

COLUMBIA SHUSWAP REGIONAL DISTRICT

SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-51

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

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" is hereby amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, is hereby amended by:

- i. TABLE OF CONTENTS is hereby amended by adding section "5.18 Light Industrial (I2)" after "5.17 Industrial – 1 (I1)" and renumbering subsequent sections;
- ii. SECTION 1 DEFINITIONS is amended by adding, in alphabetical order, the terms 'manufacturing' and 'outdoor storage'

MANUFACTURING is the use of land, buildings or structures for the purpose of assembling, producing, inspecting, finishing, altering, servicing, repairing of any goods, substance, article, or materials. This use may include an administrative office and warehousing;

OUTDOOR STORAGE is the storage of equipment, goods, or materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or use of shipping containers and includes storage of vehicles and boats.

- iii. PART 5: ZONES, Table 2 ZONE TITLES AND ZONE SYMBOLS is hereby amended by adding "Light Industrial" to COLUMN 1 ZONE TITLE after "Industrial - 1" and by adding "I2" to COLUMN 2 ZONE SYMBOL after "I1".
- iv. Schedule A, Zoning Bylaw Text, is hereby amended by adding "5.18 Light Industrial" as follows:

5.18	Light Industrial	I2
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Principal Uses

- 5.18 (1)** The uses stated in this subsection and no others are permitted in the Light Industrial zone as principal uses, except as stated in Part 3: General Regulations:

- (a) *fuel storage*;
- (b) *general trade contracting office and works yard*;
- (c) *indoor storage*
- (d) *manufacturing*
- (e) *mini storage*

- (f) outdoor sales
- (g) *outdoor storage*
- (h) *plant nursery and services*
- (i) *recycling drop-off facility*
- (j) rental and repair of tools, small equipment
- (k) *vehicle repair*
- (l) welding and mechanical repair shop

Secondary Uses

- (2) The uses stated in this subsection and no others are permitted in the Light Industrial zone as principal uses, except as stated in Part 3: General Regulations:
 - (a) *accessory upper floor dwelling unit*
 - (b) *accessory use*
 - (c) *accessory retail store*

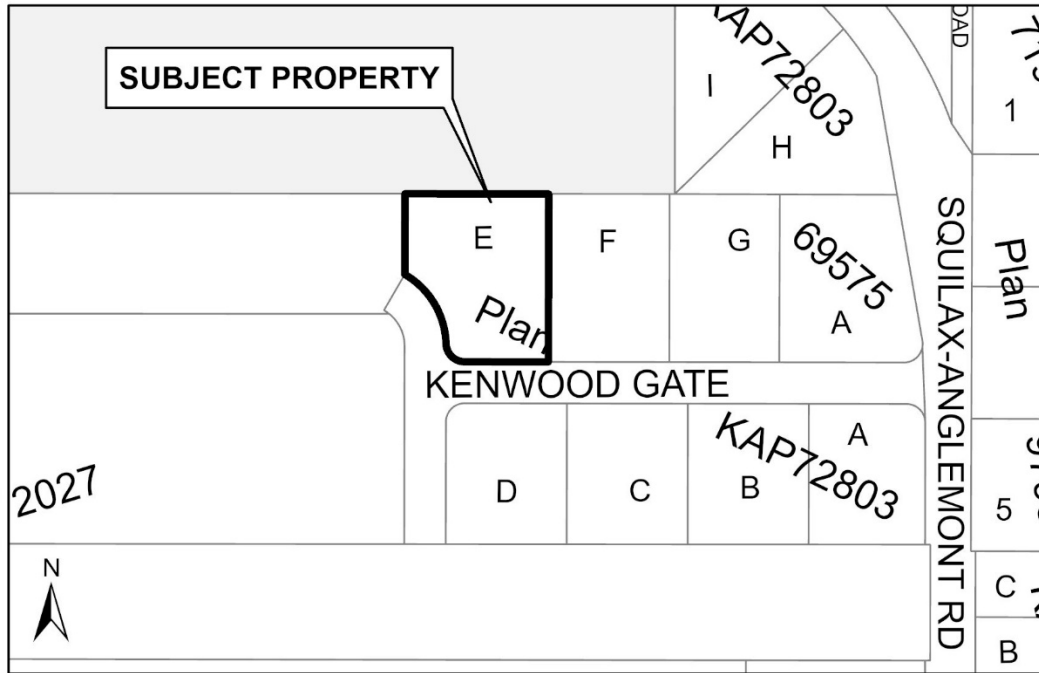
Regulations

- (3) On a parcel zoned Light Industrial, 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 established in this subsection, except as stated in Part 3: General Regulations and Part 4 Parking and Loading Regulations.

COLUMN 1 MATTER TO BE REGULATED	COLUMN 2 REGULATIONS
(a) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> ▪ where a parcel is serviced by an existing <i>community sewer system</i> ▪ in all other cases 	0.5 ha (1.24 ac.) 1.0 ha (2.47 ac.)
(b) Maximum <i>parcel coverage</i>	50%
(c) Maximum number of <i>dwelling units</i> <ul style="list-style-type: none"> ▪ where a parcel is serviced by an existing <i>community sewer system</i> and <i>community water system</i> ▪ in all other cases 	6 per hectare (6 per 2.47 ac.) one
(d) Maximum <i>height</i> for <i>buildings</i> and structures	12.5 m (41.01 ft.)
(e) Minimum setback from: <ul style="list-style-type: none"> • <i>Front</i> and <i>exterior side parcel boundary</i> ▪ All other <i>parcel boundaries</i> 	<ul style="list-style-type: none"> ▪ 4.5 m (14.76 ft) ▪ 2.5 m (8.2 ft)

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

- (a) In addition to the uses listed in subsection (1), the principal uses on Lot E Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan KAP72803, as shown on the map below, shall include one *single detached dwelling*.



- v. Schedule A, Zoning Bylaw Text, is further amended by renumbering subsequent sections starting at 5.19.

B. MAP AMENDMENT

1. Schedule B, Zoning Maps, which forms part of the "Scotch Creek/Lee Creek Zoning Bylaw No. 825" is hereby amended as follows:

- i) Rezoning Lots B, C, D, E, F, and G Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan KAP72803, from C1 – Commercial 1 to I2 – Light Industrial;
- ii) Rezoning Lot 1 Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 8429 Except Plans KAP69575 and KAP72803 from CR – Country Residential to I2 – Light Industrial;
- iii) Rezoning Lot 1 Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 12027 Except Plans KAP69575 and KAP72803 from CR – Country Residential to I2 – Light Industrial;
- iv) Rezoning the west 3.05 ha of Lot 2 Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 12027 from CR – Country Residential to I2 – Light Industrial.

which is more particularly shown outlined in bold on Schedule 1 attached hereto.

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51."

READ a first time this _____ 21st day of _____ March _____, 2024.

READ a second time, as amended, this _____ day of _____, 2024.

READ a third time, this _____ day of _____, 2024.

ADOPTED this _____ day of _____, 2024.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 825-51 as adopted.

Corporate Officer

