

COLUMBIA SHUSWAP REGIONAL DISTRICT

**SCOTCH CREEK/LEE CREEK ZONING
AMENDMENT (PINEGROVE RV PARK) BYLAW NO. 825-38**

A bylaw to amend the " Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

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

1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

i. Schedule A, Zoning Bylaw Text, Part 1, Section 1.0 Definitions is hereby amended by adding the following definitions:

a) by adding "RECREATIONAL VEHICLE OR PARK MODEL SHELTER BUILDING is a type of *accessory building* with a roof, but without a floor, which may have lattice work or screening to a maximum height of 1.5 metres above the ground surface but which shall otherwise have no enclosing walls, intended to shelter a *recreational vehicle* or a *park model* from the sun, rain and snow, which may also shelter the entrance or parking area of the *recreational vehicle* or *park model*, and which is completely free-standing and unsupported by the *recreational vehicle* or *park model*; excludes porches, sunrooms, structural additions, or any structure having entry through a closeable door.", before "RECYCLING DROP-OFF FACILITY";

b) by adding "OPEN DECK means a *structure*, adjacent to but not supported by or attached to a *recreational vehicle* or *park model* for the purpose of providing an outdoor recreation and amenity living area, which may be either open to the sky or roofed, and which shall have guard railings, if raised at least 200 mm above *finished ground elevation* and may have lattice work or screening to maximum height of 1.5 metres above the floor of the deck, but which shall have no enclosing walls;" before the definition of "OPEN SPACE";

ii. Schedule A, Zoning Bylaw Text, Part 5 – Zones, Section 5.11 Resort Residential is hereby amended by adding subsection 4 (a), in its entirety, including the attached map.

"(a) Notwithstanding subsections (1), (2), and (3), on Lot B, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Plan KAP78778, Except Plan KAP82509 as shown hatched on the map below, the following principal uses, secondary uses and regulations shall only be permitted:

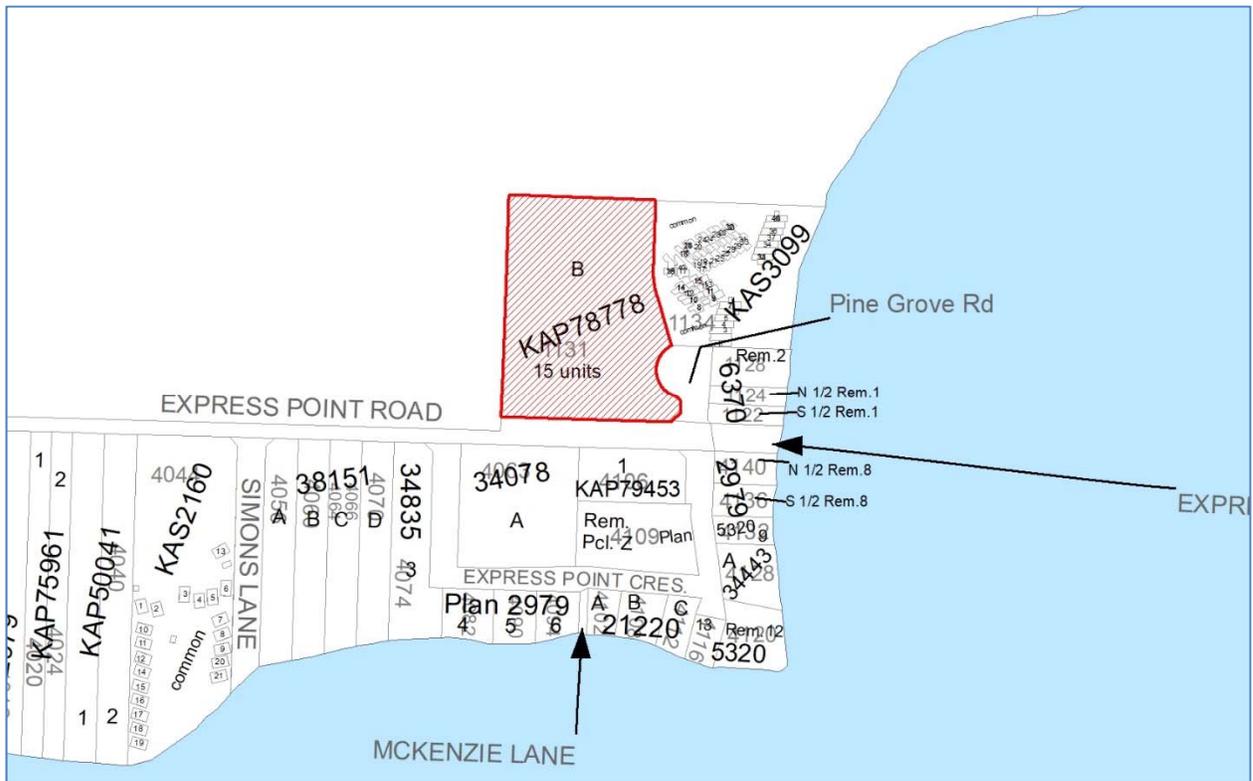
.1 Notwithstanding subsection (1), the principal use is limited to *Resort Recreational Space*.

