

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA 'B' ZONING AMENDMENT

(ILLECILLEWAET DEVELOPMENT INC.) BYLAW NO. 851-15

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 AMENDMENT

- i. Part 5, Zones, Land Use Zones, is hereby amended by deleting Section 5.11, in its entirety and adding new Section 5.11 as follows:

"5.11: COMPREHENSIVE DEVELOPMENT B4 (ILLECILLEWAET DEVELOPMENT INC.) CDB4

Development Area 1

Principal Uses

- 1) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 1 as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *Agriculture*
 - (b) *Adventure Amusement Ride*
 - (c) *Aerial Adventure Park*
 - (d) *Bike Skills Park*
 - (e) *Chair Lift*
 - (f) *Full Service Base Lodge*
 - (g) *Pub*
 - (h) *Restaurant (excluding drive-in restaurant)*
 - (i) *Recreational Water Activities*

Secondary Uses

- 2) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 1 as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *Accessory Use*
 - (b) *Accessory Building*

- (c) *Commercial Recreation*
- (d) *Deck*
- (e) *Guide and Tour Services*
- (f) *Helipad*
- (g) *Maintenance and Storage Facilities*
- (h) *Open Space*
- (i) *Owner/Operator Dwelling*
- (j) *Recreation Amenities*
- (k) *Service Cabin*

Regulations

- 3) On an area zoned CDB4 Development Area 1, 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	60.0 ha
(b) Maximum <i>parcel</i> coverage	20%
(c) Maximum number of <i>Maintenance and Storage Facilities</i>	One
(d) Maximum number of <i>Service Cabins</i>	Two
(e) Maximum number of <i>Owner/Operator Dwellings</i>	One
(f) Maximum <i>gross floor area</i> of <i>Full Service Base Lodge</i>	5,400 m ²
(g) Maximum <i>gross floor area</i> of <i>Accessory Building</i>	100 m ²
(h) Maximum <i>gross floor area</i> of <i>Service Cabin</i>	100 m ²
(i) Maximum <i>gross floor area</i> of <i>Restaurant</i>	500 m ²
(j) Maximum <i>gross floor area</i> of <i>Pub</i>	500 m ²
(k) Maximum <i>height</i> for: <ul style="list-style-type: none"> • <i>Full Service Base Lodge</i> • <i>Restaurant</i> • <i>Pub</i> • <i>Maintenance and Storage Facility</i> • <i>Service Cabin</i> • <i>Owner/Operator Dwelling</i> • <i>Accessory Building</i> 	20.0 m 12.0 m 12.0 m 15.0 m 8.0 m 10.0 m 10.0 m
(l) Minimum <i>setback</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	3 m 1.5 m 1.5 m 3.0 m
(m) Minimum building separation	4.0 m
(n) Servicing standard	<i>Community water system</i> and <i>Community sewer system</i>

Development Area 2

Principal Uses

- 4) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 2 as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *Agriculture*
 - (b) *Bike skills park*
 - (c) *Chair lift/gondola*
 - (d) *Driving range*
 - (e) *Festival and Special Event Space*
 - (f) *Guide and Tour Services*
 - (g) *Horse boarding and riding stables*
 - (h) *Recreational water activities*

Secondary Uses

- 5) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 2 as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *Accessory use*
 - (b) *Accessory building*
 - (c) *Adventure Amusement Ride*
 - (d) *Aerial Adventure Park*
 - (e) *Commercial Recreation*
 - (f) *Deck*
 - (g) *Maintenance and Storage Facilities*
 - (h) *Open Space*
 - (i) *Owner/Operator Dwelling*
 - (j) *Recreation amenities*
 - (k) *Service Cabin*
 - (l) *Swimming Pool*
 - (m) *Swimming Platform*
 - (n) *Train Station*

