REGIONAL DISTRICT OF KOOTENAY BOUNDARY
BYLAW NO. 1702

A Bylaw to amend Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015 of the Regional District of Kootenay Boundary

WHEREAS the Regional District of Kootenay Boundary may amend the provisions of its Zoning Bylaws pursuant to the provisions of the Local Government Act;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors believes it to be in the public interest to amend the Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw;

NOW THEREFORE the Regional District of Kootenay Boundary Board of Directors, in open and public meeting assembled, enacts the following:

1. This Bylaw may be cited as Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1702, 2019;

2. Regional District of Kootenay Boundary Zoning Bylaw No. 1540, 2015 is amended to:
   a) Change the existing “618. Commercial Zone C” in the Table of Contents to;
      “618. Commercial 1 Zone C1”
   b) Insert the following new zone to the Table of Contents, immediately following Commercial 1 Zone C1;
      “618A. Commercial 2 Zone C2”
   c) Insert the following new definition after the definition of “GROSS FLOOR AREA”:
      “GUEST CABIN means a building with a maximum floor area of 60 m² used for commercial guest accommodation;”
   d) Insert the following definition after the definition of “RESOURCE USE”:
      “RETREAT CAMPGROUND means a use that provides for a group camping experience with the participants sleeping in tents, recreational vehicles, guest cabins, or dormitories for temporary accommodation of guests and includes accessory facilities for the preparation and consumption of food, first aid, recreation, washrooms, study, and worship if used in conjunction with camping;”
   e) Replace the existing 404.1e) with the following:
      “The use of barbed wire fences within or abutting the Residential 1, Residential 2, Manufactured Home Park, Comprehensive Development, Rural Resource 1, Rural Resource 2, Rural Resource 3, Commercial 1, Commercial 2, Institutional and Community Facilities, and Parks and Recreation Zones is prohibited.”
   f) Insert the following text after Section 404.3:
      “4. Where the Commercial 2 Zone is adjacent to a property with a single-family dwelling within view of a Retreat Campground, the following screening must be placed on a parcel in the Commercial 2 Zone along the parcel boundary as shown in red on the map below: a single row of mixed evergreen and deciduous trees, hedges or shrubbery.”
g) Change the existing ‘Commercial’ Zone in the list of zones in the table under Section 601(2).
   From: ‘Commercial (C)’ to ‘Commercial 1 (C1)’

h) Insert the following new zone to the lists of zones in the table under Section 601(2), immediately following the ‘Commercial (C1)’: ‘Commercial 2 (C2)’

i) Change the existing Commercial Zone in Section 618. from;

   “Commercial Zone C”

   to

   “618. Commercial Zone 1 C1

   The following provisions apply to lands in the Commercial 1 Zone:"

h) Add the following text after Section 618:

   “618A. Commercial 2 Zone C2

   The following provisions apply to lands in the Commercial 2 Zone:

   1.  **Permitted Principal Uses**
       Only the following *principal uses* are permitted:

      a)  *Resource use*;
      b)  *Retreat Campground*;
c) Single family dwelling.

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection 618A.1 above:

a) Accessory buildings and structures;

b) Bed and breakfast;

c) Home-based business;

d) Secondary suite.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 10 hectares.

4. Density

Maximum per parcel:

- One single family dwelling;
- One secondary suite; and
- Four Guest Cabins, and a dormitory space for 20 guests within a Retreat Campground.

5. Setbacks

Minimum setbacks measured in metres:

<table>
<thead>
<tr>
<th>Parcel Line</th>
<th>Buildings and structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>7.5</td>
</tr>
<tr>
<td>Exterior side</td>
<td>4.5</td>
</tr>
<tr>
<td>Interior side</td>
<td>4.5</td>
</tr>
<tr>
<td>Rear</td>
<td>5.0</td>
</tr>
</tbody>
</table>

6. Parcel Coverage

Maximum parcel coverage is 33%.

7. Parking

Off-street parking must be provided in accordance with Part 5 of this Bylaw.

8. Screening

Off-street parking must be provided in accordance with Part 5 of this Bylaw.

j) Replace the existing “Retreat Facilities (e.g. Bible Camps)” with the following in section 625.1.g):

“Retreat Campground”

3. That Map 1 (Zoning Map) of the Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015 be amended to:

- Change the Zone label 'Commercial (C)' in the legend to “Commercial (C1)”
- Insert the following Zone label below ‘Commercial (C1)’ in the legend:
• “Commercial 2 (C2)”
  • Rezone the following parcel from ‘Rural Resource1 (RUR1)’ to ‘Commercial 2 (C)’:
    o Lot 1, Township 9A, KD, NEP88867;
      As shown outlined in red on Schedule Z attached hereto and forming part of this bylaw.

**READ A FIRST TIME AND SECOND TIME** this 31st day of January, 2019.

**PUBLIC HEARING NOTICE ADVERTISED** in the Trail Times this ___ day of ___, 2019 and also this ___ day of ___, 2010.

**PUBLIC HEARING** held on this ___ day of ___, 2019.

**READ A THIRD TIME** this this ___ day of ___, 2019.

I, Theresa Lenardon, Manager of Corporate Administration hereby certify the foregoing to be a true and correct copy of Bylaw No. 1702, cited as "Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1702, 2019" as read a third time by the Regional District of Kootenay Boundary Board of Directors this ___ day of ___, 2019.

________________________________
Manager of Corporate Administration

**APPROVED** by the Ministry of Transportation and Infrastructure Approving Officer this

__________ day of ____________________, 20__.

________________________________
Approving Officer

**RECONSIDERED AND ADOPTED** this ______ day of ____________________, 20__.

__________________________
Chair

__________________________
Manager of Corporate Administration

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1702, cited as "Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1702, 2019" as reconsidered and adopted by the Regional District of Kootenay Boundary Board of Directors this ___ day of ___, 2019.

________________________________
Manager of Corporate Administration
I hereby certify this Schedule Y to be a true and correct copy and that this Schedule Z correctly outlines the property to be rezoned by "Regional District of Kootenay Boundary Bylaw No. 1702."

Manager of Corporate Administration

Date