

COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT BYLAW NO. 168-01

A bylaw to amend the "Highway Planning Area No. 1 Bylaw No. 168"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Highway Planning Area No. 1 Bylaw No. 168" is hereby amended as follows:

A. TEXT AMENDMENT

1. Division (1) – General of "Highway Planning Area No. 1", is hereby by:

a. Adding the following sentence to the end of Section 1.01:

"As shown in Schedule A (Overview Zoning Map) and Schedule B (Zoning Maps)"

b. Adding a new section, "Section 1.04", as follows:

"1.04 Pursuant to Bylaw No. 168-01 of the Columbia Shuswap Regional District, the area subject to the provisions of Highway Planning Area No. 1 is extended to apply to the entirety of:

- a) Lot 2, Section 16, Township 29, Range 23, West of the 5th Meridian, Kootenay District Plan 11465 (PID: 008-262-519);
- b) Block D, shown on Plan 1717, of Legal Subdivisions 1, 2, 8 and 15, Sections 16 and 21, Township 29, Range 23, West of the 5th Meridian, Kootenay District, Except Plans 11465, R42, and NEP23756 (PID: 005-777-267)."

2. Division (3) – Zoning is hereby amended by:

a. Adding "Zone No. 9 (Comprehensive Development A1)" to the list of zones in Section 3.01.

b. Adding a new section, "Section 3.02I" as follows:

"3.02I COMPREHENSIVE DEVELOPMENT A1 ZONE (CDA1)

DEVELOPMENT AREAS

The Comprehensive Development A1 Zone (CDA1) is divided into two Development Areas.

DEVELOPMENT AREA 1– HIGHWAY COMMERCIAL (CDA1)

3.02I.01 Permitted Principal Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development A1 Zone, Development Area 1 as principal uses:

- .1 Campground
- .2 Car and truck wash
- .3 Community Water System
- .4 Community Sewer System
- .5 Card-lock fuel dispensing facility
- .6 General trade contracting office and works yards

- .7 General Stores
- .8 Fuel storage
- .9 Institution
- .10 Interpretative Centre
- .11 Mini storage
- .12 Multiple Dwelling
- .13 Office
- .14 Outdoor sales
- .15 Parking
- .16 Personal services
- .17 Recreation services
- .18 Rental shop
- .19 Restaurant
- .20 Retail store
- .21 Service station
- .22 Single detached dwelling
- .23 Tourist lodging
- .24 Truck stop
- .25 Public Utility
- .26 Vehicle repair

3.021.02 Permitted Secondary Uses

The uses stated in this subsection and no others are permitted in the CDA1 Zone, Development Area 1 as secondary uses on a parcel in which a principal use relates:

- .1 Accessory dwelling unit
- .2 Accessory Use
- .3 Short term rental

3.021.03 Regulations

On a parcel zoned CDA1, 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 section.

Column 1 Matter Regulated	Column 2 Regulation
(a) Minimum parcel size created by subdivision <ul style="list-style-type: none"> • Serviced by a community water system and community sewer system • On site servicing 	<ul style="list-style-type: none"> • 0.2 ha • 1 ha
(b) Minimum setback from a parcel boundary:	5 m
(c) Maximum number of accessory dwelling units per parcel	one
(d) Outdoor Storage	<ul style="list-style-type: none"> • Outdoor storage to be visually screened from adjacent parcels or highways with a minimum screen height of 2.2 m. Outdoor storage is to

	<p>have a maximum height of no greater than 5.5 m.</p> <ul style="list-style-type: none"> • Uninsured vehicles or vehicles and equipment in disrepair must be located behind the principal use building.
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DEVELOPMENT AREA 2 – RESIDENTIAL (DA2)

3.021.04 Permitted Principal Uses:

The uses stated in this subsection and no others are permitted in the CDA1 zone Development Area 2 as principal uses on a parcel:

- .1 Single detached dwelling;
- .2 Community sewer system;
- .3 Community water system

3.021.05 Permitted Secondary Uses:

The uses stated in this subsection and no others are permitted in the CDA1 Zone, Development Area 2 as secondary uses on a parcel in which a principal use relates:

- .1 Accessory use.
- .2 Bed and breakfast
- .3 Home occupation
- .4 Secondary dwelling unit
- .5 Short term rental

3.021.06 Regulations:

On a parcel zoned CDA1, 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 section.