Regulations

- 6) On an area zoned CDB4 Development Area 2, 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	60.0 ha.
(b) Maximum <i>parcel coverage</i>	40%
(c) Maximum number of <i>Owner/Operator Dwellings</i>	One
(d) Maximum number of <i>Maintenance and Storage Facilities</i>	Two
(e) Maximum number of <i>Service Cabins</i>	Three
(f) Maximum <i>gross floor area</i> of <i>Horse Boarding and Riding Stable</i>	1,000 m ²
(g) Maximum <i>gross floor area</i> of a <i>Service Cabin</i>	100 m ²
(h) Maximum <i>gross floor area</i> of an <i>Accessory Building</i>	200 m ²
(i) Maximum <i>building</i> and <i>structure height</i> for: <ul style="list-style-type: none"> • <i>Horse Boarding and Riding Stable</i> • <i>Accessory Building</i> 	11.5 m 8.0 m
(j) <i>Minimum setback</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	5.0 m 5.0 m 3.0 m 5.0 m
(k) <i>Minimum building separation</i>	4.0 m
(l) Servicing standard	<i>Community water system and Community sewer system</i>

Development Area 3

Principal Uses

- 7) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 3 as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *Adventure amusement ride*
 - (b) *Aerial adventure park*
 - (c) *Bike skills park*
 - (d) *Bungee facility*
 - (e) *Chair lift*
 - (f) *Commercial recreation*
 - (g) *Festival and Special Event Space*
 - (h) *Hotel*
 - (i) *Spa facilities*

Secondary Uses

- 8) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 3 as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *Accessory building*
 - (b) *Accessory use*
 - (c) *Camping Yurts*

- (d) Campground
- (e) Deck
- (f) Helipad
- (g) Heliport
- (h) Holiday Cabins
- (i) Maintenance and storage facilities
- (j) Open space
- (k) Pub
- (l) Recreation amenities
- (m) Restaurant (excluding drive-in restaurant)
- (n) Service cabin
- (o) Single Family Dwelling
- (p) Small Scale Sawmill
- (q) Staff Accommodation
- (r) Vacation Rental

Regulations

- 9) On an area zoned CDB4 Development Area 3, 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 parcel size created by subdivision	1.0 ha.
(b) Maximum <i>parcel coverage</i> in Development Area 3	25%
(c) Maximum number of <i>Tourist Accommodation sleeping units</i> in the <i>Bungee Facility</i>	20 units
(d) Maximum number of <i>Holiday Cabins</i>	100 units
i) Notwithstanding the definition of <i>Holiday Cabins</i> as defined in Subsection 5.11.19.xv, and subject to Section 5.11.9(p) below; a maximum of 10% of the cabins built may be used for staff accommodation.	
(e) Maximum number of <i>camping yurts</i>	50 units
(f) Maximum number of <i>camping spaces</i>	200
i) Notwithstanding the definition of <i>Campground</i> as defined in Section 1.C, and subject to Section 5.11.9(p) below; a maximum of 10% of the <i>camping spaces</i> built may be used for staff accommodation.	
ii) <i>Camping spaces</i> for staff accommodation must be seasonal, which means for less than one hundred eighty-two days per calendar year. <i>Camping spaces</i> for staff accommodation cannot be used for year round storage.	
iii) The area of each <i>camping space</i> will be used in calculation of total area dedicated to staff accommodation in section 5.11.9(p) below.	
(g) Maximum number of <i>Service Cabins</i>	4
(h) Maximum number of <i>Single Family Dwellings</i>	1
(i) Maximum number of <i>maintenance and storage facilities buildings</i>	4
(j) Maximum <i>gross floor area</i> of <i>buildings</i> for <i>spa facilities</i>	500 m ²

(k) Maximum <i>gross floor area</i> of an <i>accessory building</i>	200 m ²
(l) Maximum <i>gross floor area</i> of a <i>Holiday Cabin</i>	150 m ²
(m) Maximum <i>gross floor area</i> of a <i>Service Cabin</i>	100 m ²
(n) Maximum <i>gross floor area</i> of a wooden platform or deck for a <i>camping yurt</i>	55 m ²
(o) Maximum <i>gross floor area</i> of all buildings of: <ul style="list-style-type: none"> ▪ <i>Restaurant</i> ▪ <i>Pub</i> ▪ <i>Hotel</i> 	500 m ² 500 m ² 12,000 m ²
(p) Maximum total <i>gross floor area</i> of all buildings, and total area of all <i>camping spaces</i> used for <i>staff accomodation</i>	6,000 m ²
(q) Maximum <i>height</i> for: <ul style="list-style-type: none"> • <i>Single Family Dwelling</i> • <i>Staff Accommodation</i> • <i>Restaurant</i> • <i>Pub</i> • <i>Bungee Facility</i> • <i>Spa facilities</i> • <i>Holiday cabins</i> • <i>Hotel</i> • <i>accessory buildings</i> • <i>Maintenance and Storage Facilities</i> • <i>Service Cabin</i> 	10.5 m 15.0 m 12.0 m 12.0 m 20.0 m 14.0 m 10.0 m 20.0 m 10.0 m 15.0 m 8.0 m
(r) Minimum <i>setback</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> 	5.0 m 7.5 m 3.0 m
(s) <i>exterior side parcel boundary</i>	5.0 m
(t) Minimum building separation	4.0 m
(u) Servicing standard	<i>Community water system and Community sewer system</i>

