

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B ZONING AMENDMENT

(BOULDER MOUNTAIN RESORT) BYLAW NO. 851-13

A bylaw to amend the "Electoral Area B Zoning Bylaw No. 851"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 851;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

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

1. "Electoral Area B Zoning Bylaw No. 851", as amended, is hereby further amended as follows:

A. TEXT AMENDMENTS

i) Schedule A, Zoning Bylaw Text, Part 1 – Definitions, Section 1.0 is hereby amended as follows:

by replacing the existing definition of "TOURIST CABIN" with the following:

TOURIST CABIN is the use of land for a detached *building or park model* used exclusively for tourist accommodation for the *temporary* accommodation for the traveling public."

ii) Schedule A, Zoning Bylaw Text, Part 5 – Zones, Section 5.12 is hereby amended as follows:

by deleting (a) to (v) in their entirety from subsection (1) and replacing them with the following:

- (a) *amusement establishment*
- (b) *campground*
- (c) *convenience store*
- (d) *day care*
- (e) *hotel*
- (f) *general trade contracting office and works yard*
- (g) *lodge*
- (h) *mini storage*
- (i) *motel*
- (j) *office*
- (k) *owner/operator dwelling*
- (l) *outdoor sales*
- (m) *personal service*
- (n) *plant nursery and services*
- (o) *pub*
- (p) *public assembly facility*
- (q) *recycling drop-off facility*
- (r) *rental shop*
- (s) *restaurant*
- (t) *retail store*

- (u) *service station*
- (v) *single family dwelling*
- (w) *tourist cabin*
- (x) *wholesale establishment*

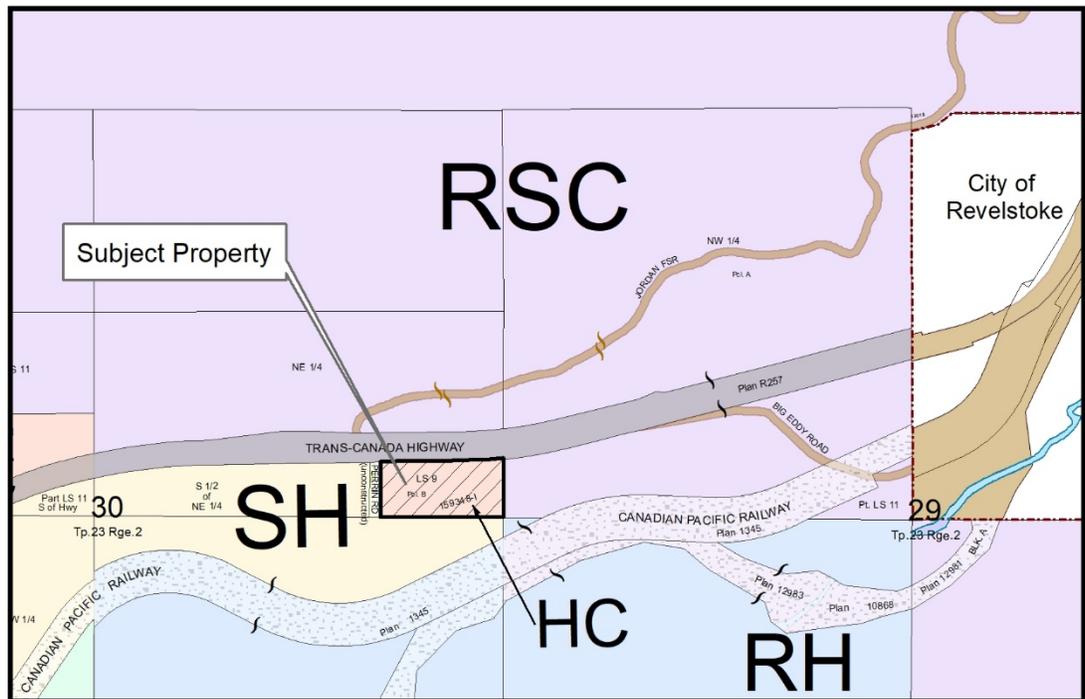
by adding (d) *staff accommodation* to subsection (2); deleting (d) *tourist cabin* from subsection (2)

by inserting the following Special Regulation subsection (5):

**Special Regulations**

(5) In this subsection, lands are described by legal description and by map. In the event of any discrepancy between the legal description of the lands and the map, the map governs.

- (a) Notwithstanding subsection 3.16 (1)(a), only two of the permitted tourist cabins shall each have a floor area up to and no more than 150 m<sup>2</sup>, on the property legally described as Parcel B (See 1593481), Legal Subdivision 9, Section 30, Township 23, Range 2, West of the 6<sup>th</sup> Meridian, Kootenay District, as shown hatched on the map below.



- iii) Schedule A, Zoning Bylaw Text, Part 5 – Zones, is amended by deleting Section 5.12(3)(d) and 5.14(3)(d) in their entirety and replacing them with the following:

<p>(d) Maximum density of tourist cabins per parcel</p> <ul style="list-style-type: none"> <li>▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i></li> <li>▪ in all other cases</li> </ul>	<ul style="list-style-type: none"> <li>▪ 40 per hectare</li> <li>▪ 6 per hectare</li> </ul>
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#### B. MAP AMENDMENTS

- i) Schedule B, Zoning Overview Maps and Schedule C, Zoning Mapsheets are hereby further amended by:

rezoning that part of the Parcel A (See 85285I) of the North West Quarter of Section 29, Township 23, Range 2, West of the 6<sup>th</sup> Meridian, Kootenay District, Except Part Included in Plan R257, containing 2.3 hectares, which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw from, RSC Rural and Resource to HC Highway Commercial.

2. This bylaw may be cited as "Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13"

READ a first time this \_\_\_\_\_ 16<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_, 2018.

READ a second time as amended this \_\_\_\_\_ 7<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ December \_\_\_\_\_, 2018.

PUBLIC HEARING held this \_\_\_\_\_ 21<sup>st</sup> \_\_\_\_\_ day of \_\_\_\_\_ January \_\_\_\_\_, 2019.

READ a third time this \_\_\_\_\_ 21<sup>st</sup> \_\_\_\_\_ day of \_\_\_\_\_ February \_\_\_\_\_, 2019.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ 26<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ February \_\_\_\_\_, 2019.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 851-13 as read a third time.

CERTIFIED a true copy of Bylaw No. 851-13 as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

Schedule 1  
Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13