COLUMN 1 MATTER TO BE REGULATED	COLUMN 2 REGULATIONS
(a) Minimum parcel size created by subdivision <ul style="list-style-type: none"> • Serviced by a community water system and community sewer system • On site servicing 	<ul style="list-style-type: none"> • 0.2 ha • 1 ha
(b) Maximum building and structure height	13 m
(c) Minimum setback from a parcel boundary:	5 m
(d) Density <ul style="list-style-type: none"> ▪ Maximum Single Detached Dwelling per lot ▪ Maximum Secondary Dwellings per lot 	<ul style="list-style-type: none"> ▪ One ▪ One

3.02I.07 COMPREHENSIVE DEVELOPMENT ZONE A1 SPECIAL REGULATIONS**3.02I.07.1 Flood Plains****Establishment of Flood Plains**

- (a) The following land is designated as flood plain:
 - a. Land lower than the flood construction level; and
 - b. Land within the flood plain setback.
- (b) The flood construction level is 1.5 m above the natural boundary of Colepitts Creek
- (c) The flood plain setback is 15 m from the natural boundary of Colepitts Creek

Measurement of Flood Construction Level and Flood Plain Setback

- (d) The flood construction level is determined by measuring at a 90° angle to the natural boundary to a point where the elevation is the required elevation above the natural boundary.
- (e) The flood plain setback is determined by measuring at a 90° angle to the natural boundary.

Application of Flood Plains

- (f) A building, including a manufactured home or structure must not be constructed, reconstructed, moved or extended within a flood plain setback.
- (g) The underside of a floor system or top of concrete slab that is used for habitation, business, or the storage of goods that are susceptible to damage by floodwater, must be above the flood construction level.
- (h) Where landfill or structural support or both are used to comply with subsection (b), they must be protected against scour and erosion from flood flows, wave action, ice and other debris and not extend within the flood plain setback.
- (i) Furnaces and other fixed equipment susceptible to damage by floodwater must be above the flood construction level.
- (j) The Manager of Development Services or their delegate requires that a Surveyor Certificate be submitted to them by the land and property owners to verify compliance with the flood construction level and flood plain setback specified in subsections 3.07.16.
- (k) The following are exempted from the regulations of section 3.02I.07.3(b) as they apply to the flood construction level:
 - a. a renovation of an existing building, including a manufactured home or structure that does not involve an addition to the exterior of the building, manufactured home or structure;
 - b. an addition to a building, manufactured home or structure of less than 25 percent of the floor area existing the date of coming into force of this bylaw. The addition must be no lower in elevation than the floor existing the date of coming into force of this bylaw. The distance from the building, manufactured home or structure to a water body or watercourse must not be decreased with respect to the floodplain setback; and,
 - c. detached accessory building that do not include habitation;
 - d. carport or domestic garage;
- (l) The following are exempted from the regulations of section 3.02I.07.3 (c) and (d) as they apply to the flood construction levels and flood plain setbacks:
 - e. a floating building or structure;
 - f. a dock or wharf;
 - g. a fence constructed of wood or wire through which water can flow freely;

- h. flood proofing protection works constructed to stabilize the shoreline of a water body or the banks of a watercourse;
- i. a roof overhang or cantilevered deck with no footings within the setback area;
- j. on-loading and off-loading facilities associated with water oriented industry and portable sawmills;
- k. ground level patios;
- l. exterior stairway not forming part of a building or attached in any way to another structure, provided it does not extend below the parcel boundary, or the natural boundary;
- m. electrical or mechanical equipment not susceptible to damage by floodwater; and,
- n. storage of goods not damageable by flood waters.

