or park models.

“MEZZANINE” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.

“MODULAR HOME” means a dwelling unit built in sections at a factory. The sections are transported to the building site to be joined together. They have a CSA A277 label to show they were built in a certified factory.

“PORCH” means a one-storey covered entrance to a building that is not used for living space, and is attached to the outside of a building.

“PRINCIPAL DWELLING” means a principal residential dwelling unit that,

- a) consists of a self-contained set of rooms located in a building;
- b) is intended for use as a residential premise;
- c) contains cooking facility and should also contain sanitary facilities that are intended to be exclusive to the unit; and
- d) is not a secondary suite or an accessory dwelling.

“RESIDENTIAL OCCUPANCY” means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but not harboured for the purpose of vacation rental, receiving care or treatment, and are not voluntary detained.

“SECONDARY DWELLING” means a self-contained, detached single-family dwelling usually containing cooking, eating, living, sleeping and sanitary facilities, located on the same parcel and smaller than the principal dwelling.

“SECONDARY SUITE” means an additional dwelling unit

- a) having a total floor space of not more than 90 m² in area;
- b) having a floor space less than 40% of the habitable floor space of the building;
- c) located within a building of residential occupancy containing only one other dwelling unit; and
- d) located in and part of a building which is a single real estate entity.

“STOREY” means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

“VACATION RENTAL” is generally defined as the use of a residential dwelling unit for the commercial accommodation of paying guests for a period of less than one month (NOTE: this does not include Bed and Breakfast Operations).

“WET BAR” means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. The provision of wet bars in no way permits an accessory dwelling unit to be established.

B) Amending Section 3.3 of “INTERPRETATION AND DEFINITIONS” by deleting the following:

5. “ANCILLARY BUILDING” means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, includes tool sheds, storage sheds, attached and detached garages and carports, but excludes agricultural buildings and structures or temporary dwelling units, which are otherwise regarded as principal uses.

33. “CARPORT” means a roofed enclosure used for the storage or parking of vehicles with less than 60% of its total perimeter enclosed by walls, doors or windows.

63. “DWELLING UNIT” means one or more rooms with self-contained sleeping, living, and sanitary facility containing not more than one set of cooking facilities, used or intended for use as a residence for one or more persons. Other related and supplementary definitions include:

63. (f) “TWO-FAMILY RESIDENTIAL DWELLING” means a building on a single lot containing two dwelling units, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common party wall extending from ground to roof, including detached dwelling units which are linked by a carport or garage but share a

continuous permanent foundation and common roof areas.

164. “RECREATIONAL VEHICLES (RV)” means any vehicular, portable structure designed to travel or be transported on the highways and constructed or equipped to provide transient living or sleeping accommodation for travel, recreation or vacation and which does not require continuous connection to sanitary, water and electrical hook-ups.

and replace with the following:

5. “ANCILLARY BUILDING” means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, include tools sheds, storage sheds, pole sheds, boat shelters, workshops, attached and detached garages and carports and farm buildings, but excludes temporary dwelling which is considered a principal residential use.

33. “CARPORT” means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway.

63. “DWELLING UNIT” means a suite operated as a housekeeping unit, used or intended to be used primarily by one household, and usually containing cooking, eating, living, sleeping and sanitary facilities for domestic purposes. Other related and supplementary definitions include:

63. (f) “TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX” means a building designed as a single structure, containing two separate living units with their own direct access to the outside, each of which is designed to be occupied as a separate permanent residence for one family.

164. “RECREATIONAL VEHICLES (RV)” means a vehicle, either designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, park model recreational units, motor homes, or other similar vehicles designed to provide temporary living quarters for recreational, camping, or travel use.

- C) Inserting the following text into Section 4.0 “GENERAL PROVISIONS AND REGULATIONS” after Section 4.25 and before Section 5.0:

4.26 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

As listed in Section 4.0 of the Bylaw, Uses Permitted and Zone Provisions, under Residential Uses, for clarity, a secondary suite, a carriage house or a secondary dwelling are permitted in the following zones, and in conformance with the following provisions:

a) Permitted Zones:

- i) for properties zoned Residential 1 (R 1), Residential 2 (R 2), Multi-Family Residential (R 3), Lakeshore Residential (RL), Lakeshore Residential 2 (RL 2), Rural 3 (RR 3) and Rural 2 (RR 2) zones, either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.
- ii) for properties zoned Rural 1 (RR 1), Resource/Agricultural (RA 1) and Acreage Reserve (RA 2) zones, either one (1) secondary suite or one (1) carriage house, or one (1) secondary dwelling may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

b) General Provisions:

- i) occupation of the secondary suite, carriage house or secondary dwelling be limited to residential occupancy;
- ii) limited to one (1) set of cooking facilities;
- iii) subject to development permit(s) where applicable;
- iv) a building permit has been approved where applicable;
- v) the applicant must comply with the servicing standards of the sewage system regulations;
- vi) No vacation rentals are permitted;
- vii) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- viii) The property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence;
- ix) One additional off-street parking space must be provided for the secondary suite or carriage house, for a total of three spaces per lot. The additional parking space may be provided outside or enclosed in a garage or carport;
- x) Two additional off-street parking spaces must be provided for the secondary dwelling, for a total of four spaces per lot. The additional parking spaces may be provided outside or enclosed in a garage or carport.

c) Specific Provisions:

i) Secondary Suite:

1. maximum total floor area of 90 sq. m (968.75 sq. ft.).
2. area of the secondary suite cannot exceed 40% of the total living floor space (area) of the building it is located in;
3. located within a building of residential occupancy i.e. a single-family dwelling;
4. cannot be attached to the single-family dwelling via a breezeway;
5. must have its own cooking and sanitary facility (a sanitary facility means a bathroom contained within the dwelling unit);
6. home occupation or home industry not permitted within the secondary suite.

ii) Carriage House:

1. maximum total floor space of 90 sq. m (968.75 sq. ft.);
2. must be located within a detached or semi-detached ancillary building;
3. the ancillary building must be in conformance with siting and land use;
4. carriage house height limited to one (1) storey;
5. The combined building height of the ancillary building and the carriage house cannot exceed 7.62 m (25 ft.);
6. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit); and
7. home occupation or home industry not permitted within the carriage house.

iii) Secondary Dwelling:

1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
2. must be detached from principal dwelling and ancillary buildings;
3. secondary dwelling height limited to two (2) storeys;
4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
5. home industry not permitted within the secondary dwelling; and
6. home occupation cannot exceed 40% of the total living floor space.

D) Inserting into the "RESIDENTIAL USES" within the "RESIDENTIAL 2 (R 2)

ZONE”, “MULTI-FAMILY RESIDENTIAL (R 3) ZONE, “RURAL 2 (RR 2) ZONE” AND “RURAL 3 (RR 3) ZONE” as follows:

After Sections 5.13.1 (a) (ii), 5.14.1 (a) (ii), 5.19.1 (a) ii) and 5.20.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling.

E) Inserting into the “RESIDENTIAL USES” within the “RESIDENTIAL 1 (R 1) ZONE”, “LAKESHORE RESIDENTIAL (RL) ZONE” AND “LAKESHORE RESIDENTIAL 2 (RL 2) ZONE” as follows:

After Sections 5.12.1 (a) (i), 5.16.1 (a) (i), 5.17.1 (a) (i) inserting the following text and renumbering subsequent sections sequentially:

- ii) One (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iii) One (1) carriage house and must be subordinate to a single-family residential dwelling.

F) inserting into the “RESIDENTIAL USES” within the “RURAL 1 (RR 1) ZONE”, “RESOURCE/AGRICULTURAL (RA 1) ZONE” AND “ACREAGE RESERVE (RA 2) ZONE” as follows:

After Sections 5.18.1 (a) (ii), 5.21.1 (a) (ii) and 5.22.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

G) Replacing the following term “TWO-FAMILY RESIDENTIAL DWELLING” with “TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX” throughout the bylaw.

READ A FIRST TIME THIS 17th DAY OF November, 2017.

READ A SECOND TIME THIS 23rd DAY OF March, 2018.

A PUBLIC HEARING WAS HELD ON THE 4th DAY OF May, 2018.

READ A THIRD TIME THIS _____ DAY OF _____, 2018.

ADOPTED THIS ___ DAY OF _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4989, cited as the "Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4989, 2015", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 4990

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3502, being the "Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 4990, 2015".

2. AMENDMENT

Schedule "A" of Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502 of the Cariboo Regional District is amended by:

- A) Inserting the following text into Section 3.3 "INTERPRETATION AND DEFINITIONS" alphabetically and renumbering the subsequent sections sequentially:

"BREEZEWAY" means a connection between an accessory building and a principal building that is not heated or insulated and is not restricted by intervening doors.

"CARRIAGE HOUSE" means an additional dwelling unit within a detached or semi-detached ancillary building.

“COOKING FACILITIES” means facilities for the storage, preparation or cooking of food, and includes fixtures, appliances, counters, cabinets, and plumbing, or wiring intended or used for the installation of fixtures, appliances, or equipment for the storage, preparation or cooking of food.

“DECK” means a roofless outdoor space built as an aboveground platform more than 0.6 m above grade projecting from the wall of a building, and is connected by structural supports at grade or by the building structure.

“FIRST STOREY” means the uppermost storey having its floor level not more than 2.0 m above grade.

“MANUFACTURED HOME” means a factory-built, single detached dwelling unit conforming to CSA Z-240 or CSA A277 standards. They are built on a non-removable steel chassis and are designed to be complete when they leave the factory, except for incidental assembly on site. Manufactured homes does not include recreational vehicles or park models.

“MEZZANINE” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.

“MODULAR HOME” means a dwelling unit built in sections at a factory. The sections are transported to the building site to be joined together. They have a CSA A277 label to show they were built in a certified factory.

“PORCH” means a one-storey covered entrance to a building that is not used for living space, and is attached to the outside of a building.

“PRINCIPAL DWELLING” means a principal residential dwelling unit that,

- a) consists of a self-contained set of rooms located in a building;
- b) is intended for use as a residential premise;
- c) contains cooking facility and should also contain sanitary facilities that are intended to be exclusive to the unit; and
- d) is not a secondary suite or an accessory dwelling.

“RESIDENTIAL OCCUPANCY” means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but not harboured for the purpose of vacation rental, receiving care or treatment, and are not voluntary detained.

“SECONDARY DWELLING” means a self-contained, detached single-family dwelling usually containing cooking, eating, living, sleeping and sanitary facilities, located on the same parcel and smaller than the principal dwelling.

“SECONDARY SUITE” means an additional dwelling unit

- a) having a total floor space of not more than 90 m² in area;
- b) having a floor space less than 40% of the habitable floor space of the building;
- c) located within a building of residential occupancy containing only one other dwelling unit; and
- d) located in and part of a building which is a single real estate entity.

