DISTRICT OF BARRIERE

BYLAW NO. 245

A bylaw to amend "District of Barriere Zoning Bylaw No. 111"

WHEREAS pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of the District of Barriere is legislated to update its Zoning Regulations to enhance support of small- scale multi-unit housing across serviced, single family residential zoned lands within the municipal boundary;

AND WHEREAS as required by the Province of British Columbia, written submissions were accepted but no Public Hearing was held;

NOW THEREFORE the Council of the District of Barriere in open meeting assembled enacts as follows:

1. "District of Barriere Zoning Bylaw No. 111" is hereby further amended as follows:

   a) by replacing Division 1 Definition of:

   "Secondary Dwelling Unit" means a dwelling unit having a floor area less than 40 percent of the habitable floor area of the principal dwelling unit and located either within the principal dwelling unit or, in an accessory building such as a coach house or garden suite that complies with the minimum required setback for the principal building.

   with:

   "Secondary Dwelling Unit" means a dwelling unit located either within the principal dwelling unit, or in an accessory building such as a coach house or garden suite that complies with Special Provisions Section 3.8.

   b) by adding the following subsections to Section 3.8 Secondary Dwelling Unit:

   iii) A detached Secondary Dwelling Unit entrance shall be identified and visible from the public road frontage.

   iv) A Secondary Dwelling Unit must be appropriately serviced.

   v) No detached Secondary Dwelling Unit shall be used for short term rental or bed and breakfast operation.

   vi) A detached Secondary Dwelling must be setback a minimum of 4 meters from the rear of the property, a minimum of 4 meters from the front of the property, and a minimum of 1.5 meters from the side of the property unless the side lot abuts a highway where it shall be 4.5 meters.

   vii) The maximum height of a detached Secondary Dwelling Unit shall be 12 meters.

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this Bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This Bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This Bylaw may be cited as "**District of Barriere Zoning Amendment Bylaw No. 245"**

READ A FIRST TIME THIS	10th DAY OF	June ,2024
READ A SECOND TIME THIS	10th DAY OF	June, 2024
READ A THIRD TIME THIS	10th DAY OF	June, 2024
ADOPTED THIS	**10th DAY OF**	**June, 2024**

Original signed by,
Ward Stamer, MAYOR

Original signed by,
Tasha Buchanan, CORPORATE OFFICER