

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*

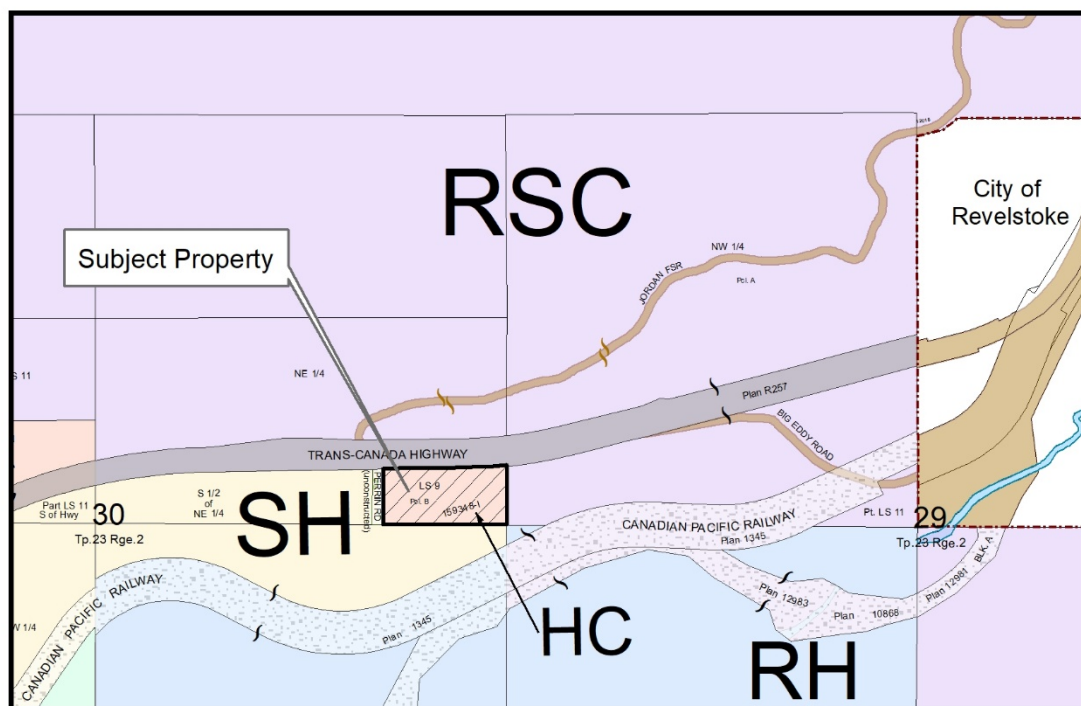
by adding (d) *staff accommodation* to subsection (2); deleting (d) *tourist cabin* from subsection (2)

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 m², on the property legally described as Parcel B (See 1593481), Legal Subdivision 9, Section 30, Township 23, Range 2, West of the 6th 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:

(d) Maximum density of tourist cabins per parcel	
▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i>	▪ 40 per hectare
▪ in all other cases	▪ 6 per hectare

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 6th 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 _____ 16th _____ day of _____ August _____, 2018.

READ a second time as amended this _____ 7th _____ day of _____ December _____, 2018.

PUBLIC HEARING held this _____ 21st _____ day of _____ January _____, 2019.

READ a third time this _____ 21st _____ day of _____ February _____, 2019.

Approved pursuant to Section 52(3)(a) of the Transportation Act this _____ 26th _____ 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

RSC

Subject Area proposed to be re-zoned
From: RSC - Rural and Resource
To: HC - Highway Commercial
Subject Area: 2.3 hectares

NE 1/4

TRANS-CANADA HIGHWAY

S 1/2 of NE 1/4

SH

LS 9
Pct. B
159 348-1

HC

RH

RSC

City of Revelstoke

JORDAN FSR

NW 1/4

Pct. A

Plan R257

BIG EDDY ROAD

CANADIAN PACIFIC RAILWAY

Plan 1345

Pt. L.S. 11

29

Tp. 29 Rge. 2

Plan 12883

Plan 10868

Plan 12881

B/L A

Rem NE 1/4