“STOREY” means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

“VACATION RENTAL” is generally defined as the use of a residential dwelling unit for the commercial accommodation of paying guests for a period of less than one month (NOTE: this does not include Bed and Breakfast Operations).

“WET BAR” means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. The provision of wet bars in no way permits an accessory dwelling unit to be established.

B) Amending Section 3.3 of “INTERPRETATION AND DEFINITIONS” by deleting the following:

5. “ANCILLARY BUILDING” means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, includes tool sheds, storage sheds, attached and detached garages and carports, but excludes agricultural buildings and structures or temporary dwelling units, which are otherwise regarded as principal uses.

33. “CARPORT” means a roofed enclosure used for the storage or parking of vehicles with less than 60% of its total perimeter enclosed by walls, doors or windows.

63. “DWELLING UNIT” means one or more rooms with self-contained sleeping, living, and sanitary facility containing not more than one set of cooking facilities, used or intended for use as a residence for one or more persons. Other related and supplementary definitions include:

63. (f) “TWO-FAMILY RESIDENTIAL DWELLING” means a building on a single lot containing two dwelling units, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common party wall extending from ground to roof, including

detached dwelling units which are linked by a carport or garage but share a continuous permanent foundation and common roof areas.

164. "RECREATIONAL VEHICLES (RV)" means any vehicular, portable structure designed to travel or be transported on the highways and constructed or equipped to provide transient living or sleeping accommodation for travel, recreation or vacation and which does not require continuous connection to sanitary, water and electrical hook-ups.

and replace with the following:

5. "ANCILLARY BUILDING" means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, include tools sheds, storage sheds, pole sheds, boat shelters, workshops, attached and detached garages and carports and farm buildings, but excludes temporary dwelling which is considered a principal residential use.

33. "CARPORT" means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway.

63. "DWELLING UNIT" means a suite operated as a housekeeping unit, used or intended to be used primarily by one household, and usually containing cooking, eating, living, sleeping and sanitary facilities for domestic purposes. Other related and supplementary definitions include:

63. (f) "TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX" means a building designed as a single structure, containing two separate living units with their own direct access to the outside, each of which is designed to be occupied as a separate permanent residence for one family.

164. "RECREATIONAL VEHICLES (RV)" means a vehicle, either designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, park model recreational units, motor homes, or other similar vehicles designed to provide temporary living quarters for recreational, camping, or travel use.

- C) Inserting the following text into Section 4.0 "GENERAL PROVISIONS AND REGULATIONS" after Section 4.25 and before Section 5.0:

4.26 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

As listed in Section 4.0 of the Bylaw, Uses Permitted and Zone Provisions, under Residential Uses, for clarity, a secondary suite, a carriage house or a secondary dwelling are permitted in the following zones, and in conformance with the following provisions:

a) Permitted Zones:

- i) for properties zoned Residential 1 (R 1), Residential 2 (R 2), Multi-Family Residential (R 3), Lakeshore Residential (RL), Lakeshore Residential 2 (RL 2), Rural 3 (RR 3) and Rural 2 (RR 2) zones, either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.
- ii) for properties zoned Rural 1 (RR 1), Resource/Agricultural (RA 1) and Acreage Reserve (RA 2) zones, either one (1) secondary suite or one (1) carriage house, or one (1) secondary dwelling may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

b) General Provisions:

- i) occupation of the secondary suite, carriage house or secondary dwelling be limited to residential occupancy;
- ii) limited to one (1) set of cooking facilities;
- iii) subject to development permit(s) where applicable;
- iv) a building permit has been approved where applicable;
- v) the applicant must comply with the servicing standards of the sewage system regulations;
- vi) no vacation rentals are permitted;
- vii) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- viii) the property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence;
- ix) one additional off-street parking space must be provided for the secondary suite or carriage house, for a total of three spaces per lot. The additional parking space may be provided outside or enclosed in a garage or carport;
- x) two additional off-street parking spaces must be provided for the secondary dwelling, for a total of four spaces per lot. The additional parking spaces may be provided outside or enclosed in a garage or carport.

c) Specific Provisions:

i) Secondary Suite:

1. maximum total floor area of 90 sq. m (968.75 sq. ft.).
2. area of the secondary suite cannot exceed 40% of the total living floor space (area) of the building it is located in;
3. located within a building of residential occupancy i.e. a single-family dwelling;
4. cannot be attached to the single-family dwelling via a breezeway;
5. must have its own cooking and sanitary facility (a sanitary facility means a bathroom contained within the dwelling unit);
6. home occupation or home industry not permitted within the secondary suite.

ii) Carriage House:

1. maximum total floor space of 90 sq. m (968.75 sq. ft.);
2. must be located within a detached or semi-detached ancillary building;
3. the ancillary building must be in conformance with siting and land use;
4. carriage house height limited to one (1) storey;
5. The combined building height of the ancillary building and the carriage house cannot exceed 7.62 m (25 ft.);
6. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit); and
7. home occupation or home industry not permitted within the carriage house.

iii) Secondary Dwelling:

1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
2. must be detached from principal dwelling and ancillary buildings;
3. secondary dwelling height limited to two (2) storeys;
4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
5. home industry not permitted within the secondary dwelling; and
6. home occupation cannot exceed 40% of the total living floor space.

D) Inserting into the “RESIDENTIAL USES” within the “RESIDENTIAL 2 (R 2) ZONE”, “MULTI-FAMILY RESIDENTIAL (R 3) ZONE”, “RURAL 2 (RR 2) ZONE” AND “RURAL 3 (RR 3) ZONE” as follows:

After Sections 5.13.1 (a) (ii), 5.19.1 (a) (ii), 5.14.1 (a) (ii) and 5.20.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling.

E) Inserting into the “RESIDENTIAL USES” within the “RESIDENTIAL 1 (R 1) ZONE”, “LAKESHORE RESIDENTIAL (RL) ZONE” AND “LAKESHORE RESIDENTIAL 2 (RL 2) ZONE” as follows:

After Sections 5.12.1 (a) (i), 5.16.1 (a) (i), 5.17.1 (a) (i) inserting the following text and renumbering subsequent sections sequentially:

- ii) One (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iii) One (1) carriage house and must be subordinate to a single-family residential dwelling.

F) inserting into the “RESIDENTIAL USES” within the “RURAL 1 (RR 1) ZONE”, “RESOURCE/AGRICULTURAL (RA 1) ZONE” AND “ACREAGE RESERVE (RA 2) ZONE” as follows:

After Sections 5.18.1 (a) (ii), 5.21.1 (a) (ii) and 5.22.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

G) Replacing the following term “TWO-FAMILY RESIDENTIAL DWELLING” with “TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX” throughout the bylaw.

READ A FIRST TIME THIS 17th DAY OF November, 2017.

READ A SECOND TIME THIS 23rd DAY OF March, 2018.

A PUBLIC HEARING WAS HELD ON THE 4th DAY OF May, 2018.

READ A THIRD TIME this _____ day of _____, 2018.

ADOPTED THIS _____ DAY OF _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4990, cited as the "Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 4990, 2015", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 4991

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3503, being the "Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 4991, 2015".

2. AMENDMENT

Schedule "A" of Central Cariboo Area Rural Land Use Bylaw No. 3503 of the Cariboo Regional District is amended by:

- A) Inserting the following text into Section 6.3 "INTERPRETATION AND DEFINITIONS" alphabetically and renumbering the subsequent sections sequentially:

"BREEZEWAY" means a connection between an accessory building and a principal building that is not heated or insulated and is not restricted by intervening doors.

“CARRIAGE HOUSE” means an additional dwelling unit within a detached or semi-detached ancillary building.

“COOKING FACILITIES” means an area principally used for the preparation or cooking of food, and may include fixtures, appliances, plumbing or wiring intended or used for the preparation or cooking of food.

“DECK” means a roofless outdoor space built as an aboveground platform more than 0.6 m above grade projecting from the wall of a building, and is connected by structural supports at grade or by the building structure.

“FIRST STOREY” means the uppermost storey having its floor level not more than 2.0 m above grade.

“MANUFACTURED HOME” means a factory-built, single detached dwelling unit conforming to CSA Z-240 or CSA A277 standards. They are built on a non-removable steel chassis and are designed to be complete when they leave the factory, except for incidental assembly on site. Manufactured homes does not include recreational vehicles or park models.

“MEZZANINE” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.

“MODULAR HOME” means a dwelling unit built in sections at a factory. The sections are transported to the building site to be joined together. They have a CSA A277 label to show they were built in a certified factory.

“PORCH” means a one-storey covered entrance to a building that is not used for living space, and is attached to the outside of a building.

“PRINCIPAL DWELLING” means a principal residential dwelling unit that:

- a) consists of a self-contained set of rooms located in a building;
- b) is intended for use as a residential premise;
- c) contains cooking facility and should also contain sleeping and sanitary facilities that are intended to be exclusive to the unit; and
- d) is not a secondary suite or an accessory dwelling.

“RESIDENTIAL OCCUPANCY” means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but not harboured for the purpose of vacation rental, receiving care or treatment, and are not voluntary detained.

“SECONDARY DWELLING” means a self-contained, detached single-family dwelling usually containing cooking, eating, living, sleeping and sanitary facilities, located on the same parcel and smaller than the principal dwelling.

“SECONDARY SUITE” means a dwelling unit

- a) having a total floor space of not more than 90 m² in area;
- b) having a floor space less than 40% of the habitable floor space of the building;
- c) located within a building of residential occupancy containing only one other dwelling unit; and
- d) located in and part of a building which is a single real estate entity.

“STOREY” means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

“VACATION RENTAL” is generally defined as the use of a residential dwelling unit for the commercial accommodation of paying guests for a period of less than one month (NOTE: this does not include Bed and Breakfast Operations).

“WET BAR” means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. The provision of wet bars in no way permits an accessory dwelling unit to be established.

B) Amending Section 6.3 of “INTERPRETATION AND DEFINITIONS” by deleting the following:

5. “ANCILLARY BUILDING” means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, includes tool sheds, storage sheds, attached and detached garages and carports, but excludes agricultural buildings and structures or temporary dwelling units, which are otherwise regarded as principal uses.

32. “CARPORT” means a roofed enclosure used for the storage or parking of vehicles with less than 60% of its total perimeter enclosed by walls, doors or windows.

57. “DWELLING UNIT” means one or more rooms with self-contained sleeping, living, and sanitary facility containing not more than one set of cooking facilities, used or intended for use as a residence for one or more persons. Other related and supplementary definitions include:

57. (f) "TWO-FAMILY RESIDENTIAL DWELLING" means a building on a single lot containing two dwelling units, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common party wall extending from ground to roof, including detached dwelling units which are linked by a carport or garage but share a continuous permanent foundation and common roof areas.