3.021.07.2 Setbacks from Provincial Rights of Way and Bare Land Strata Access Route

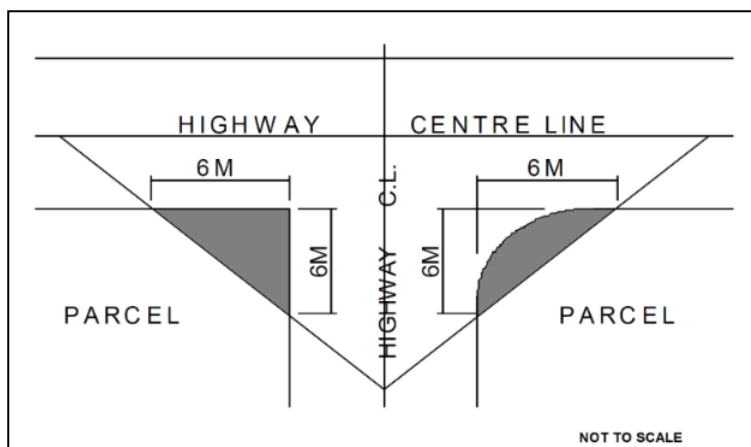
- (a) Notwithstanding any other provisions of this Bylaw, no buildings or structures shall be sited closer than 4.5 m from all provincial highway rights-of-way. A lesser setback from a provincial highway right-of-way may only be approved by the CSRD where a setback or encroachment permit has first been obtained from the Ministry of Transportation and Transit.
- (b) Despite any other provision of this bylaw, for the purpose of a setback, a highway includes an access route within land subdivided as a bare land strata plan under the Strata Property Act.

3.021.07.3 Visibility at Intersections

No *fences, signs, plants, or structures* with a *height* more than 0.6 m are permitted within the *sight triangle*.

In this section, “sight triangle” means the area formed by a triangle in the angle formed by the right of way boundaries or boundaries produced and two (2) points on those boundaries 6 m from the point of intersection, as shown shaded in the diagram below:

Sight Triangle



3.021.07.4 Setback Exceptions

The following buildings and structures are exempt from the minimum setback requirements of this Bylaw, in compliance with the Transportation Act, and Section 3.021.07.3 Visibility at Intersections:

- (a) fences not exceeding 2.5 m in height.
- (b) air conditioners and heat pumps provided they are not closer than 1 m from any side parcel boundary;
- (c) driveways, walkways, and exterior stairways not forming part of a building;
- (d) eaves and gutters, provided they are not closer than 1 m from any parcel boundary;
- (e) landscape retaining structures.
- (f) landscaping;
- (g) ground level open-air surfaced areas, including but not limited to pavements, curbs, walks and patios; pools
- (h) signs, provided they are not closer than 1 m from any parcel boundary;
- (i) steps, provided they are not closer than 1 m from any parcel boundary;
- (j) utility poles, including poles used for lighting
- (k) wheel chair ramps; and
- (l) a structure entirely below finished ground elevation;

3.021.07.5 Height Regulation Exemptions

The following structures are exempt from the height limitations specified in each zone in this Bylaw:

- (a) flag pole carrying provincial, federal or municipal flags
- (b) water tower or water storage tank that is part of a community water system;
- (c) spire, steeple, belfry;
- (d) chimney, smoke stack;
- (e) dome, cupola;
- (f) monument or sculpture;
- (g) industrial cranes;
- (h) antenna or mast for the transmission or reception of radio and television signal; and,
- (i) structures and buildings required for the operation of a farm (applicable only to lands classified as a Farm under the Assessment Act).

3.021.07.6 Parking and Loading Regulations

Number of Parking and Loading Spaces

- (a) The number of *parking spaces* and *loading spaces* required for each *use* is set out in Table 1: Required Off-Street Parking Spaces and Off-Street Loading Spaces.
- (b) Where the calculation of the required number of *parking spaces* and *loading spaces* results in a fraction, one space must be provided for the fraction.
- (c) Where more than one *use* is located on a *parcel*, the total number of *parking spaces* and *loading spaces* required is the sum total of the requirements for each *use*.
- (d) Where more than one requirement applies to a *use*, the more stringent requirement applies.

Parking Space Dimensions

- (e) A *parking space* must be a minimum of 16.5 m² in area, 3.0 m wide, 5.5 m long, have 2.2 m overhead clearance and have a regular surface with a maximum slope of 8%. The maximum slope of 8% does not apply to a *single detached dwelling*.

Loading Space Dimensions

- (f) A *loading space* must be a minimum of 4 m wide, 9.0 m long, have 4 m overhead clearance and have a regular surface with a maximum slope of 8%.