Development Area 4

Principal Uses

10) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 4 as *principal uses*, except as stated in Part 3: General Regulations:

(a) *Hotel*

Secondary Uses

11) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 4 as *secondary uses*, except as stated in Part 3: General Regulations:

(a) *Accessory Use*
(b) *Accessory Building*

- (c) *Commercial Recreation*
- (d) *Deck*
- (e) *Helipad*
- (f) *Pub*
- (g) *Restaurant (excluding drive-in restaurant)*
- (h) *Recreation amenities*

Regulations

12) On an area zoned CDB4 Development Area 4 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	1.0 ha.
(b) Maximum <i>parcel</i> coverage	40%
(c) Maximum number of <i>Tourist Accommodation sleeping units</i> in <i>Hotel</i>	100
(d) Maximum <i>gross floor area</i> of a <i>Hotel</i>	6,000 m ²
(e) Maximum <i>gross floor area</i> of <i>Restaurant</i>	500 m ²
(f) Maximum <i>gross floor area</i> of a <i>Pub</i>	500 m ²
(g) Maximum <i>gross floor area</i> of an <i>Accessory Building</i>	100 m ²
(h) Maximum <i>building</i> and structure <i>height</i> for: <ul style="list-style-type: none"> • <i>Hotel</i> • <i>Restaurant</i> • <i>Pub</i> • <i>Accessory building</i> 	15.0 m 12.0 m 12.0 m 10.0 m
(i) <i>Minimum</i> setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	6.0 m 6.0 m 3.0 m 6.0 m
(j) Servicing standard	<i>Community water system</i> and <i>Community sewer system</i>

Development Area 5

Principal Uses

13) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 5 as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *Agriculture*
- (b) *Open Space*

Secondary Uses

14) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 5 as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *Accessory Use*
- (b) *Commercial Recreation*
- (c) *Recreation amenities*

Regulations

15) On an area zoned CDB4 Development Area 5, 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 size</i> created by subdivision	1.0 ha.
(b) Maximum <i>parcel coverage</i>	25%
(c) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	5.0 m 7.5 m 3.0 m 5.0 m
(d) Minimum building separation	4.0 m
(e) Servicing standard	<i>Community water system</i> and <i>Community sewer system</i>

Development Area 6

Principal Uses

16) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 6 as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *Agriculture*
- (b) *Bed and Breakfast*
- (c) *Campground*
- (d) *Camping Yurt*
- (e) *Festival and Special Events Space*
- (f) *Open Space*
- (g) *Restaurant(excluding drive-in restaurant)*
- (h) *Single Family Dwelling*

Secondary Uses

17) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 6 as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *Accessory Building*
- (b) *Accessory use*
- (c) *Adventure Amusement Ride*

- (d) *Aerial Adventure Park*
- (e) *Bed & Breakfast*
- (f) *Commercial Recreation*
- (g) *Helipad*
- (h) *Home Occupation*
- (i) *Recreation Amenities*
- (j) *Recreational Water Activities*
- (k) *Service Cabin*
- (l) *Swimming Pool*
- (m) *Vacation Rental*

Regulations

- 18) On an area zoned CDB4 Development Area 6, 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	1 ha
(b) Minimum <i>parcel width</i> created by subdivision	30 m
(c) Maximum <i>parcel coverage</i>	40%
(d) Maximum number of <i>Single Family Dwellings per parcel</i>	One
(e) Maximum number of <i>Camping Spaces</i>	212 units
(f) Maximum number of <i>Camping Yurts</i>	30 units
(g) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and structures ▪ <i>Accessory Buildings</i> 	10.5 m 7 m
(h) Maximum <i>gross floor area</i> of an <i>Accessory Building</i>	75 m ²
(i) Maximum <i>gross floor area</i> of an <i>Home Occupation</i>	75 m ²
(j) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding <i>home occupation</i>) ▪ <i>side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 7.5 m ▪ 7.5 m ▪ 3 m ▪ 5 m

19) Definitions (applicable to CDB4 only):

- i. ADVENTURE AMUSEMENT RIDE is a mechanical device that moves adventure park customers over or through a fixed course or within a defined area for the purpose of amusement or entertainment. These activities take place outside and include but are not limited to uses such as aqua go courses, bungee jumping facilities, fish pipe, mountain coasters, and zip lines.