153. "RECREATIONAL VEHICLES (RV)" means any vehicular, portable structure designed to travel or be transported on the highways and constructed or equipped to provide transient living or sleeping accommodation for travel, recreation or vacation and which does not require continuous connection to sanitary, water and electrical hook-ups.

and replace with the following:

5. "ANCILLARY BUILDING" means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, include tools sheds, storage sheds, pole sheds, boat shelters, workshops, attached and detached garages and carports and farm buildings, but excludes temporary dwelling which is considered a principal residential use.

32. "CARPORT" means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway.

57. "DWELLING UNIT" means a suite operated as a housekeeping unit, used or intended to be used primarily by one household, and usually containing cooking, eating, living, sleeping and sanitary facilities for domestic purposes. Other related and supplementary definitions include:

57. (f) "TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX" means a building designed as a single structure, containing two separate living units with their own direct access to the outside, each of which is designed to be occupied as a separate permanent residence for one family.

153. "RECREATIONAL VEHICLES (RV)" means a vehicle, either designed to be towed behind a motor vehicle, transported, or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, park model recreational units, motor homes, or other similar vehicles designed to provide temporary living quarters for recreational, camping, or travel use.

C) Inserting the following text into Section 7.0 "GENERAL PROVISIONS AND REGULATIONS" after Section 7.22 and before Section 8.0:

7.23 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

As listed in Section 7.0 of the Bylaw, Uses Permitted and Zone Provisions, under Residential Uses, for clarity, a secondary suite, a carriage house or a secondary dwelling are permitted in the following zones, and in conformance with the following provisions:

a) Permitted Zones:

- i) for properties zoned Settlement Area 1 (RS 1), Settlement Area 2 (RS 2), Lakeshore Residential (RL), Lakeshore Residential 2 (RL 2), Rural 3 (RR 3) and Rural 2 (RR 2) zones, either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.
- ii) for properties zoned Rural 1 (RR 1), Resource/Agricultural (R/A) and Beaver Valley Rural Agricultural (BV-A) zones, either one (1) secondary suite or one (1) carriage house, or one (1) secondary dwelling may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

b) General Provisions:

- i) occupation of the secondary suite, carriage house or secondary dwelling be limited to residential occupancy;
- ii) limited to one (1) set of cooking facilities;
- iii) subject to development permit(s) where applicable;
- iv) a building permit has been approved where applicable;
- v) the applicant must comply with the servicing standards of the sewage system regulations.
- vi) no vacation rentals are permitted;
- vii) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- viii) the property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence;
- ix) one additional off-street parking space must be provided for the secondary suite or carriage house, for a total of three spaces per lot. The additional parking space may be provided outside or enclosed in a garage or carport.
- x) two additional off-street parking spaces must be provided for the secondary dwelling, for a total of four spaces per lot. The additional parking spaces may be provided outside or enclosed in a garage or carport.

c) Specific Provisions :

i. Secondary Suite:

1. maximum total floor area of 90 sq. m (968.75 sq. ft.);
2. area of the secondary suite cannot exceed 40% of the total living floor space (area) of the building it is located in;
3. located within a building of residential occupancy i.e. a single-family dwelling;
4. cannot be attached to the single-family dwelling via a breezeway;
5. must have its own cooking and sanitary facility (a sanitary facility means a bathroom contained within the dwelling unit); and
6. home occupation or home industry not permitted within the secondary suite.

ii. Carriage House:

1. maximum total floor space of 90 sq. m (968.75 sq. ft.);
2. must be located within a detached or semi-detached ancillary building;
3. the ancillary building must be in conformance with siting and land use;
4. carriage house height limited to one (1) storey;
5. the combined building height of the ancillary building and the carriage house cannot exceed 7.62 m (25 ft.);
6. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit); and
7. home occupation or home industry not permitted within the carriage house.

iii. Secondary Dwelling:

1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
2. must be detached from principal dwelling and ancillary buildings;
3. secondary dwelling height limited to two (2) storeys;
4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
5. home industry not permitted within the secondary dwelling; and
6. home occupation cannot exceed 40% of the total living floor space.

D) Inserting into the "RESIDENTIAL USES" within the "SETTLEMENT AREA 1 (RS 1) ZONE", "SETTLEMENT AREA 2 (RS 2) ZONE", "RURAL 2 (RR 2)

ZONE” AND “RURAL 3 (RR 3) ZONE” as follows:

After Sections 8.7.1 (a) (ii), 8.8.1 (a) (ii), 8.12.1 (a) ii) and 8.13.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling.

E) Inserting into the “RESIDENTIAL USES” within the “ “LAKESHORE RESIDENTIAL (RL) ZONE” AND “LAKESHORE RESIDENTIAL 2 (RL 2) ZONE” as follows:

After Sections 8.9.1 (a) (i), 8.10.1 (a) (i) inserting the following text and renumbering subsequent sections sequentially:

- ii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iii) one (1) carriage house and must be subordinate to a single-family residential dwelling.

F) Inserting into the “RESIDENTIAL USES” within the “RURAL 1 (RR 1) ZONE”, “RESOURCE/AGRICULTURAL (R/A) ZONE” AND “BEAVER VALLEY RURAL AGRICULTURAL (BV-A) ZONE” as follows:

After Sections 8.11.1 (a) (ii), 8.14.1 (a) (ii) and 8.15.1 (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling; or
- v) one (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

G) Replacing the following term “TWO-FAMILY RESIDENTIAL DWELLING” with “TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX” throughout the bylaw.

READ A FIRST TIME THIS 17th DAY OF November, 2017.

READ A SECOND TIME THIS 23rd DAY OF March, 2018.

A PUBLIC HEARING WAS HELD ON THE 4th DAY OF May, 2018.

READ A THIRD TIME THIS _____ DAY OF _____, 2018.

ADOPTED THIS ___ DAY OF _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4991 cited as the "Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 4991, 2015", as adopted by the Cariboo Regional District Board on the ___ day of _____, 2018.

Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 4992

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3504, being the "Quesnel Fringe Area Zoning Bylaw No. 3504, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited for all purposes as the "Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4992, 2015".

2. AMENDMENT

Schedule "A" of Quesnel Fringe Area Zoning Bylaw No. 3504 of the Cariboo Regional District is amended by:

A) Inserting the following text into Section 3.3 "INTERPRETATION AND DEFINITIONS" alphabetically and renumbering the subsequent sections sequentially:

"BREEZEWAY" means a connection between an accessory building and a principal building that is not heated or insulated and is not restricted by intervening doors.

"CARRIAGE HOUSE" means an additional dwelling unit within a detached or semi-detached ancillary building.

“COOKING FACILITIES” means facilities for the storage, preparation or cooking of food, and includes fixtures, appliances, counters, cabinets, and plumbing, or wiring intended or used for the installation of fixtures, appliances, or equipment for the storage, preparation or cooking of food.

“DECK” means a roofless outdoor space built as an aboveground platform more than 0.6 m above grade projecting from the wall of a building, and is connected by structural supports at grade or by the building structure.

“FIRST STOREY” means the uppermost storey having its floor level not more than 2.0 m above grade.

“MANUFACTURED HOME” means a factory-built, single detached dwelling unit conforming to CSA Z-240 or CSA A277 standards. They are built on a non-removable steel chassis and are designed to be complete when they leave the factory, except for incidental assembly on site. Manufactured homes does not include recreational vehicles or park models.

“MEZZANINE” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.

“MODULAR HOME” means a dwelling unit built in sections at a factory. The sections are transported to the building site to be joined together. They have a CSA A277 label to show they were built in a certified factory.

“PORCH” means a one-storey covered entrance to a building that is not used for living space, and is attached to the outside of a building.

“PRINCIPAL DWELLING” means a principal residential dwelling unit that,

- a) consists of a self-contained set of rooms located in a building;
- b) is intended for use as a residential premise;
- c) contains cooking facility and should also contain sanitary facilities that are intended to be exclusive to the unit; and
- d) is not a secondary suite or an accessory dwelling.

“RESIDENTIAL OCCUPANCY” “means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but not harboured for the purpose of vacation rental, receiving care or treatment, and are not voluntary detained.

“SECONDARY DWELLING” means a self-contained, detached single-family dwelling usually containing cooking, eating, living, sleeping and sanitary facilities, located on the same parcel and smaller than the principal dwelling.

“SECONDARY SUITE” means an additional dwelling unit

- a) having a total floor space of not more than 90 m² in area;
- b) having a floor space less than 40% of the habitable floor space of the building;
- c) located within a building of residential occupancy containing only one other dwelling unit; and
- d) located in and part of a building which is a single real estate entity.

“STOREY” means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

“VACATION RENTAL” is generally defined as the use of a residential dwelling unit for the commercial accommodation of paying guests for a period of less than one month (NOTE: this does not include Bed and Breakfast Operations).

“WET BAR” means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. The provision of wet bars in no way permits an accessory dwelling unit to be established.

B) Amending Section 3.3 of “INTERPRETATION AND DEFINITIONS” by deleting the following:

5. “ANCILLARY BUILDING” means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, includes tool sheds, storage sheds, attached and detached garages and carports, but excludes agricultural buildings and structures or temporary dwelling units, which are otherwise regarded as principal uses.

34. “CARPORT” means a roofed enclosure used for the storage or parking of vehicles with less than 60% of its total perimeter enclosed by walls, doors or windows.

63. “DWELLING UNIT” means one or more rooms with self-contained sleeping, living, and sanitary facility containing not more than one set of cooking facilities, used or intended for use as a residence for one or more persons. Other related and supplementary definitions include:

63. (f) “TWO-FAMILY RESIDENTIAL DWELLING” means a building on a single lot containing two dwelling units, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common party wall extending from ground to roof, including

detached dwelling units which are linked by a carport or garage but share a continuous permanent foundation and common roof areas.

164. "RECREATIONAL VEHICLES (RV)" means any vehicular, portable structure designed to travel or be transported on the highways and constructed or equipped to provide transient living or sleeping accommodation for travel, recreation or vacation and which does not require continuous connection to sanitary, water and electrical hook-ups.

and replace with the following:

5. "ANCILLARY BUILDING" means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, include tools sheds, storage sheds, pole sheds, boat shelters, workshops, attached and detached garages and carports and farm buildings, but excludes temporary dwelling which is considered a principal residential use.

34. "CARPORT" means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway.

63. "DWELLING UNIT" means a suite operated as a housekeeping unit, used or intended to be used primarily by one household, and usually containing cooking, eating, living, sleeping and sanitary facilities for domestic purposes. Other related and supplementary definitions include:

63. (f) "TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX" means a building designed as a single structure, containing two separate living units with their own direct access to the outside, each of which is designed to be occupied as a separate permanent residence for one family.