Access to Parking and Loading Spaces

- (g) A *parking space* and *loading space* must be accessible from a driveway or other internal roadway which is connected to a *highway*.
- (h) Except for the *parking spaces* for a *single detached dwelling*, a *parking space* and a *loading space* must be constructed so as to permit unobstructed access to and egress from each space at all times without the need to move other vehicles.

Location of Parking and Loading Spaces

- (i) Residential parking spaces must be located on the same parcel as the use for which it is required.
- (j) Non-Residential parking may be located on a separate parcel. Where parking is proposed on a different parcel a Section 219 covenant must be registered on title to preserve the parking area, and total amount of parking spaces the affected properties.
- (k) All *loading spaces* must be located on the same *parcel* as the *use* for which it is required.

TABLE 1:
REQUIRED OFF-STREET PARKING SPACES AND OFF-STREET LOADING SPACES

Use	Minimum required number of off-street parking spaces	Minimum required number of off-street loading spaces
<i>Dwelling Unit</i>	Two per dwelling unit	
<i>Car and Truck Wash</i>	Two	
<i>Fuel Storage</i>	Two	One
<i>Institutional</i>	Three plus 1 for each 25 m ² of <i>floor area</i>	
<i>Mini storage</i>	Three	One per storage unit
<i>Office</i>	Three plus one per 25 m ² of <i>floor area</i>	
<i>Outdoor Sales</i>	Three plus one per 50 m ² of <i>area used for display and storage of saleable items</i>	
<i>Personal Services</i>	Three plus 1 for each 25 m ² of <i>floor area</i>	
<i>Restaurants</i>	Three plus 1 for each 10 m ² of seating area	One
<i>Retail Store</i>	Three plus one for each 25 m ² of <i>floor area</i>	One
<i>Service Station</i>	Ten spaces plus one for each 25 m ² of <i>floor area</i>	One
<i>Tourist Lodging</i>	Three plus one per lodging unit	
<i>Truck Stop</i>	Three plus one per 25 m ² of <i>floor area</i>	
<i>Vehicle Repair</i>	Three	

"

3. Division (4) (Miscellaneous is amended by deleting all text and replacing it with the following

"

- 4.01 No person shall erect a building on a parcel of land so that any main front wall other than projecting steps is nearer than 7.5 m to the Trans-Canada Highway, except with the consent of the Ministry of Transportation and Transit.

"

4. Division (5) Definitions is amended by adding the following definitions in alphabetical order:

“

A

ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;

ACCESSORY DWELLING UNIT is the use of land, buildings and structures for a dwelling unit that is accessory to the principal, non-residential use of a parcel;

ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;

B

BED AND BREAKFAST is the use of one or more bedrooms within a single detached dwelling to provide temporary accommodation to the travelling public and may also include food service to guests operated by permanent residents of the single detached dwelling to which it relates.

BUILDING is a temporary or permanent structure used or intended for supporting or sheltering a use or occupancy but does not include a recreational vehicle or a Park Model;

C

CAR AND TRUCK WASH is the use of land, buildings and structures for either automated remote, or hand-held coin-operated vehicle washing. Car and truck wash facilities must be designed so that oil and grease interceptors are installed to treat wastewater before discharge to either surface watercourses or groundwater;

CARD-LOCK FUEL DISPENSING FACILITY is the use of land, buildings and structures, where fuel, oil and other similar products used in the operation of truck engines are sold to account customers only via card-lock controllers.

COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge, dispersal, and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals;

COMMUNITY WATER SYSTEM means a waterworks system. Facilities may include water treatment plants and ancillary works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water;

D

DENSITY is the number of dwelling units on a parcel, expressed in units per hectare or in units per parcel;

DWELLING UNIT is one (1) or more rooms in a detached building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) household. Dwelling unit does not include camping unit, park model, or a commercial lodging sleeping unit;

E

F

FLOOD PROOFING PROTECTION means the installation of improvements, provided they are upland of the current natural boundary, that are specifically designed to prevent damage to existing natural earthen banks caused by the erosive effects of water and wave action by armouring the soil surface through the use of geotextile materials and some combination of rip-rap or other protective surfacing materials. Retaining Structures and Landscape Retaining Structures are not included under this definition

FUEL STORAGE is the use of land, buildings and structures wherein fuel is stored or kept for sale or distribution.

