

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B ZONING AMENDMENT

BYLAW NO. 851-25

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

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 amended as follows:

A. TEXT AMENDMENTS

Schedule A, Electoral Area B Zoning Bylaw No. 851 Text is hereby further amended by:

- i) Amending the following definition in Part 1 Definitions:

RESTAURANT means the *use* of land, *buildings* and structures as an establishment for the preparation and serving of prepared, ready to eat food, to be consumed on or off the premises. *Restaurant* includes a drive-in *restaurant*, take out *restaurant*, and *mobile food vending*.

- ii) Adding the following definitions to Part 1 Definitions in alphabetical order:

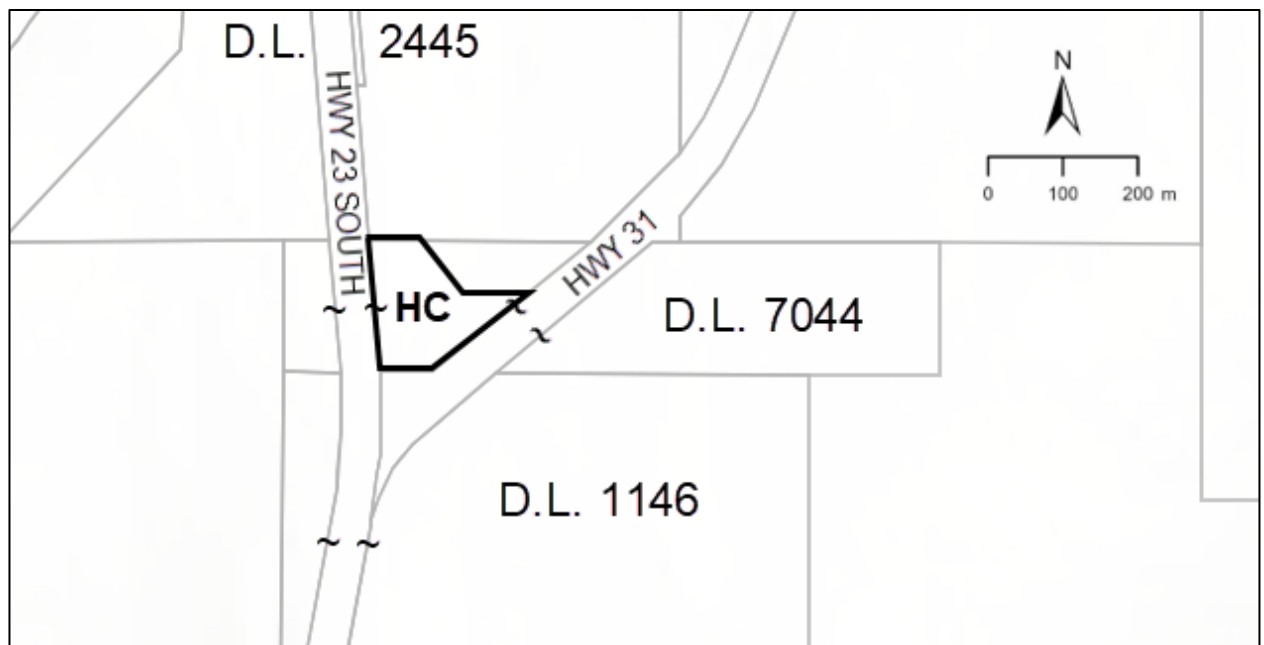
HELIPAD is an area designated for use as a helicopter landing and take-off area for the purpose of picking up and discharging passengers or cargo and helicopter parking, and does not include facilities for fueling, maintenance, or repair of helicopters.

MOBILE FOOD VENDING means the preparation and sale of food and beverage items from a vehicle, trailer or cart.

- iii) Adding the following special regulations following Section 512(5)(a):

(b) Notwithstanding subsection 5.12(1), the following are the only permitted uses for the portion of the property legally described as District Lot 7044, Kootenay District, Except That Part in Plan 9151 zoned Highway Commercial as shown on the map below: *owner/operator dwelling, restaurant, retail store, service station and accessory use*.

(c) Notwithstanding subsection 5.12(1), a *helipad*, which may include a refueling station is an additional permitted use for the portion of the property legally described as District Lot 7044, Kootenay District, Except That Part in Plan 9151 zoned Highway Commercial as shown on the map below.



- (d) Notwithstanding subsection 5.12(3)(l), all commercial buildings to be constructed on the portion of the property legally described as District Lot 7044, Kootenay District, Except That Part in Plan 9151 zoned Highway Commercial must be setback a minimum of 15 m from the ALR boundary.

B. MAP AMENDMENTS

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

Rezoning the property legally described as District Lot 7044, Kootenay District, Except That Part in Plan 9151, which part is more particularly shown on Schedule 1 attached hereto and forming part of this bylaw from, SH – Small Holdings to HC – Highway Commercial.

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-25"

READ a first time this 17th day of March, 2022.

READ a second time, as amended this 20th day of June, 2024.

PUBLIC HEARING held this 8th day of October, 2024.

READ a third time this 21st day of November, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 20th day of Dec, 2024.

C. Swan
for: Ministry of Transportation and Transit

ADOPTED this _____ day of _____, 2025.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 851-25
as adopted.

Corporate Officer

SCHEDULE 1**ELECTORAL AREA B ZONING AMENDMENT
BYLAW NO. 851-25**