164. "RECREATIONAL VEHICLES (RV)" means a vehicle, either designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, park model recreational units, motor homes, or other similar vehicles designed to provide temporary living quarters for recreational, camping, or travel use.

C) Inserting the following text into Section 4.0 "GENERAL PROVISIONS AND REGULATIONS" after Section 4.25 and before Section 5.0:

4.26 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

As listed in Section 4.0 of the Bylaw, Uses Permitted and Zone Provisions, under Residential Uses, for clarity, a secondary suite, a carriage house or a secondary dwelling are permitted in the following zones, and in conformance with the following provisions:

a) Permitted Zones:

- i) for properties zoned Residential 1 (R 1), Residential 2 (R 2), Multi-Family Residential (R 3), Lakeshore Residential (RL), Lakeshore Residential 2 (RL 2), Rural 3 (RR 3) and Rural 2 (RR 2) zones, either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.
- ii) for properties zoned Rural 1 (RR 1) and Resource/Agricultural (RA 1) zones, either one (1) secondary suite or one (1) carriage house, or one (1) secondary dwelling may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

b) General Provisions:

- i) occupation of the secondary suite, carriage house or secondary dwelling be limited to residential occupancy;
- ii) limited to one (1) set of cooking facilities;
- iii) subject to development permit(s) where applicable;
- iv) a building permit has been approved where applicable;
- v) the applicant must comply with the servicing standards of the sewage system regulations;
- vi) no vacation rentals are permitted;
- vii) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- viii) the property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence;
- ix) one additional off-street parking space must be provided for the secondary suite or carriage house, for a total of three spaces per lot. The additional parking space may be provided outside or enclosed in a garage or carport;
- x) two additional off-street parking spaces must be provided for the secondary dwelling, for a total of four spaces per lot. The additional parking spaces may be provided outside or enclosed in a garage or carport.

c) Specific Provisions:

i. Secondary Suite:

1. maximum total floor area of 90 sq. m (968.75 sq. ft.).
2. area of the secondary suite cannot exceed 40% of the total living floor space (area) of the building it is located in;
3. located within a building of residential occupancy i.e. a single-family dwelling;
4. cannot be attached to the single-family dwelling via a breezeway;
5. must have its own cooking and sanitary facility (a sanitary facility means a bathroom contained within the dwelling unit);
6. home occupation or home industry not permitted within the secondary suite.

ii. Carriage House:

1. maximum total floor space of 90 sq. m (968.75 sq. ft.);
2. must be located within a detached or semi-detached ancillary building;
3. the ancillary building must be in conformance with siting and land use;
4. carriage house height limited to one (1) storey;
5. The combined building height of the ancillary building and the carriage house cannot exceed 7.62 m (25 ft.);
6. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit); and
7. home occupation or home industry not permitted within the carriage house.

iii. Secondary Dwelling:

1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
2. must be detached from principal dwelling and ancillary buildings;
3. secondary dwelling height limited to two (2) storeys;
4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
5. home industry not permitted within the secondary dwelling; and
6. home occupation cannot exceed 40% of the total living floor space.

D) Inserting into the “RESIDENTIAL USES” within the “RESIDENTIAL 2 (R 2) ZONE”, “MULTI-FAMILY RESIDENTIAL (R 3) ZONE”, “RURAL 2 (RR 2) ZONE” AND “RURAL 3 (RR 3) ZONE” as follows:

After Sections 5.12.1 (a) (ii), 5.13.1 (a) (ii), 5.18.1 (a) ii) and 5.19.1 (a) (ii) inserting

the following text and renumbering subsequent sections sequentially:

- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling.

- E) Inserting into the “RESIDENTIAL USES” within the “RESIDENTIAL 1 (R 1) ZONE”, “LAKESHORE RESIDENTIAL (RL) ZONE” AND “LAKESHORE RESIDENTIAL 2 (RL 2) ZONE” as follows:

After Sections 5.11.1 (a) (i), 5.15.1 (a) (i), 5.16.1 (a) (i) inserting the following text and renumbering subsequent sections sequentially:

- ii) One (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iii) One (1) carriage house and must be subordinate to a single-family residential dwelling.

- F) inserting into the “RESIDENTIAL USES” within the “RURAL 1 (RR 1) ZONE” and “RESOURCE/AGRICULTURAL (RA 1) ZONE” as follows:

After Sections 5.17.1 (a) (ii) and 5.20.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

- G) Replacing the following term “TWO-FAMILY RESIDENTIAL DWELLING” with “TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX” throughout the bylaw.

READ A FIRST TIME this 17th day of November, 2017.

READ A SECOND TIME this 23rd day of March, 2018.

A PUBLIC HEARING WAS HELD ON THE 4th DAY OF May, 2018.

READ A THIRD TIME this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4992 cited as the "Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4992, 2015", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer



CARIBOO REGIONAL DISTRICT

BYLAW NO. 4993

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3505, being the "North Cariboo Area Rural Land Use Bylaw No. 3505, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors.

NOW, THEREFORE the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited for all purposes as the "Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 4993, 2015".

2. AMENDMENT

Schedule "A" of North Cariboo Area Rural Land Use Bylaw No. 3505 of the Cariboo Regional District is amended by:

- A) Inserting the following text into Section 6.3 "INTERPRETATION AND DEFINITIONS" alphabetically and renumbering the subsequent sections sequentially:

"BREEZEWAY" means a connection between an accessory building and a principal building that is not heated or insulated and is not restricted by intervening doors.

“CARRIAGE HOUSE” means an additional dwelling unit within a detached or semi-detached ancillary building.

“COOKING FACILITIES” means an area principally used for the preparation or cooking of food, and may include fixtures, appliances, plumbing or wiring intended or used for the preparation or cooking of food.

“DECK” means a roofless outdoor space built as an aboveground platform more than 0.6 m above grade projecting from the wall of a building, and is connected by structural supports at grade or by the building structure.

“FIRST STOREY” means the uppermost storey having its floor level not more than 2.0 m above grade.

“MANUFACTURED HOME” means a factory-built, single detached dwelling unit conforming to CSA Z-240 or CSA A277 standards. They are built on a non-removable steel chassis and are designed to be complete when they leave the factory, except for incidental assembly on site. Manufactured homes does not include recreational vehicles or park models.

“MEZZANINE” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.

“MODULAR HOME” means a dwelling unit built in sections at a factory. The sections are transported to the building site to be joined together. They have a CSA A277 label to show they were built in a certified factory.

“PORCH” means a one-storey covered entrance to a building that is not used for living space, and is attached to the outside of a building.

“PRINCIPAL DWELLING” means a principal residential dwelling unit that:

- a) consists of a self-contained set of rooms located in a building;
- b) is intended for use as a residential premise;
- c) contains cooking facility and should also contain sleeping and sanitary facilities that are intended to be exclusive to the unit; and
- d) is not a secondary suite or an accessory dwelling.

“RESIDENTIAL OCCUPANCY” means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but not harboured for the purpose of vacation rental, receiving care or treatment, and are not voluntary detained.

“SECONDARY DWELLING” means a self-contained, detached single-family dwelling usually containing cooking, eating, living, sleeping and sanitary facilities, located on the same parcel and smaller than the principal dwelling.

“SECONDARY SUITE” means a dwelling unit

- a) having a total floor space of not more than 90 m² in area;
- b) having a floor space less than 40% of the habitable floor space of the building;
- c) located within a building of residential occupancy containing only one other dwelling unit; and
- d) located in and part of a building which is a single real estate entity.

“STOREY” means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

“VACATION RENTAL” is generally defined as the use of a residential dwelling unit for the commercial accommodation of paying guests for a period of less than one month (NOTE: this does not include Bed and Breakfast Operations).

“WET BAR” means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. The provision of wet bars in no way permits an accessory dwelling unit to be established.

B) Amending Section 6.3 of “INTERPRETATION AND DEFINITIONS” by deleting the following:

5. “ANCILLARY BUILDING” means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, includes tool sheds, storage sheds, attached and detached garages and carports, but excludes agricultural buildings and structures or temporary dwelling units, which are otherwise regarded as principal uses.

32. “CARPORT” means a roofed enclosure used for the storage or parking of vehicles with less than 60% of its total perimeter enclosed by walls, doors or windows.

57. “DWELLING UNIT” means one or more rooms with self-contained sleeping, living, and sanitary facility containing not more than one set of cooking facilities, used or intended for use as a residence for one or more persons. Other related and supplementary definitions include:

57. (f) "TWO-FAMILY RESIDENTIAL DWELLING" means a building on a single lot containing two dwelling units, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common party wall extending from ground to roof, including detached dwelling units which are linked by a carport or garage but share a continuous permanent foundation and common roof areas.

153. "RECREATIONAL VEHICLES (RV)" means any vehicular, portable structure designed to travel or be transported on the highways and constructed or equipped to provide transient living or sleeping accommodation for travel, recreation or vacation and which does not require continuous connection to sanitary, water and electrical hook-ups.

and replace with the following:

5. "ANCILLARY BUILDING" means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, include tools sheds, storage sheds, pole sheds, boat shelters, workshops, attached and detached garages and carports and farm buildings, but excludes temporary dwelling which is considered a principal residential use.

32. "CARPORT" means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway.

57. "DWELLING UNIT" means a suite operated as a housekeeping unit, used or intended to be used primarily by one household, and usually containing cooking, eating, living, sleeping and sanitary facilities for domestic purposes. Other related and supplementary definitions include:

57. (f) "TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX" means a building designed as a single structure, containing two separate living units with their own direct access to the outside, each of which is designed to be occupied as a separate permanent residence for one family.

153. "RECREATIONAL VEHICLES (RV)" means a vehicle, either designed to be towed behind a motor vehicle, transported, or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, park model recreational units, motor homes, or other similar vehicles designed to provide temporary living quarters for recreational, camping, or travel use.