- ii. AERIAL ADVENTURE PARK is the use of land for outdoor adventure activities and associated accessory facilities that consist of a combination of high and low ropes in a course. The course consists of poles or trees that are connected by a variety of acrobatic elements or zip-lines. A belay system is required for the high ropes courses to ensure participant safety.
- iii. BIKE SKILLS PARK is the use of land for mountain bike skills training. It includes various man-made built features such as jumps, pumps, logs, ladders and bermed corners designed to develop and further enhance mountain biker's skills.
- iv. BUILDING SEPARATION means the horizontal distance between two buildings measured from closest point to closest point on the buildings.
- v. BUNGEE FACILITY is the use of land, a building or structure that provides for bungee-related services and structural elements integral to the bungee operation and may include but is not limited to the sale of recreation activities, accessory food and beverage services, spa facilities, associated retail, lockers, change rooms, tourist accommodation, and meeting area.
- vi. CAMPING YURT is the use of land for a portable, large tent containing up to one sleeping unit used exclusively for tourist accommodation for the temporary accommodation for the travelling public, which must be installed on a wooden platform or deck.
- vii. CHAIR LIFT is a mechanical device, including, but not limited to surface lifts, gondolas or cable cars, for the purpose of transporting adventure park customers uphill to designated areas or trails for downhill skiing, adventure amusement rides, aerial adventure park, bungee facility, cross-country skiing, snowshoeing, cycling or hiking or other Commercial Recreation Services.
- viii. COMMERCIAL RECREATION is the use of land for trails, and other facilities to be used by adventure park customers, including but not limited to mountain biking, guide and tour services, horseback riding, cross country skiing, snowshoeing, outdoor skating, and staging areas.
- ix. DECK means a structure used for the purpose of providing an outdoor recreation and amenity area which shall have guard railings if raised at least 200 mm above finished ground.
- x. FESTIVAL AND SPECIAL EVENTS SPACE means a space to hold organized events including but not limited to meetings, weddings, birthday parties and community, cultural, art, recreation, sporting or fundraising experiences.
- xi. FULL-SERVICE BASE LODGE is the use of land, buildings or structures that is the "main recreation facility" and may include but is not limited to tourist accommodation, accessory food and beverage services, retail, spa facilities, the sale of recreation activities, guide and tour services, lockers, change rooms, meeting area, rental, repair and sale of recreational equipment, associated office, but not including the rental, repair and sale or storage of recreational vehicles or personal watercraft.
- xii. GUIDE AND TOUR SERVICES is a business primarily arranging and operating custom wilderness adventure and recreational tours that includes but is not limited to hiking, horseback riding, cross country skiing, snowshoeing, dogsledding and mountain biking and associated guide services, but does not include travel agencies or retail stores.

