

VILLAGE OF LYTTON
ZONING AMENDMENT BYLAW NO. 734, 2023
A BYLAW TO AMEND ZONING BYLAW NO. 484, 1998

WHEREAS the Council is authorized pursuant to the *Community Charter* to amend its bylaws from time to time;

NOW THEREFORE, the Council of the Village of Lytton, in open meeting assembled hereby, **ENACTS AS FOLLOWS**:

1. This bylaw may be cited for all purposes as the "Zoning Amendment Bylaw No. 734, 2023".
2. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "DWELLING" in its entirety and replacing it with the following:

Dwelling Unit means a self-contained set of *habitable* rooms containing not more than one (1) kitchen facility, and not less than one (1) bathroom with a water closet, wash basin and bath or shower for the exclusive use of a *household*.

3. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "DWELLING, SINGLE FAMILY" in its entirety and replacing it with the following:

Dwelling, Single Detached means any detached *building* containing one *dwelling unit* occupied or intended to be occupied as a permanent or long-term residence and, where permitted by this Bylaw, one *secondary suite*.

4. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "DWELLING, MULTI FAMILY" in its entirety and replacing it with the following:

Dwelling, Multi-Unit means a *building* consisting of three (3) or more *dwelling units*.

5. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "DWELLING, TWO FAMILY" in its entirety and replacing it with the following:

Dwelling, Duplex means a residential *building* containing two *dwelling units* neither of which contains a *secondary suite*.

6. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting Figure 2.1 in its entirety.

7. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "FAMILY" in its entirety and replacing it with the following:

Household means:

1. An individual, or two or more persons related by blood, marriage, common law marriage, adoption, or foster parenthood sharing one (1) *dwelling unit*; or
 2. Not more than five (5) unrelated persons sharing one (1) *dwelling unit*.
8. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "MANUFACTURED HOME OF MANUFACTURED HOUSING" in its entirety and replacing it with the following:

Manufactured Home means a *dwelling unit*, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture. *Manufactured homes* may be constructed to either the CAN/CSA A277 (*Modular Home*) or CAN/CSA Z240 MH (*Mobile Home*) standard.

9. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule B – Floodplain Provisions section 1 Definitions, is hereby amended by deleting the definition of "*Mobile Home*" in its entirety and replacing it with the following in Schedule A section 1 Definitions after "Manufactured Home":

Mobile Home means a *dwelling unit* built to the CAN/CSA Z240 MH standard whether ordinarily equipped with wheels or not that is designed, constructed or manufactured to be moved from one place to another by being towed or carried.

10. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding the definition of "Modular Home" after "Mobile Home" as follows:

Modular Home means a *manufactured home* constructed to the CAN/CSA A277 *Modular Home* standard, built in 2 or more sections to be assembled on a permanent foundation.

11. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "PRINCIPAL BUILDING" in its entirety and replacing it with the following:

Principal Building means the *building or structure* that contains the principal use.

12. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "SECONDARY SUITE" in its entirety and replacing it with the following:

SECONDARY SUITE means an additional *dwelling unit* located within a *single-detached dwelling*:

1. Having a total *floor area* of not more than 90m²;
 2. Located in and part of a *building* which is a single real estate entity (a *secondary suite* cannot be separately strata titled).
13. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "TEMPORARY" in its entirety.
14. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "TEMPORARY BUILDING" in its entirety and replacing it with the following:

Temporary Building means a *building* that does not have its exterior walls supported on continuous concrete or masonry foundations.

15. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "USE" in its entirety and replacing it with the following:

Use means the purpose for which land or a *building* is intended, or for which land, a *building* or a *structure* is, or may be, occupied and maintained.

16. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 3 General Regulations, is hereby amended by deleting section "3.5 Secondary Suites" in its entirety and replacing it with the following:

Secondary Suites

- 3.5 No *dwelling unit* shall be permitted as a *secondary suite* unless it conforms to the following requirements:

1. there is only one (1) *secondary suite* per *single-detached dwelling*;
2. the total *floor area* is not more than 90m²;
3. the *secondary suite* is constructed in accordance with the applicable *Building Code* regulations and has been approved by a building inspector;
4. a separate outside entrance to the *secondary suite* is provided; and
5. one (1) additional off-street *parking space* is provided on the lot.

17. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 3 – General Regulations is hereby amended by deleting section "3.14 Manufactured Homes and Additions" in its entirety and replacing it with the following:

Manufactured Homes and Additions

- 3.14 *Manufactured homes* shall comply with the following conditions:

1. Use of a CAN/CSA A277 *Modular Home* as a *single-detached dwelling* is subject to placement of the home on a permanent foundation constructed of concrete or unit masonry complying with the provisions of the current Provincial *Building Code*.

18. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 3 General Regulations, is hereby amended by deleting sections 3.34 and 3.35 Temporary Buildings "in their entirety and replacing it with the following:

Temporary Buildings

- 3.34 A *temporary building* or *structure* may be erected for interim operations on a lot being developed for a period not to exceed the duration of construction.

- 3.35 In all the cases, *temporary buildings* or *structures* shall be subject to the following requirements:

1. A Building Permit is required, issued by the municipality, prior to placement of a *temporary building* or *structure*; and
2. The *building* shall be sited for a maximum period of 180 days within one calendar year; and
3. When the *temporary building* or *structure* is removed the site shall be restored or landscaped.

19. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule B – Floodplain Provisions section 1 Definitions, is hereby amended by deleting the definition of “*Flood Construction Level*” in its entirety and replacing it with the following in Schedule A section 1 Definitions after “Fence”:

Flood Construction Level means the designated flood level plus the allowance for freeboard and is used to establish the elevation of the underside of a floor system or top of a concrete slab for habitable buildings. It also establishes the minimum crest level of a Standard Dike. Where the designated flood level cannot be determined or where there are overriding factors, an assessed elevation above the *natural boundary* of the *watercourse* or standing body of water or above the natural ground elevation may be used.

20. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule B Floodplain Provisions section 1 Definitions, is hereby amended by deleting the definition of “*Pad*” in its entirety.

21. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule B Floodplain Provisions, is hereby amended by deleting section 2 “Setback Requirements” in its entirety and replacing it with the following:

2. Setback Requirements

1. Notwithstanding any other provisions of this Bylaw, no *building or structure* or any part thereof shall be constructed, reconstructed, moved, extended or located:
 1. Within 30m from the top of bank of the Fraser River and the Thompson River;
 2. Within 15m of the *natural boundary* of Lytton Creek or any other *watercourse*;
 3. Within 7.5m of the *natural boundary* of any standing body of water or structure for flood protection or seepage control or of any dike right-of-way.

22. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule B Floodplain Provisions, is hereby amended by deleting section 3 “Elevation Requirements” in its entirety and replacing it with the following:

3. Elevation Requirements

1. Notwithstanding any other provisions of this Bylaw, no *building or structure* or any part thereof shall be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system or top of a concrete slab of any area used for habitation, business, or storage of goods damageable by floodwaters is located:
 1. lower than 8 m above the *natural boundary* of the Fraser River and the Thompson River.
 2. lower than 1.5 m above the *natural boundary* of Lytton Creek or any other *watercourse* or standing body of water.
2. Where soils are used to achieve the required elevation stated 3.1.1, no portion of the fill slope shall be closer than the distance stated in 3.1.2 from the *natural boundary*, or the inboard toe of any *structure* for flood protection or seepage control, or the inboard side any dike right-of-way, and the face of the landfill slope shall be adequately protected against erosion from flood flows, wave action, ice or other debris.
3. Foundations constructed in *alluvial fan* areas shall be designated by a Professional Engineer to ensure that they are anchored to minimize the impact of flood, sediment and

erosion damage; footings are extended below scour depth, or fill materials are armoured where elevation is achieved by fill, to protect against scour, erosion and flood flows.

- 23. Village of Lytton Zoning Bylaw No. 484, 1998 Schedules A (Zoning Bylaw Text) Sections 2 through 14; Schedule B (Floodplain Provisions); and Schedule C (Parking and Loading Regulations) shall be amended to delete and replace each instance of the terms addressed in items 2 through 22 above as applicable.

READ A FIRST TIME this 14th day of June 2023

READ A SECOND TIME this 14th day of June, 2023

PUBLIC HEARING HELD this 27th day of September, 2023

READ A THIRD TIME this 27th day of September, 2023

Approved under Sec. 52(3)(a) of the *Transportation Act*
this 24th day of October, 2023
Robyn M Clifford

for Minister of Transportation

ADOPTED this 8th day of November, 2023

Denise O'Connor

Denise O'Connor
Mayor

Lisa Storoshenko

Lisa Storoshenko
Corporate Officer