- C) Inserting the following text into Section 7.0 "GENERAL PROVISIONS AND REGULATIONS" after Section 7.22 and before Section 8.0:

7.23 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

As listed in Section 7.0 of the Bylaw, Uses Permitted and Zone Provisions, under Residential Uses, for clarity, a secondary suite, a carriage house or a secondary dwelling are permitted in the following zones, and in conformance with the following provisions:

- a) Permitted Zones:
 - i) for properties zoned Settlement Area 1 (RS 1), Settlement Area 2 (RS 2), Lakeshore Residential (RL), Lakeshore Residential 2 (RL 2), Rural 3 (RR 3) and Rural 2 (RR 2) zones, either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.
 - ii) for properties zoned Rural 1 (RR 1) and Resource/Agricultural (R/A) zones, either one (1) secondary suite or one (1) carriage house, or one (1) secondary dwelling may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

- b) General Provisions:
 - i) occupation of the secondary suite, carriage house or secondary dwelling be limited to residential occupancy;
 - ii) limited to one (1) set of cooking facilities;
 - iii) subject to development permit(s) where applicable;
 - iv) a building permit has been approved where applicable;
 - v) the applicant must comply with the servicing standards of the sewage system regulations;
 - vi) no vacation rentals are permitted;
 - vii) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
 - viii) the property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence;
 - ix) one additional off-street parking space must be provided for the secondary suite or carriage house, for a total of three spaces per lot. The additional parking space may be provided outside or enclosed in a garage or carport;
 - x) two additional off-street parking spaces must be provided for the secondary dwelling, for a total of four spaces per lot. The additional parking spaces may be provided outside or enclosed in a garage or carport.

c) Specific Provisions :

i) Secondary Suite:

1. maximum total floor area of 90 sq. m (968.75 sq. ft.);
2. area of the secondary suite cannot exceed 40% of the total living floor space (area) of the building it is located in;
3. located within a building of residential occupancy i.e. a single-family dwelling;
4. cannot be attached to the single-family dwelling via a breezeway;
5. must have its own cooking and sanitary facility (a sanitary facility means a bathroom contained within the dwelling unit); and
6. home occupation or home industry not permitted within the secondary suite.

ii) Carriage House:

1. maximum total floor space of 90 sq. m (968.75 sq. ft.);
2. must be located within a detached or semi-detached ancillary building;
3. the ancillary building must be in conformance with siting and land use;
4. carriage house height limited to one (1) storey;
5. the combined building height of the ancillary building and the carriage house cannot exceed 7.62 m (25 ft.);
6. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit); and
7. home occupation or home industry not permitted within the carriage house.

iii) Secondary Dwelling:

1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
2. must be detached from principal dwelling and ancillary buildings;
3. secondary dwelling height limited to two (2) storeys;
4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
5. home industry not permitted within the secondary dwelling; and
6. home occupation cannot exceed 40% of the total living floor space.

D) Inserting into the “RESIDENTIAL USES” within the “SETTLEMENT AREA 1 (RS 1) ZONE”, “SETTLEMENT AREA 2 (RS 2) ZONE”, “RURAL 2 (RR 2)

ZONE” AND “RURAL 3 (RR 3) ZONE” as follows:

After Sections 8.7.1 (a) (ii), 8.8.1 (a) (ii), 8.12.1 (a) ii and 8.13.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling.

E) Inserting into the “RESIDENTIAL USES” within the “ “LAKESHORE RESIDENTIAL (RL) ZONE” AND “LAKESHORE RESIDENTIAL 2 (RL 2) ZONE” as follows:

After Sections 8.9.1 (a) (i), 8.10.1 (a) (i) inserting the following text and renumbering subsequent sections sequentially:

- ii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iii) one (1) carriage house and must be subordinate to a single-family residential dwelling.

F) Inserting into the “RESIDENTIAL USES” within the “RURAL 1 (RR 1) ZONE” AND “RESOURCE/AGRICULTURAL (R/A) ZONE” as follows:

After Sections 8.11.1 (a) (ii) and 8.14.1 (a) (ii) inserting the following text and renumbering subsequent sections sequentially:

- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling; or
- v) one (1) secondary dwelling and must be subordinate to a single-family residential dwelling.

G) Replacing the following term “TWO-FAMILY RESIDENTIAL DWELLING” with “TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX” throughout the bylaw.

READ A FIRST TIME THIS 17th DAY OF November, 2017.

READ A SECOND TIME THIS 23rd DAY OF March, 2018.

A PUBLIC HEARING WAS HELD ON THE 4th DAY OF May, 2018.

READ A THIRD TIME this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 4993 cited as the "Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 4993, 2015", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2018.

Corporate Officer



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

September 26, 2017

Reply to the attention of Tony Pellett

Cariboo Regional District
180 North Third Avenue
Williams Lake BC V2G 2A4

Attention: B. Ethier

Re: Bylaws 4988, 4989, 4990, 4991, 4992 and 4993

The following comments are in response to the receipt by the Provincial Agricultural Land Commission (the "Commission") of the foregoing six draft zoning bylaws, which are intended to apply within Electoral Areas A through L of the Cariboo Regional District.

The requirements of the foregoing draft zoning amendment bylaws have been compared with the requirements of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the "REGULATION"), which specifies which non-farm land uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw.

Section 3 (1)(b.1) of the REGULATION currently specifies that for a parcel located in Zone 2, permitted uses include:

one secondary suite in a single family dwelling,

either one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family or accommodation that is constructed above an existing building on the farm and that has only a single level,

and a second single family dwelling, but only if the parcel is at least 50 ha in size, and if the total area occupied by all residences and other residential structures, roads, service lines, and all land between them is 4,000 m² or less.

The bylaws' proposed Secondary Suite provisions are consistent with the REGULATION.

As written, the bylaws' proposed Carriage House provisions are not consistent with the REGULATION except where the detached or semi-detached ancillary building accords with the "second single family dwelling" provisions in the REGULATION.

As written, the bylaws' proposed Secondary Dwelling provisions are not consistent with the REGULATION.

The usual procedure when the Commission encounters proposals which are inconsistent with the Act, the regulation or an order of the Commission, is to request that the local government investigate ways for it to remedy the inconsistency.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in blue ink that reads 'KA Pellett'.

Tony Pellett, Regional Planner

TP/31601m3

OCT - 2 2017

RESPONSE SUMMARY

Referred To

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reasons Outlined Below

Population Health-Healthy Built Environment supports these housing planning principles. This proposal will increase access to affordable housing through provision of diverse housing forms and tenure types. Living in affordable housing allows people to have more disposable income to buy necessities such as healthy food and medication, which in turn contributes to better health. *We commend this housing strategy since it is a part of the community growth proposal.*

We would recommend that the following points are taken into consideration when increasing the housing density within the Regional District.

Encourage development in identified growth nodes which may reduce reliance on vehicle travel. Encourage housing density where exposure to environmental risks are minimized. (i.e. noise, road safety and air quality) .

Encourage growth in close proximity to amenities and services that support multi-modal transportation.

Encourage transportation methods and heating that decrease greenhouses gases and the resulting impact to air quality.

Discourage or exclude housing growth in areas that have known drinking water and / or onsite sewerage concerns.

From a health perspective, providing a range of housing forms and tenures helps to reduce stress and allows people to take better care of themselves and their families.

Healthy Housing



1. Create partnerships to build affordable housing
2. Provide diverse housing options
3. Offer a mix of housing types and incomes in developments
4. Build accessible, adaptable housing

If you have any questions, please contact me at 250-851-7347

Signed By: *C. Audet* Title: Environmental Health Officer

Date: September 29, 2017 Agency: Interior Health Authority

NOV 08 2017

File No: 3360-20/20150050

Referred To ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area ' **A** ' advisory planning commission held on
in the _____, located at _____, BC, commencing
at _____.

PRESENT:

Chair

Vinie Berlinguette

Recording Secretary

Darryl Service

Members

~~Vinie Berlinguette~~ *Dave Moffatt, Mary Sposton, Armand McKerley*

ABSENT:

ALSO PRESENT:

Electoral Area Director
Staff support (if present)

Ted Armstrong

Agenda Items

TEXT AMENDMENTS – SECONDARY SUITE AND DETACHED ACCESSORY DWELLING UNIT REGULATIONS

/ : "THAT the text amendments regarding secondary suite and detached accessory dwelling unit regulations be supported/rejected for the following reasons:

i)

ii)

In favour

For:

Against:

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time:

[Signature]
Recording Secretary

[Signature]
Chair

SEP 27 2017

File No: 3360-20/20150050

Referred To ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'B' advisory planning commission held on Sept 22 . 2017 at QUESNEL in the QUESNEL .., located at , BC, commencing at

PRESENT: Chair ELIZABETH MONTGOMERY
Recording Secretary MAGNUS VINJE
Members TONY McHALE

SYBILLE MUSCHIK
JIM MUSCHIK.
NEIL MACDOUGAL
STAN HALL.

ABSENT:

ALSO PRESENT: Electoral Area Director JERRY BRUCE
Staff support (if present)

Agenda Items

TEXT AMENDMENTS – SECONDARY SUITE AND DETACHED ACCESSORY DWELLING UNIT REGULATIONS

We SUPPORT : "THAT the text amendments regarding secondary suite and detached accessory dwelling unit regulations be supported/rejected for the following reasons:

i)

ii)

For:

Against:

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time: 730

Recording Secretary [Signature]

Chair [Signature]

OCT 17 2017

File No: 3360-20/20150050

Referred To ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'C', advisory planning commission held on Oct 16/17 in the Barlow Cr. V.F.D., located at Quesnel, BC, commencing at 7:10 P.M.

PRESENT: Chair - Denis Asher
Recording Secretary - John Massier (for secretary)
Members - Tom Maxwell / John Reschart

ABSENT: Lane Walker, Cody Dillabough, Fran McPherson, Charlene Lawrence Warren Reis.

ALSO PRESENT: Electoral Area Director
Staff support (if present) John Massier

Agenda Items

TEXT AMENDMENTS - SECONDARY SUITE AND DETACHED ACCESSORY DWELLING UNIT REGULATIONS

1 : "THAT the text amendments regarding secondary suite and detached accessory dwelling unit regulations be supported/rejected for the following reasons:

- i) more seniors want to live with children
- ii) allows infill to existing properties.

For: 3 Against: 0

CARRIED/DEFEATED

Termination

motion Tom M, John R. : That the meeting terminate.

CARRIED

Time: 7:25 PM
[Signature]
Recording Secretary

[Signature]
Chair

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'D' advisory planning commission held on Nov. 1, 2017 in the CRD BUILDING, located at WILLIAMS LAKE BC, commencing at 7:18 AM

PRESENT: Chair RONALD KAUFMAN
Recording Secretary RONALD KAUFMAN
Members HOWIE CHAMBERLIN
DANIEL JALBERT

Cariboo Regional District
File No.

NOV 08 2017

ABSENT: GORD KEENER
CHARLENE HAYES
BOBBY-JO MCNAIR
PHYLIS WEBSTADT

Referred To

ALSO PRESENT: Electoral Area Director STEVE FORSETH
Staff support (if present)

Agenda Items

TEXT AMENDMENTS - SECONDARY SUITE AND DETACHED ACCESSORY DWELLING UNIT REGULATIONS

1 : "THAT the text amendments regarding secondary suite and detached accessory dwelling unit regulations be supported/rejected for the following reasons:

i) QUORUM NOT PRESENT SO RESOLUTION NOT POSSIBLE

ATTENDING MEMBERS WERE UNANIMOUS IN NOT SUPPORTING
ii) THIS AMENDMENT BUT FAVOR OF THE PROVISIONS THEREIN INCORPORATED INTO THE PERMITTING PROCESS.
RESIDENCY REQUIREMENTS FOR OWNERS WAS ALSO STRONGLY ADVOCATED

For: _____ Against: _____
CARRIED/DEFEATED N/A

Termination

KAUFMAN / JALBERT : That the meeting terminate.