- xiii. HELIPAD is an area designated for use as a helicopter landing and take-off area for the purpose of picking up and discharging passengers or cargo and helicopter parking, and does not include facilities for fueling, maintenance, or repair of helicopters.
- xiv. HELIPORT is a building designated for the purpose of picking up and discharging passengers or cargo, and includes facilities for fueling, maintenance, repair or storage of helicopters.
- xv. HOLIDAY CABIN is the use of land for a detached building used exclusively for tourist accommodation for the temporary accommodation of the traveling public;
- xvi. HORSE BOARDING & RIDING STABLES is the use of land, buildings and structures for the keeping of horses and includes but is not limited to facilities for feed storage, tack storage and maintenance, feeding and watering areas, currying areas, training areas and run-out areas.
- xvii. MAINTENANCE & STORAGE FACILITIES is the use of land, buildings or structures for the maintenance and storage of vehicles and equipment required by the recreation provider for the day-to-day operation of the commercial adventure park.
- xviii. OWNER/OPERATOR DWELLING is a dwelling unit, which may be a single family dwelling, for the occupancy of the owner, operator, caretaker or security personnel of the adventure park;
- xix. RECREATION AMENITIES is the use of land, building and structures for amenities complementing the adventure park operation which may or may not be available for public use, and includes, but is not limited to gazebos, multi-use trails, look-out points, open space, picnic areas, and washrooms.
- xx. RECREATIONAL WATER ACTIVITIES means leisure-related activities that take place on the water, including, but not limited to, canoeing, kayaking, row boats, paddle boards, fishing, non-motorized boating, swimming, and diving.
- xxi. SERVICE CABIN is an accessory building ancillary to a commercial recreation use that does not include accommodation, but is intended to be used as a resting area with limited food and beverage sales, and is limited in floor area to a maximum of 100m²;
- xxii. STAFF ACCOMMODATION is a form of housing provided by, and regulated by an employer for occupancy by employees. Staff accommodation may include *camping spaces*, self-contained *dwelling units*, a *multi-dwelling unit* building, or a dormitory styled facility in which sleeping units are provided with communal kitchen, dining, and bathroom facilities.
- xxiii. SPA FACILITIES is the use of land, buildings or structures ancillary to the *campground* and includes, but is not limited to a restaurant, steam room, personal services including massage therapy and aesthetic services, hot & cool pools and ancillary uses.
- xxiv. SWIMMING POOL is a structure or construction, intended primarily for recreational purposes that is, or is capable of being, filled with water to a depth of 0.45 metres (18 inches) or more.

- xxv. TRAIN STATION is a terminal of one or more buildings and platforms where trains stop to load and unload passengers and goods.
- xxvi. TOURIST ACCOMMODATION is the use of a sleeping unit for temporary commercial accommodation for the traveling public.

1) **Parking Requirements – Specific to CDB4 Only**

Use	Minimum Required Number of Parking Spaces	Minimum Required Number of Loading Spaces
(a) <i>Holiday Cabins</i>	1 per sleeping unit	N/A
(b) Commercial Recreation • Automobile Parking Spaces	165 parking spaces	N/A
(c) Camping Yurt	1 per yurt	N/A
(d) Bus Parking Spaces	7 bus parking spaces	N/A

"

- ii. Part 5, Zones, Land Use Zones, is hereby amended by re-numbering current Sections 5.11 to 5.21 to Sections 5.12 to 5.22.

MAP AMENDMENT

- i. Schedule B, Zoning Bylaw Overview Maps, and Schedule C, Zoning Bylaw Mapsheets, which form part of the "Electoral Area 'B' Zoning Bylaw No.851" are hereby amended by:
 - a) realigning the boundaries of current Development Area 1 onto portions of the subject properties as follows:
 1. Legal Subdivision 16, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W 36 (PID: 016-777-905);
 2. Legal Subdivision 15, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-891); and,
 3. That Part of the SE ¼, Section 4, Township 24, Range 1, W6M, Kootenay District Which lies to the South of the left bank of the Illecillewaet River, Except (1) Part included in R/W DD12340, (2) Part included in R/W Plan 633A, and (3) Part included in Plans 15089 and NEP22512 (PID: 018-522-475).
 which portions are more particularly shown outlined in blue, coloured light blue, and labelled DA1 on Schedule 2 attached hereto and forming part of this bylaw;
 - b) realigning the boundaries of current Development Area 2 onto portions of the subject properties as follows:

1. Legal Subdivision 16, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W 36 (PID: 016-777-905);
2. A portion of Legal Subdivision 15, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-891), lying to the south of CPR RoW Plan 633A;
3. A portion of That Part of Fractional Legal Subdivision 14, Section 33, Township 23, Range 1, W6M, Kootenay District, Which lies south of the left bank of the Illecillewaet River, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-883), lying to the south of CPR RoW Plan 633A;
4. A portion of That Part of Legal Subdivision 3, Section 3, Township 24, Range 1, W6M, Kootenay District, Which lies west of a line parallel to and 5 chains distant from the westerly boundary, Except parts included in R/W Plans 633A and 15088 (PID: 016-777-751), lying to the south of CPR RoW Plan 633A;
5. A portion of That portion of Legal Subdivision 4, Section 3, Township 24, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and 15088 and Plan NEP22512 (PID: 016-775-988), lying to the south of CPR RoW Plan 633A; and,
6. A portion of That Part of the SE ¼, Section 4, Township 24, Range 1, W6M, Kootenay District Which lies to the South of the left bank of the Illecillewaet River, Except (1) Part included in R/W DD12340, (2) Part included in R/W Plan 633A, and (3) Part included in Plans 15089 and NEP22512 (PID: 018-522-475), lying to the south of CPR RoW Plan 633A.