G

H

HABITATION means the support of life processes within a building, including, but not limited to, sleeping, eating, food preparation, waste elimination, personal cleaning, and rest and relaxation areas.

HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m.

HIGHWAY includes a street, road, lane, bridge or viaduct and any other way open to the use of the public, but does not include a private right of way on private property;

I

INSTITUTION is public and institutional uses such as schools and education facilities; places of worship; halls; post offices; government facilities; and parks;

J

K

KITCHEN means facilities used or designed to be used for the cooking or preparation of food;

L**M**

MINI STORAGE is the use of land, building or structures to provide separate, individual self-storage units inside a building, each with a separate entrance designed to be rented to leased to the general public for private storage of personal goods, materials or equipment;

MULTIPLE DWELLING is a building containing three or more dwelling units each of which is occupied or intended to be occupied as a permanent home or residence of not more than one household.

N

NATURAL BOUNDARY is the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

O

OFFICE is the use of land, buildings and structures for the purpose of carrying out a business or professional activities but does not include retail sales, industrial uses, public assembly, or personal service use;

OUTDOOR SALES is the use of land, buildings or structures for outdoor retail sale or rental or merchandise;

P

PARCEL is a lot, block or other area in which land is held or into which land is subdivided but does not include a highway;

PARCEL BOUNDARY means the legal boundary of a parcel;

PERSONAL SERVICE is a use in a building which provides a service to the person including but not limited to hair dressing, esthetics, laundry, medical and dental practice, veterinarian office, lawyer, accountant, and other similar professional practices;

PRINCIPAL BUILDING is the main building on a parcel and that contains or is most directly related to the principal use;

PRINCIPAL USE is the main purpose that land, buildings or structures on a parcel are ordinarily used;

R

RECREATIONAL VEHICLE is a vehicular-type of portable structure, without permanent foundation, that can be towed, hauled or driven and that is primarily designed for use as temporary living accommodation for the purposes of recreation, camping and travel, including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes but not including a park model;

RECREATION SERVICES is the use of land, buildings and structures for recreational services including but not limited to guided tours, rental and sale of recreational equipment including recreational vehicles or personal watercraft, and including associated office, maintenance and storage of vehicles and equipment owned by the recreation services operator;

RENTAL SHOP is the use of land, buildings and structures for the rental and sale of tools, equipment, party supplies, bicycles, scooters, mopeds, automobiles, motorcycles and other, park models, recreational vehicles, construction vehicles, farm machinery, boats, personal water craft;

RESTAURANT is the use of land, buildings and structures for the preparation and serving of prepared, ready to eat food and alcohol, to people primarily seated at tables. Restaurant includes a cafe, drive-in, drive through, micro-brewery, pub and takeout;

RETAIL STORE is the use of land, buildings and structures for the retailing, and display of merchandise inside a building and may include services that are customarily incidental to, subordinate to and exclusively devoted to the principal use, but does not include a restaurant, vehicle repair, or service station;

S

SCREEN is a visual barrier consisting of a continuous opaque fence, wall, compact evergreen hedge, landscaped and vegetated berm or combination thereof;

SECONDARY DWELLING UNIT is an additional, self-contained, dwelling unit that is accessory to the principal dwelling unit on a parcel either as part of the principal single detached dwelling or as part of an accessory building. For clarity, duplexes and multiple-dwellings, boarding rooms and rooming houses are excluded from the definition of secondary dwelling unit;

SECONDARY USE is a use which is permitted only in conjunction with an existing principal use;

SEASONAL means less than one hundred eight-two days per calendar year;

SERVICE STATION is the use of land, buildings and structures for the retailing of motor fuels or minor repairs and servicing of vehicles but does not include major repairs, auto body repairs or painting, or the wrecking of vehicles;

SETBACK is the required minimum distance between any portion of a structure, building or use and each of the respective property lines;

SHORT TERM RENTAL is the use of a dwelling unit for temporary accommodation on a commercial basis;