CARRIED ✓

Time: 9:05 AM

Recording Secretary

Chair

NOV 07 2017

Referent To AREA G ADVISORY PLANNING COMMISSION RESPONSE FORM

FILE NO: 3360-20/20150050

Date: November 6, 2017

Lac la Hache BC

7 PM

Area G director - Al Richmond

APC: Diane Wood, Sec. Graham Leslie ~~Nicola Maughn~~ Marvin Monical
 Marilyn Niemiec ~~Robin Edwards~~ Ron Soeder

Agenda Item: Draft Bylaw to change parts of the zoning or rural land use bylaws related to Secondary Suites and Detached Accessory Dwelling Unit Regulations. This is to provide CRD-wide affordable housing regulations within zoning and Rural Land Use Bulaws.

Moved by: *Graham / Marilyn*

Area G APC is of the opinion that no permit should be granted for a secondary suite in the absence of a professional certification by a qualified independant contractor, that the septic system is adequate for the additional usage.

Moved by *Diane*

that the meeting terminate. *8:20*

CARRIED.

Diane Wood
Recording Secretary

[Signature]
Acting Chair

OCT - 4 2017

Referred To

File No: 3360-20/20150050

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area ' H ' advisory planning commission held on
Oct. 03/17 in the Forest Grove Hall, located at Forest Grove, BC, commencing
at 7pm.

PRESENT:

Chair PETER SANDERS.

Recording Secretary WENDY CLARKE.

Members Jorge Heizmann, KEN BOURNE,
PAUL LOEPPKY

ABSENT: LORI FRAME, TOM PRICE. LOUIS JUDSON

ALSO PRESENT: Electoral Area Director MARGO WAGNER.
Staff support (if present)

Agenda Items

TEXT AMENDMENTS - SECONDARY SUITE AND DETACHED ACCESSORY DWELLING UNIT REGULATIONS

/ : "THAT the text amendments regarding secondary suite and detached accessory dwelling unit regulations be supported/rejected for the following reasons:

- i) The meeting considered it appropriate to keep the definitions up-to-date and in tune with other jurisdictions
- ii)

For: ALL Against:

CARRIED DEFEATED

Termination

PAUL

/ KEN

: That the meeting terminate.

CARRIED

Time: 7:15pm

W Clarke
Recording Secretary

Peter Sanders
Chair

SEP 18 2017

File No: 3360-20/20150050

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on
Sept 11 in the LONE BUTTE FIRE, located at LONE BUTTE BC, commencing
at 7:40 P.M. HALL

PRESENT: Chair RAY CARLSON
Recording Secretary RAY CARLSON
Members ALAN BOYD, PETER CRAWSHAY, JUSTIN GUIMOND,
HAROLD MOBBS, DAVE LEVICK.

ABSENT: STEVE BROWN, PETER BORTER, ART GUIMOND

ALSO PRESENT: Electoral Area Director BRIAN OAKLEY
Staff support (if present)

Agenda Items

TEXT AMENDMENTS - SECONDARY SUITE AND DETACHED ACCESSORY DWELLING UNIT REGULATIONS

/ : "THAT the text amendments regarding secondary suite and detached accessory dwelling unit regulations be supported/rejected for the following reasons:

- i) MOVED BY ALAN BOYD SECONDED BY HAROLD MOBBS WITH THE FOLLOWING RECOMMENDATION:
- ii) THE AREA "L" APC STRONGLY RECOMMENDS TO THE PLANNING DEPT THAT WITHIN THIS BYLAW THAT NO PROPERTIES CAN OR WILL BE STRATIFIED.

For: 5 Against: 1

CARRIED/DEFEATED

Termination MOVED BY JUSTIN GUIMOND SECONDED BY HAROLD MOBBS : That the meeting terminate.

CARRIED

Time: 8:30 PM

R Carlson
Recording Secretary

R Carlson
Chair

RESULTS OF PUBLIC HEARING
PUBLIC HEARING COMMENT SHEET

File No: 3360-20-20150050

Date: January 18, 2018

Location: Creekside Senior's Activity Centre in 100 Mile House

Re: Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4989, 2015. (Secondary Suites and Detached Accessory Dwelling Unit Regulations Electoral Area G, H and L)

The meeting was called to order at **5:33 pm**

The Chair welcomed those present and outlined the purpose of a public hearing and the rules for the meeting and specifics of the application. There were 13 members of the public present, Electoral Area L Director Coakley, two CRD staff (Francesca Sanna, Planning Officer and Todd Conway, Chief Building Official / Deputy Manager of Development Services), plus Electoral Area G Director Richmond (Chairing the meeting). See attendance list.

The Chair read out the comments received from the referral process including the CRD planning staff's comments and board actions to date. Planning Officer provided an overview of the proposed changes.

The floor was opened for comments from those in attendance:

- One resident expressed need for more than one suite per dwelling, for immediate family.
- Can I have one suite plus another area with hot plate?
- Temporary dwelling, can you have in combination with proposed suite, do they need to be removed (two residents asking)? *Answer No.*
- I fully support the options proposed. Also waited longtime for bylaws.
- Breezeway? Part of ancillary building calculation, lot coverage? Definition?
- Could size of carriage house be increased beyond the 90 sq. m via a variance (DVP)? *Answer No.*
- Home based business / Home based industry restrictions for carriage house and secondary suite.
- Another resident cited concerns with carriage house above a home industry use in an ancillary building. Would it be allowed?
- ALR carriage house above existing building under ALC regulation, BC land surveyor present stated as long a Building Permit has been issued, but not constructed, would be permissible according to ALC website.

- Concern was raised regarding the potential stratification of a suite, even secondary suite within a single family dwelling. Staff stated under BC Building code not allowed. Has to be real estate single entity, but land surveyor stated had been done despite regulations, and CRD bylaws should have a clause to that effect to ensure no stratification of the unit.
- Director Coakley Area L strata also a concern.
- Add clause to General Provisions units not be stratified or something to that effect.
- Septic disposal, servicing concerns. Whose authority, who will oversees appropriate servicing of the proposed units? *Answer Interior/Northern Health for sewage, BC Hydro, BC Safety authority, CRD if in CRD community system.*
- Rent over garage less than one month, would vacation rentals be allowed? Against vacation rentals but would like to give some short tenancy to visiting doctors etc.
- Other residents not in favor of vacation rental, damage and disrupt neighbourhood, how to complaint, how to stop them? *Answer Director Richmond explain can be stopped via bylaw enforcement complaint process as not permitted use. Explained complaint process to residents. Planning officer further read and explain proposed definition of vacation rental in bylaw, South Cariboo Zoning bylaw also has unique provision restricting short-term commercial rental on residential property.*
- All residents present glad bylaw will prohibit vacation rentals.

Prior to end of meeting Chair read out one (1) public submission received via e-mail attached to public hearing package. More questions/comments ensue.

- Resident with her husband fully in support, move from Coast to take care of parents.
- Question about time frame for the adoption of the bylaw. When can building permit application be submitted?
- In support, good addition as laid out. No rental vacation is great.
- Director Coakley raised the issue of existing illegal suite, insurance liability
- Few questions ensue about insurance for existing non-conforming suite.
- Timeline inquiry again when bylaw would proceed for third reading and adoption.

The Chair called three times for further comments or concerns as none were forth coming the meeting was adjourned at **6:55 pm**

I certify this is a fair and accurate report

Of the results of the public hearing.



Signature of Chair

Attendance List

Public Hearing For

Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4989, 2015

Name
(Please Print)

Address
(Please Print)

CHRIS ADAMS

4993 SMITH 108 MILE RANCH

Deird Johnson

Sheridan Lake;

EVAN JOHNSON

"

Kay Strand

Sheridan Lake Lone Butte

NIGEL HERMANSWALD

PO BOX 1270, 100 MILE HOUSE, BC

Denny Fahrentholz

Box 260 108 Mile Ranch

Dennis + Jeanne Hunter

6122 LAKESHORE DRIVE 100 MILE HOUSE

Bob + Margetta Anderson

Box 369 Lac La Hache

Elger + Jenn Krahn

7103 HOLMES RD. Lone butte.

11-J Cousins

100 mile House

RESULTS OF PUBLIC HEARING

File No: 3360-20/20150050

Date: January 20, 2018

Location: Board Room of the CRD Office in Williams Lake

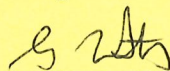
Re: **CARIBOO REGIONAL DISTRICT CHILCOTIN AREA RURAL LAND USE AMENDMENT BYLAW NO. 4988, 2015, CARIBOO REGIONAL DISTRICT WILLIAMS LAKE FRINGE AND 150 MILE HOUSE AREA ZONING AMENDMENT BYLAW NO. 4990, 2015 AND CARIBOO REGIONAL DISTRICT CENTRAL CARIBOO AREA RURAL LAND USE AMENDMENT BYLAW NO. 4991, 2015**

Persons Present:

- Director (s): Steve Forseth, Joan Sorley
- Public: See attached list
- Staff: *Msr of Development Services / Deputy Msr of Development Services* } Chief Building Official
- No public in attendance** (excluding owner/agent)

-
- Waited ten (10) minutes and then called the meeting adjourned.**
 - Welcome and introduction by the Area Director/Alternate
 - The "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at 1:06 pm.
 - The Chair read out comments received from the referral process including CRD planning staff's comments and board actions to date.
 - The Chair read out the following letters received from the public: (attached)(add additional sheet if required)
 - 1) Date: *Oct 17 / 2017* Name: *Gerard Langre / Leslie Redford*
 - 2) Date: *Jan 8 / 2018* Name:
 - The following verbal comments and questions were received: (add additional sheet if required)
 - Comments in favour:
All in Favour
 - Comments of concern/opposition:
 - Attendees were asked three times for further comments and/or questions.
 - The Chair called the meeting adjourned at 1:25 pm.

I certify this is a fair and accurate report on the results of the public hearing.