which portions are more particularly shown outlined in blue, coloured light green, and labelled DA2 on Schedule 2 attached hereto and forming part of this bylaw;

- c) realigning the boundaries of current Development Area 3 onto portions of the subject properties as follows:

1. A portion of Legal Subdivision 16, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W 36 (PID: 016-777-905);
2. A portion of Legal Subdivision 15, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-891), lying to the south of CPR RoW Plan 633A; and,
3. A portion of That Part of Fractional Legal Subdivision 14, Section 33, Township 23, Range 1, W6M, Kootenay District, Which lies south of the left bank of the Illecillewaet River, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-883), lying to the south of CPR RoW Plan 633A.

together with those portions of Crown Land, which portions are more particularly shown outlined in blue, coloured light brown, and labelled DA3 on Schedule 2 attached hereto and forming part of this bylaw

- d) rezoning the subject properties as follows

1. A portion of That Part of the SE ¼, Section 4, Township 24, Range 1, W6M, Kootenay District Which lies to the South of the left bank of the Illecillewaet River, Except (1) Part included in R/W DD12340, (2) Part included in R/W Plan 633A, and (3) Part included in Plans 15089 and NEP22512 (PID: 018-522-475), lying to the north of CPR RoW Plan 633A.

which lands are more particularly shown outlined in red and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw; and which are also shown outlined in blue, coloured pink and labelled DA4 on Schedule 2 attached hereto and forming part of this bylaw, from RH RURAL HOLDINGS to COMPREHENSIVE DEVELOPMENT ZONE B4 CDB4 DEVELOPMENT AREA 4;

e) rezoning the subject properties as follows:

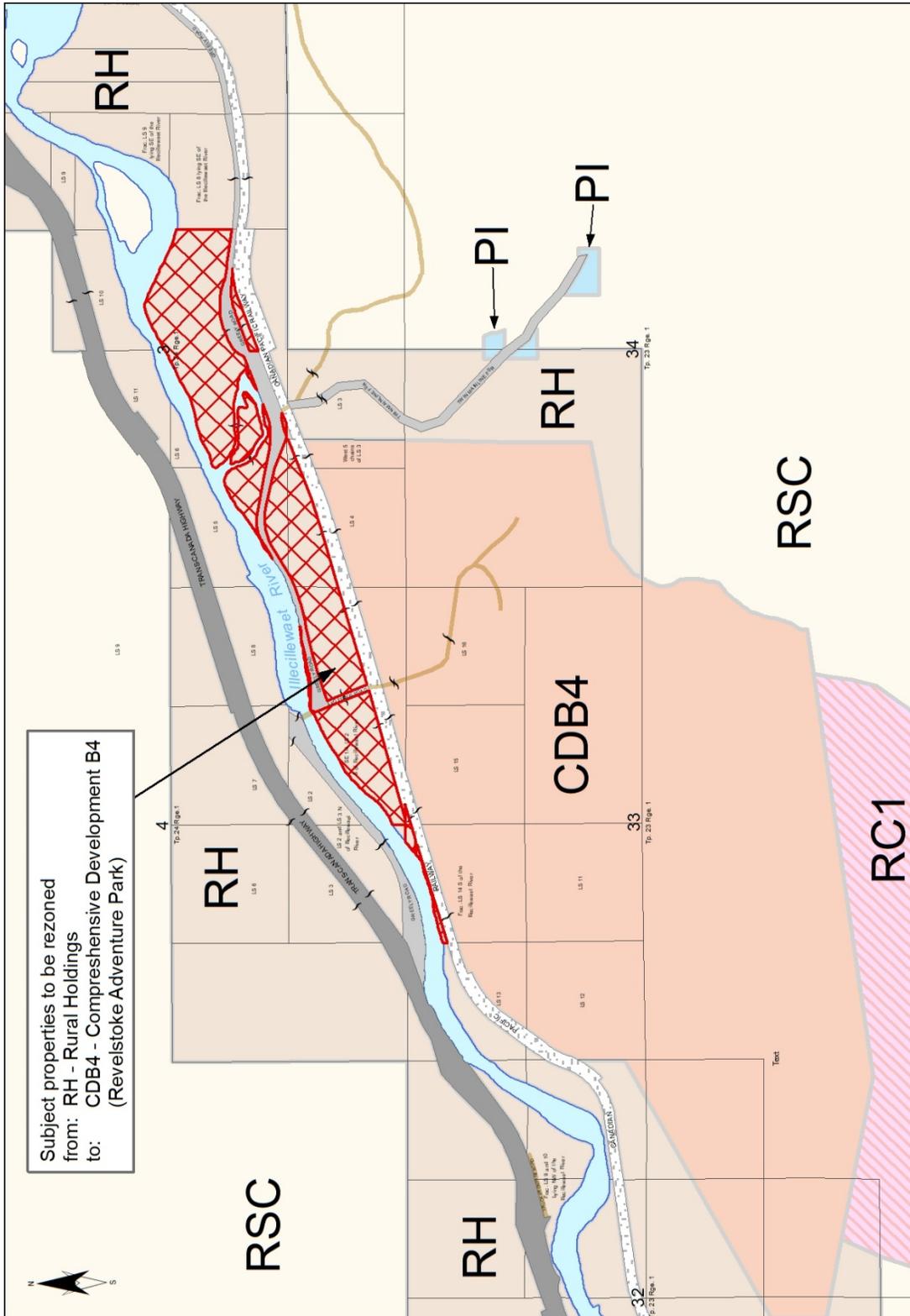
1. A portion of That Part of the SE ¼, Section 4, Township 24, Range 1, W6M, Kootenay District Which lies to the South of the left bank of the Illecillewaet River, Except (1) Part included in R/W DD12340, (2) Part included in R/W Plan 633A, and (3) Part included in Plans 15089 and NEP22512 (PID: 018-522-475), lying to the north of CPR RoW Plan 633A;
2. A portion of That Part of Fractional Legal Subdivision 14, Section 33, Township 23, Range 1, W6M, Kootenay District, Which lies south of the left bank of the Illecillewaet River, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-883), lying to the north of CPR RoW Plan 633A; and,
3. A portion of Legal Subdivision 15, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-891), lying to the north of CPR RoW Plan 633A.

which lands are more particularly shown outlined in red and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw; and which are also shown outlined in blue, coloured light purple and labelled DA5 on Schedule 2 attached hereto and forming part of this bylaw, from RH RURAL HOLDINGS to COMPREHENSIVE DEVELOPMENT ZONE B4 CDB4 DEVELOPMENT AREA 5;

f) rezoning the subject properties as follows:

1. A portion of That Part of the SE ¼, Section 4, Township 24, Range 1, W6M, Kootenay District Which lies to the South of the left bank of the Illecillewaet River, Except (1) Part included in R/W DD12340, (2) Part included in R/W Plan 633A, and (3) Part included in Plans 15089 and NEP22512 (PID: 018-522-475), lying to the north of CPR RoW Plan 633A;
2. A portion of That Part of Legal Subdivision 3, Section 3, Township 24, Range 1, W6M, Kootenay District, Which lies west of a line parallel to and 5 chains distant from the westerly boundary, Except parts included in R/W Plans 633A and 15088 (PID: 016-777-751), lying to the north of CPR RoW Plan 633A;
3. A portion of That portion of Legal Subdivision 4, Section 3, Township 24, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and 15088 and Plan NEP22512 (PID: 016-775-988), lying to the north of CPR RoW Plan 633A; and,
4. Block A, Section 3, Township 24, Range 1, W6M, Kootenay District, Except Part Included in Plans 15088 and NEP22512 (PID: 018-834-434).

SCHEDULE 1 ZONING AMENDMENT ELECTORAL AREA 'B' ZONING AMENDMENT (ILLECILLEWAET DEVELOPMENT INC.) BYLAW NO. 851-15



SCHEDULE 2 ZONING AMENDMENT ELECTORAL AREA 'B' ZONING AMENDMENT (ILLECILLEWAET DEVELOPMENT INC.) BYLAW NO. 851-15