SINGLE DETACHED DWELLING is a detached building containing only one (1) principle dwelling unit and, where permitted by this Bylaw, one (1) secondary dwelling unit. For the purposes of this Bylaw, a manufactured home is considered a single detached dwelling;

T

TEMPORARY means less than twenty eight (28) consecutive days;

TRUCK STOP means the use of land and buildings for providing services to commercial vehicles; services include the sale of fuels and lubricants; incidental servicing or repair of vehicles; sale of prepared food, toiletries and other items for truckers; restaurant; provision of eating space, bathrooms, showers and like services; and the incidental provision of overnight accommodation;

U

USE is the use that land, buildings and structures are put to, and if not in use, then the use they are designed or intended to be put to;

V

VEHICLE REPAIR is the use of land, buildings and structures for the repair of automobiles, boats, construction equipment or other vehicles but does not include the dismantling, storage or sale of vehicles, or vehicle parts;

W

WATER BODY is a natural depression, including a lake, pond, swamp or wetland, containing water on the average at least 6 months of the year but does not include a watercourse;

WATERCOURSE is a natural depression with banks and a bed of 0.6 m (1.97 ft.) or more below the surrounding land and 1 of the following, a) serving to give direction to a current of water for at least 6 months of the year, b) having a drainage area of 2 km² (494 ac.) or more, c) an area designated as a watercourse by the Province, and includes lake, pond, river, stream, creek, spring, ravine, swamp, and wetland."

X

Y

Z

"

5. Division (6) - Penalty is amended by replacing all text with the following:

"

Division (6) – Conformity, Inspection and Contravention

6.01 Compliance with Other Legislation

- (a) Nothing in this Bylaw relieves any person from complying with the provisions of any other Bylaw of the Columbia Shuswap Regional District (CSRD) or applicable provincial or federal statute or regulation.
- (b) A reference in this Bylaw to a CSRD bylaw, or an act or regulation adopted by the government of British Columbia or Canada, shall be construed as a reference to the bylaw, act or regulation as amended or replaced.

6.02 Severability

If any provision of this Bylaw is determined to be invalid by a court, the provision must be severed and the remainder of this Bylaw is deemed to be valid.

6.03 Inspection

- (b) The Chief Administrative Officer, General Manager of Development Services, a Bylaw Enforcement Officer, a Building Official, persons retained by the CSRD or designated by the CSRD Board for inspection purposes, and Agents of the CSRD are authorized individually or in any combination to enter at all reasonable times on any parcel and into any building or structure to ascertain whether the provisions of this Bylaw are being observed.

6.04 Contravention of Bylaw

A person who:

- (a) contravenes this Bylaw;
- (b) causes or permits an act or thing to be done in contravention of this Bylaw;
- (c) neglects or omits to do a thing required by this Bylaw;
- (d) fails to comply with an order, direction or notice given under this Bylaw, or prevents or obstructs or attempts to obstruct the authorized entry of an officer onto property under Section 6.03 of this Bylaw

commits an offence.

6.05 Offence

Each day an offence continues of continuance of an offence under Section 1.8 of this Bylaw constitutes a new and separate offence.

6.06 Penalty

Every person who commits an offence under this Bylaw is liable on summary conviction to the maximum fine as set out in the Offence Act and the cost of prosecution

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B. MAP AMENDMENT

1. “Highway Planning Area No. 1” is further amended by:
 - a. Inserting the attached Schedule A (Overview Zoning Map); and
 - b. Inserting the attached Schedule B (Zoning Maps).

2. This bylaw may be cited as "Highway Planning Area No. 1 Amendment Bylaw No. 168-01".

READ a first time this _____ 19th day of _____ August _____, 2021.

READ a second time, as amended this _____ 17th day of _____ April _____, 2025.

PUBLIC HEARING held this _____ 28th day of _____ May _____, 2025.

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

Approved pursuant to Section 52(3)(a) of the Transportation Act this _____ day of _____, 2025.

for: Ministry of Transportation & Transit

ADOPTED this _____ day of _____, 2025.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 168-01
as adopted.

CORPORATE OFFICER

**Schedule A
(Overview Zoning Map)**

**Schedule B
(Zoning Maps)**