Signature of Chair

Attendance List

Public Hearing For

Cariboo Regional District Chilcotin Area Rural Land Use Amendment Bylaw No. 4988,
2015

Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning
Amendment Bylaw No. 4990, 2015

Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No.
4991, 2015

Name
(Please Print)

Address
(Please Print)

LOUIS & BEAUREGARD

4223 LAKEVIEW RD.

BIG LAKE
RANCH

Sharon LYONS

3243 BROUSE Rd, 150 MILE

AL LYONS

3243 BROUSE Rd. 150 MILE

Rob/SALLY BARDOSY

1453 Chimney Valley road 150 MILE HOUSE

Jade Lyons

3243 Brouse rd

Vincent Mitton

4225 LAKEVIEW BIG LAKE

Brenda Ethier

From: Emma Wiggins <emmajaneviggins@gmail.com>
Sent: January-08-18 12:07 PM
To: CRD Planning; Steve Forseth
Subject: Re: Tye Lake, Upcoming Public Hearing - Change to Land Use Bylaws (Secondary Suites/Detached Accessory Units)

Hello

This is the first that I have heard of this and I am glad to have an opportunity to share my thoughts.

I welcome amendments to the current bylaws. However the proposed changes for Tye Lake would not be implementable. Lots at Tye Lake are long and narrow. I live at 6127 Guide Road. The lot is such that a carriage house would not be feasible. A secondary dwelling could be established further up the property away from the lake and could be done so attractively and in keeping with the natural environment. A proliferation of carriage houses adjoined to primary residences would crowd the lakeshore.

I would like to see the amendment allow secondary dwellings at Tye Lake.

Emma Wiggins

On 8 January 2018 at 11:24, Bill + Kim <wka@staroaks.ca> wrote:
Hi, I've been asked to forward this to Tye Lake property owners.

Regards,

Kim

The Cariboo Regional District Board has given 1st/2nd Readings to a number of bylaws to amend the Regional District's Rural Land Use/Zoning Bylaws which, if adopted, would permit secondary suites/detached accessory dwelling units in residential zones

Full details can be viewed at:

<http://www.cariboord.ca/news/519/139/Public-Hearings-for-all-CRD-Zoning-and-Rural-Land-Use-Bylaws-Secondary-Suites-and-Detached-Accessory-Dwelling-Unit-Regulations/d,Career>

The Regional District is also conducting an online survey related to this topic which you can fill out online at

<https://www.surveymonkey.com/r/secondariesuites>

If you wish further details, please contact Francesca Sanna, the CRD's Planning Officer at 250-392-3351 or via email at planning@cariboord.ca

The Public Hearing for Electoral Areas D, E, F, J and K will be held on Saturday, January 20th at 1pm in the CRD Boardroom in Williams Lake. The Chair of the Public Hearing will be myself along with a number of the Area E, F, J, K Directors in attendance as well

If you are unable to attend the Public Hearing but wish to provide feedback, please write an email to planning@cariboord.ca, write to the CRD Board by dropping a letter off at the CRD Williams Lake office (180D North 3rd Avenue - across from 7-11) no later than Thursday, January 18th at 4:30pm

After the Public Hearing adjourns on January 20th - the Regional Board will be unable to accept any further feedback on the proposed amendments to the Central Cariboo Rural Land Use Bylaw, 150 Mile/Williams Lake Fringe Zoning Bylaw and Chilcotin Rural Land Use Bylaw

Steve Forseth

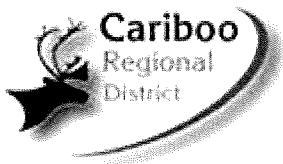
Director, Electoral Area D (Commodore Heights – McLeese Lake)

Cariboo Regional District

Web: <http://www.cariboord.ca>

Ph: 250-267-6725

E: sforseth@cariboord.ca



P Please think about the environment before you print

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RESULTS OF PUBLIC HEARING

File No: 3360-20/20150050

Date: January 17, 2018

Location: Quesnel and District Senior's Centre

Re: **CARIBOO REGIONAL DISTRICT QUESNEL FRINGE AREA ZONING AMENDMENT BYLAW NO. 4992, 2015, AND CARIBOO REGIONAL DISTRICT NORTH CARIBOO AREA RURAL LAND USE AMENDMENT BYLAW NO. 4993, 2015**

Persons Present:

- Director (s): John Massier / Director J. Bruce. 6:00 PM on. 6:30 out
 - Public: See attached list
 - Staff: Francesca Senna
 - No public in attendance (excluding owner/agent)
-

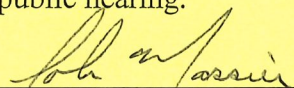
- Waited ten (10) minutes and then called the meeting adjourned.**
- Welcome and introduction by the Area Director/Alternate
- The "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at 5:34.
- The Chair read out comments received from the referral process including CRD planning staff's comments and board actions to date.
- The Chair read out the following letters received from the public: (attached)(add additional sheet if required)
 - 1) Date: _____ Name: _____
 - 2) Date: _____ Name: _____
- The following verbal comments and questions were received: (add additional sheet if required)
Comments in favour:

Comments of concern/opposition:

no comments in opposition

- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 6:40 P.M.

I certify this is a fair and accurate report on the results of the public hearing.



Signature of Chair

Attendance List

Public Hearing For

Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4992, 2015

Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 4993, 2015

Name
(Please Print)

Address
(Please Print)

GEORGE DOUGHERTY
George Dougherty
JUDY DOUGHERTY
JERRY KROUZER
Julien Ouellette
Regis Montanary
Jerry Bruce

1673 HEMLOCK AVE, QUESNEL
1673 HEMLOCK AVE, QUESNEL V2J 3Y8
463 BAKER DRIVE Q, 36 V1J 1V2
643 A ALLARD ST QUESNEL
298 LAZZARINI ST
333 SHEPHERD AVE, QUESNEL

Brenda Ethier

Subject: FW: Secondary Suite Amendment

-----Original Message-----

From: Gerard Longpre [mailto:synergy@europe.com]

Sent: October 17, 2017 2:19 PM

To: John MacLean <jmaclean@cariboord.bc.ca>

Subject: FW: Secondary Suite Amendment

Dear Ms. Bell and Mr. Maclean: We are writing to request information on the status of the captioned Secondary Suite Amendment to authorize properties in the CRD to have and maintain secondary suites. We have 3 properties in the CRD. We are totally in favor of the passing of this Amendment as we do not live all year round in the CRD and being in our late 60s this would be of tremendous assistance to us. To have a live in Caretaker to maintain the property in our absence (not to mention to open up more employment and living opportunities for existing residents) and as we age to have the facilities of a live in care giver would be of great benefit to us.

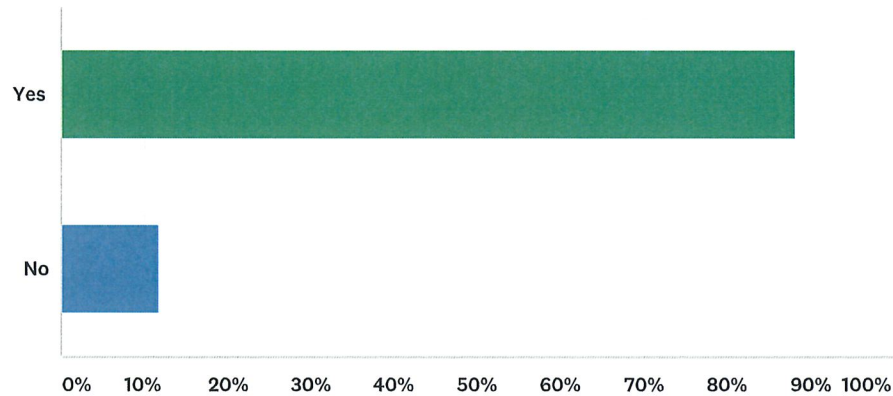
Thank you for your time and we look forward to your response at your earliest convenience.

Gerard Longpre

Leslie Redford.

Q1 Do you support the proposed changes to the CRD's secondary suites bylaw?

Answered: 119 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	88.24%	105
No	11.76%	14
TOTAL		119

Q2 Please provide your comments on the proposed bylaw text amendments.

Answered: 56 Skipped: 63

#	RESPONSES	DATE
1	Desperately needed. Accommodation is so hard for many to find in the Cariboo. Many are already doing this anyways - it would be nice to have uniform, legal bylaws allowing and controlling this.	1/20/2018 10:52 AM
2	Good to follow what is working well in other communities and thinking through what doesn't work and make regulations based on this.	1/19/2018 12:36 PM
3	Secondary suits will provide more affordable housing for people, as there is a high need for affordable and safe housing in the community. This proposed bylaw will also provide more support for single-parent families. I support these new housing options and believe that more affordable housing is necessary in Quesnel. Thank you.	1/18/2018 8:34 PM
4	Good	1/18/2018 6:48 PM
5	I think this is an awesome idea. Quesnel is in dire need of more adequate, affordable housing.	1/18/2018 5:22 PM
6	it's difficult to find decent housing in the Cariboo and this would potentially increase the number of available suites, provide housing in better neighbourhoods, and allow people to subsidize the cost of purchasing a home.	1/18/2018 4:14 PM
7	Allowing and regulating secondary suites has a number of benefits, such as: • Secondary suites are typically more affordable for people with lower incomes such as students or single-parent families. • It provides an additional financial resource for homeowners to have assistance in paying mortgages. • It creates additional housing in an era where housing is sometimes difficult to find. • It is a private space for home owners to have family members who need some extra care while maintaining independence	1/18/2018 4:10 PM

