

COLUMBIA SHUSWAP REGIONAL DISTRICT

SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-53

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

1. Schedule A, Zoning Bylaw Text, TABLE OF CONTENTS is hereby amended by:
 - a) Adding a new Section "5.26 COMPREHENSIVE DEVELOPMENT 6 – (CDF6)"; and,
 - b) Part 5: Zones, Table 2 ZONE TITLES AND ZONE SYMBOLS is hereby amended by adding "Comprehensive Development 6" to COLUMN 1 ZONE TITLE and by adding "CDF6" to COLUMN 2 ZONE SYMBOL.
2. Schedule A, Zoning Bylaw Text, is further amended by adding a new Section 5.26 Comprehensive Development 6 (CDF6) as follows:

5.26	Comprehensive Development 6	(CDF6)
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5.26 Development Area 1

(1) Principal Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 1 as principal uses, except as stated in Part 3: General Regulations:

- (a) *Amusement establishment*
- (b) *Convenience store*
- (c) *Day care*
- (d) *Library*
- (e) *Motel*
- (f) *Office*
- (g) *Outdoor sales*
- (h) *Personal services*
- (i) *Pub*
- (j) *Public assembly facility*
- (k) *Rental shop*
- (l) *Restaurant*
- (m) *Retail store*
- (n) *Service station*

(2) Secondary Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 4 zone Development Area 1 as secondary uses, except as stated in Part 3: General Regulations:

- (a) *Accessory upper floor dwelling unit*
- (b) *Accessory use*

(3) **Regulations**

On a parcel zoned Comprehensive Development 6 zone 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 <ul style="list-style-type: none"> • where <i>parcel</i> is serviced by an existing <i>community sewer system</i> • in all other cases 	0.4 ha 1.0 ha
(b) Minimum <i>parcel width</i> created by subdivision	20 m
(c) Maximum <i>parcel coverage</i>	40%
(d) Maximum number of <i>dwelling units</i> for Development Area 1	12
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 11.5 m • 8.5 m
(g) 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"> • 4.5 m • 2.5 m • 4.5 m • 3.0 m
(h) Minimum servicing	<ul style="list-style-type: none"> • Onsite sewage disposal system constructed in accordance with the Sewerage System Regulation • Onsite water system that is approved by Interior Health Authority

Development Area 2

(4) **Principal Uses**

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 2 as principal uses, except as stated in Part 3: General Regulations:

- (a) *Row house dwelling*

(5) **Secondary Uses**

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 2 as secondary uses, except as stated in Part 3: General Regulations:

(a) *Accessory use*

(6) Regulations

On a parcel zoned Comprehensive Development 6 zone 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	2.0 ha
(b) Maximum <i>parcel coverage</i>	50%
(c) Maximum number of <i>dwelling units</i> per <i>parcel</i>	54
(d) Maximum <i>height</i> for: <ul style="list-style-type: none"> Principal <i>buildings</i> and structures <i>Accessory buildings</i> 	<ul style="list-style-type: none"> 11.5 m 8.5 m
(e) 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"> 4.5 m 2.5 m 4.5 m 3.0 m
(f) Servicing	<ul style="list-style-type: none"> <i>Community water system</i> <i>Community sewer system</i>

Development Area 3

(7) Principal Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 3 as principal uses, except as stated in Part 3: General Regulations:

(a) *Mini storage*

(8) Secondary Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 3 as secondary uses, except as stated in Part 3: General Regulations:

- (a) *Accessory use*
- (b) *Office*
- (c) *Owner/operator dwelling unit*

(9) Regulations

On a parcel zoned Comprehensive Development 6 zone 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 <i>parcel</i> size created by subdivision	1.0 ha
(c) Maximum <i>parcel coverage</i>	50%
(d) Maximum number of <i>dwelling units</i> per <i>parcel</i>	one
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> Principal <i>buildings</i> and structures <i>Accessory buildings</i> 	<ul style="list-style-type: none"> 11.5 m 10 m
(g) Minimum setback from: <ul style="list-style-type: none"> Front and exterior side parcel boundary All other <i>parcel</i> boundaries 	<ul style="list-style-type: none"> 4.5 m 2.5 m
(h) Maximum <i>floor area, gross</i> of an <i>accessory building</i>	150 m ² (1614.59 ft ²)
(i) Minimum servicing	<ul style="list-style-type: none"> Onsite sewage disposal system constructed in accordance with the Sewerage System Regulation Onsite well

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 Lot A and Lot B Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 35916 from MU – Mixed Use to CDF6 – Comprehensive Development 6, which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.
 - ii) Rezoning the Fractional South East Quarter of Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District as shown on Plan of Said Township dated at Ottawa August 27, 1919, Except Plans 8429, 11667, 12027, 18498, 20276 and 35916 from CR – Country Residential to CDF6 – Comprehensive Development 6, which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53".

READ a first time this _____ day of _____, 2025.

READ a second time this _____ day of _____, 2025.

PUBLIC HEARING held this _____ day of _____, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 825-53
as adopted.

CORPORATE OFFICER

Schedule 1
Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53