.2 Notwithstanding subsection (2), the secondary uses are as follows:

- (a) *Accessory use*
- (b) *Recreational vehicle or park model shelter building*
- (c) *Storage shed*
- (d) *Open Deck*

.3 Notwithstanding subsection (3), On a *parcel* zoned Resort Residential, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	2.0 ha (4.94 ac.)
(b) Maximum number of <i>recreational vehicle spaces</i>	66
(c) Minimum <i>recreational vehicle space parcel</i> size created by subdivision	200 m ²
(d) Maximum number of <i>recreational vehicle space parcels</i> created by subdivision	66
(e) Maximum <i>recreational vehicle space parcel coverage</i>	85%
(f) Maximum number of <i>recreational vehicles or park models per resort residential space</i>	One
(g) Maximum number of <i>Recreational vehicle or park model shelter buildings per resort residential space</i>	One
(h) Maximum <i>building and structure height</i> for: <ul style="list-style-type: none"> • <i>Storage Shed</i> • <i>Recreational vehicle or park model shelter buildings</i> 	2.5 m (8.20 ft.) 11.5 m
(i) Maximum Floor Area for: <ul style="list-style-type: none"> ▪ <i>Storage Shed</i> ▪ <i>Open Deck</i> ▪ <i>Recreational vehicle or park model shelter buildings</i> 	<ul style="list-style-type: none"> ▪ 4.0 m² ▪ 30.0 m² ▪ 100 m²
(j) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5.0 m ▪ 3.0 m ▪ 5.0 m ▪ 5.0 m
(k) Minimum <i>setback from recreational vehicle space</i> created by subdivision only: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 2.5 m (8.2 ft.) ▪ 0.3 m (0.98 ft.) ▪ 2.5 m (8.2 ft.) ▪ 0.3 m (0.98 ft.)



B. MAP AMENDMENT

- i. Schedule B (Zoning Map), which forms part of the “Scotch Creek/Lee Creek Zoning Bylaw No. 825”, as amended, is hereby further amended by:
 - a) rezoning Lot B, Section 27, Township. 22, Range 12, West of the 6th Meridian, Kamloops Division, Yale District, Plan KAP78778, Except Plan KAP82509, which is more particularly shown outlined in bold red and hatched on Schedule 1 attached hereto and forming part of this bylaw, from COMMERCIAL – 1 (C1) ZONE to RESORT RESIDENTIAL (RR) ZONE;

2. This bylaw may be cited as " Scotch Creek/Lee Creek Zoning Amendment (Pinegrove RV Park) Bylaw No. 825-38"

READ a first time this 16 day of August, 2018.

READ a second time, as amended, this 15 day of November, 2018.

PUBLIC HEARING held this 22 day of January, 2019.

READ a third time this _____ day of _____, 2019.

ADOPTED this _____ day of _____, 2019.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 825-38
as read a third time.

CERTIFIED true copy of Bylaw No. 825-38
as adopted.

Corporate Officer

Corporate Officer

SCHEDULE 1

ZONING AMENDMENT

SCOTCH CREEK/LEE CREEK ZONING AMENDMENT (0934110 BC LTD.) BYLAW NO. 825-29