8	I believe by-law amendments for the allocation of secondary suites in Quesnel and area provides a low cost housing option for students residing in the community, and for other individuals, couples or families seeking to access affordable, more readily available housing options where housing options are limited.	1/18/2018 3:20 PM
9	I encourage more live on condense housing especially room and board and or vacation rentals. This bylaw needs to be more flexible. Also who will enforce it and how it will the enforcement be taxed to the residents	1/18/2018 7:35 AM
10	Once they are in, we will lose control.	1/16/2018 4:27 PM
11	I'm all for additional rental spaces, but would like the freedom to use as bnb's, why can't they be used for BNB's?	1/16/2018 10:40 AM
12	I feel this change is an excellent idea and long overdue.	1/15/2018 2:35 PM
13	With the CRDs track record on incompetence I think its fair to say they would screw this up like most things they do, leave it well alone	1/15/2018 9:43 AM
14	1. Why does a deck have to be roofless? Many decks are covered by a roof. "DECK" means a roofless outdoor space built as an aboveground platform more than 0.6 m above grade projecting from the wall of a building, and is connected by structural supports at grade or by the building structure. 2. Why can't secondary suites have more than 40% floor space than the primary living area of a house/dwelling? 3.	1/14/2018 4:53 PM
15	Why are we not allowing vacation rentals? Tourism is a fantastic source of income for the entire area. I can't understand why we would be discouraging any form of it.	1/14/2018 4:33 PM
16	I think it is a great idea. Especially for families with elderly parents that will allow them to live on the same property	1/13/2018 8:09 PM
17	I would like to know the minimun & maximun square footage requirements of each type of secondary living unit? Have these already been decided or does it depend on land size?	1/11/2018 5:22 PM
18	Urban sprawl leave single family designation alone	1/11/2018 1:11 PM
19	My adult son is autistic. He has no job or income. He will always have to live with his parents as we can't afford to rent a place for him. It would be wonderful if we could put a small place on our 1/2 acre property for him so he has his own space and can learn to be independent.	1/10/2018 7:48 AM
20	Secondary suites in town is fine. Not carriage houses and secondary dwellings within the city limits. Or rural it'll cause grief	1/9/2018 11:38 PM
21	This would allow for more housing options for students and low income families as well as for the disadvantaged. This promotes the safety and security of individuals from all walks of life and could be a benefit to drawing in more people as schooling in Quesnel would be all that much more affordable and achievable. This would promote economic growth in our community by increasing the level of income for owners of these spaces and by promoting the achievability of post secondary schooling.	1/9/2018 7:32 PM
22	My family would have the opportunity to be more helpful	1/9/2018 6:51 PM
23	I am very supportive of this change.	1/9/2018 6:08 PM
24	Building codes should be implemented to avoid damages or health hazards to anyone.	1/9/2018 5:48 PM
25	Cariboo is full of affordable housing.....placing more people on septic systems not designed for it or street not designed for enough parking is a mistake	1/9/2018 5:46 PM
26	we need more affordable housing in all areas.	1/9/2018 5:31 PM
27	I think it's a great idea!	1/9/2018 1:46 PM
28	I am fully in support of changing bylaws to allow the building of secondary and other suites. Research demonstrates that these suites can increase housing options particularly for lower income people and families. Including these suites in the bylaws encourages their development, plus provides regulations to ensure that the new suites aren't 'slums', that suites that are in poor condition (and don't meet standards) can be shut down, that ensure adequate parking, and that maintain residential neighbourhoods as residential in focus. Increasing housing opportunities is important and timely for our community / communities. I'm excited that these bylaw changes are in process and I am fully in support.	1/9/2018 12:40 PM

29	If passed will the property owner have to register their water wells with interior health as a "water system" and will their on-site sewage systems have to be re-evaluated? Will the new dwelling units - both detached and secondary suites - fall under the existing provincial homeowner protection legislation and will these units have to be constructed by licensed builders?	1/9/2018 11:25 AM
30	The way the current law is it only punishes honest people. This will make it fair to everyone and it will also help people with mortgages and help people find housing. It would be a great change	1/9/2018 10:36 AM
31	How will allowable size of accessory building be determined? Sewer/water requirements?	1/9/2018 9:45 AM
32	Housing is a priority , but also it must be affordable	1/9/2018 9:38 AM
33	I think this is a great idea. I am a local realtor and I find more and more clients looking to purchase a home with a secondary suite to help offset a mortgage. This is a wonderful idea for both landlords and tenants especially with the current low inventory of rental units available.	1/9/2018 9:08 AM
34	housing within the CRD is some of the most affordable in BC. Secondary suites are not needed. The CRD has other things it should be concentrating on. A rural housing is on septic and very few were constructed with capacity for additional waste product.	1/9/2018 8:34 AM
35	We need more housing period!	1/9/2018 7:43 AM
36	Great idea. Thank you	1/9/2018 7:28 AM
37	Quesnel is in desperate need of affordable housing and being able to build secondary suites will help ease this growing crisis. More affordable housing will subsequently reduce rates of poverty and homelessness. I am very pleased to hear that proactive solutions are being discussed but this does not mean reactive solutions should or can disappear. Quesnel is also in desperate need of a new homeless shelter for our most vulnerable population. Those in crisis can not be ignored and marginalized any longer. People who are homeless are still people and need to be treated as such - with kindness and compassion. The only difference between you and a person who is homeless is that you can afford to live in a home. We all carry baggage but some people deal with more trauma than others and need to be given an empathetic helping hand. More affordable housing via secondary suites AND a new homeless shelter are both necessary for Quesnel.	1/9/2018 7:27 AM
38	Well done. Yes yes yes.	1/9/2018 7:16 AM
39	.	1/9/2018 7:15 AM
40	I believe that by allowing these changes, by allowing more dwellings to be created, that this community will flourish and thrive! Many will be able to stay and raise their families here and not be forced to move due to lack of housing we currently experience. Not to mention helping home and land owners to possibly create a source of extra income that would then be poured back into the economy of our community as well! Thank you for considering this by law amendment and listening to the people of this community!	1/8/2018 11:31 PM
41	This is an excellent idea. My family of 3 is moving to Quesnel. My father will be living with us. We are looking at purchasing a 3 bedroom home. There are 5 acres. There is not enough space in the 3 bedroom home, but we feel a second dwelling a small house so my father could have his own living space so we can care for him is important. I would rather this situation for him than in a senior home. Please consider the secondary dwelling amendment.	1/8/2018 11:26 PM
42	I feel it's good for my family as we are going to more then likely build a garage with a suite and then we can keep that when we are moved into our house and rent it out to others	1/8/2018 11:16 PM

43	We sold our home of 14 years this summer, in hopes of building a new home to suite our family's needs. We purchased property in the 108, and are at the beginning stages of building a home. Finding a contractor right now for this coming year is a huge challenge from the wildfires. They are behind, and they also have homes to rebuild on top of it. We have a contractor that can do the smaller job of building at least the shop on the property. Because of the delay, we had to find a place to rent for a family of 5(a challenge in itself), and now put that money into someone else's pocket instead of into our own investment. What we were considering is putting a suite above the shop, and staying in it while we build our home. That way we are investing back into our own equity again. But when we looked into doing it for the 108 bylaws, we would have to completely decommission the suite when we move into our home. This could be used as an additional source of income for us, as well as assist in the rental housing demand. Instead at this time, would become an absolute waste of useless space. As long as people aren't taking advantage of the "secondary suite" bylaw, and the people they rent to, it should be a non issue. It also opens more option to have your in laws as they are ailing live with you, but still with some freedom and privacy. When my grandma had early early signs of Alzheimer's, and was still able to cope with her own daily activities, I would have loved for her to be able to live in a small cabin on the same property as me. I am in full support of the changing of the bylaws, to allow secondary suites!! 100%	1/8/2018 11:11 PM
44	This bylaw is very much needed! Especially for seniors.	1/8/2018 10:20 PM
45	I think these changes would help with current situations and would definitely aid in the growth of our town!	1/8/2018 4:53 PM
46	I think it is a good option to provide affordable housing to an aging population, young couples and single parents.	1/8/2018 4:16 PM
47	I think this well needed and very timely, especially with aging parents. Also as guest cottage for visiting children, grandchildren and great grandchildren when the house gets too small. Well done!!!!	1/8/2018 3:28 PM
48	About time. This is really needed	1/8/2018 3:03 PM
49	Especially in the rural areas, am concerned with water and septic systems and the additional stress on them. Also concerned with additional parking on already narrow streets..	1/8/2018 1:24 PM
50	RL should be permitted to have secondary dwelling. properties at Tye lake are by and large narrow an long. This makes the proposed carriage house allowance useless. A secondary dwelling further up the property away from the lake would be possible.	1/8/2018 11:59 AM
51	I applaud that this is happening, but question why vacation rentals would not be allowed.	1/8/2018 9:44 AM
52	This would be another way for families to afford to live in the community of their choice.	1/8/2018 9:00 AM
53	I think it's the only way to provide much needed housing for those who can't afford to buy their own homes!	1/8/2018 8:18 AM
54	It's about time. We lack big time in rental places here in our area and by allowing this bylaw to pass I feel our economy will grow even more which is only positive for our community.	12/20/2017 11:18 PM
55	why did this get 1 and 2 reading without any public knowledge. total waste of time if rejected	12/20/2017 5:30 PM
56	I love it the way it is	12/20/2017 5:24 PM

Nyree Alexander

From: CRD Planning
Sent: May-03-18 8:08 AM
To: Nyree Alexander
Cc: Havan Surat
Subject: FW: Secondary Suites and Detached Accessory Dwelling Unit Regulations

Nyree,

Can you print this for tomorrow public hearing?

Havan

From: doug & julie <jsteciw@shaw.ca>
Sent: May-02-18 9:11 PM
To: CRD Planning <Planning@cariboord.bc.ca>
Subject: Secondary Suites and Detached Accessory Dwelling Unit Regulations

To whom it may concern,

Re: Secondary Suites and Detached Accessory Dwelling Unit Regulations

I would like to bring forth a few questions and comments to consider.

- What is going to happen to the already existing suites?
- Currently the rules are not being enforced
 - How are you going to enforce the rules with the new changes?
 - We have illegal suites now and some properties have both suites and detached building rentals.
 - So are you allowed two rentals, three .. where does it stop, and again, who is this going to be enforcing or inspecting these?
 - Rules are not being enforced (trucking businesses on residential properties, illegal mobiles)
- Inspections
 - Suites and detached building rentals need to have full building and sewer inspections. The current illegal detached rentals may not be up to any code.
 - Buyer beware is not enough.
- The new rules should not allow things to just go ahead and be grandfathered in, especially if things have not been properly done.

The bottom line is that the quality of life in these areas is being impacted.

Sincerely,

Julie Steciw

RESULTS OF PUBLIC HEARING

File No: 3360-20/20150050

Date: May 4, 2018

Location: Board Room of the CRD Office in Williams Lake

**Re: Cariboo Regional District Chilcotin Area Rural Land Use Amendment Bylaw No. 4988, 2015;
Cariboo Regional District South Cariboo Area Zoning Amendment Bylaw No. 4989, 2015;
Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw
No. 4990, 2015;
Cariboo Regional District Central Cariboo Area Rural Land Use Amendment Bylaw No. 4991, 2015;
Cariboo Regional District Quesnel Fringe Area Zoning Amendment Bylaw No. 4992, 2015; and
Cariboo Regional District North Cariboo Area Rural Land Use Amendment Bylaw No. 4993, 2015**

Persons Present:

- Director (s): WAGNER, FORSETH
- Public: See attached list none
- Staff: H. SURATI
- No public in attendance**

- Waited ten (10) minutes and then called the meeting adjourned.**
- Welcome and introduction by the Area Director/Alternate
- The "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at _____.
- The Chair read out comments received from the referral process including CRD planning staff's comments and board actions to date.
- The Chair read out the following letters received from the public: (attached)(add additional sheet if required)
 - 1) Date: _____ Name: _____
 - 2) Date: _____ Name: _____
- The following verbal comments and questions were received: (add additional sheet if required)
 - Comments in favour:

 - Comments of concern/opposition:
- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 9:12 am

I certify this is a fair and accurate report on the results of the public hearing.

Margie Dray
Signature of Chair