City of Revelstoke

CONSOLIDATED FOR CONVENIENCE

ZONING BYLAW NO. 1264

(CONSOLIDATED COPY – Includes Amendments Enacted by Bylaw Nos. 1283, 1292, 1293, 1303, 1344, 1346, 1372, 1385, 1407, 1416, 1419, 1422, 1426, 1435, 1455, 1469, 1517, 1532, 1543, 1557, 1559, 1563, 1566, 1587, 1604, 1638, 1640, 1651, 1659, 1666, 1669, 1694, 1723, 1725, 1727, 1734, 1738, 1740, 1741, 1786, 1799, 1804, 1817, 1824, 1831, 1835, 1842, 1847, 1854, 1856, 1857, 1858, 1861, 1879, 1883, 1890, 1891, 1902, 1917, 1920, 1934, 1942, 1949, 1953, 1963, 1966, 1977, 1986, 2011, 2032, 2037, 2047, 2049, 2051, 2061, 2066, 2067, 2068, 2073, 2091, 2101, 2114, 2119, 2138, 2177, 2180, 2206, 2224, 2228, 2231, 2236, 2250, 2254, 2261, 2264, 2266 & 2272)

CONSOLIDATED FOR CONVENIENCE

All persons making use of this consolidated version of City of Revelstoke Bylaw No. 1264 are advised that it has no legislative sanction; that the amendments have been embodied for convenience of reference only and that the original bylaw must be consulted for all purposes of interpreting and applying the law.

Sub sections of the original bylaw and/or amendments which have been repealed have not been included in this consolidation.

AMENDMENT BYLAW	ADOPTED DATE
Zoning Amendment Bylaw 2272 *Amended CD-06 Zone to add CAFÉ as a permitted use*	**August 11, 2020**
Zoning Amendment Bylaw 2266 *Created Comprehensive Development Zone CD-20* *1794 & 1836 Hay Road and 1738 Grizzly Lane*	**December 8, 2020**
Zoning Amendment Bylaw 2264 *Amended Schedule B - Definitions to add Animal Clinics, Major and Animal Clinics, Minor; and updated C1 and C2 Zones by replacing the permitted uses in their entirety*	**August 11, 2020**
Zoning Amendment Bylaw 2261 *Amended M1 to add CAFÉ as a permitted use*	**August 11, 2020**
Zoning Amendment Bylaw 2254 *Amended minimum floor area of dwelling units and dwelling units definition*	**January 14, 2020**
Zoning Amendment Bylaw 2250 *Amended to allow for Temporary Use Permits*	**December 10, 2019**
Zoning Amendment Bylaw 2236 *Amended to regulate the legalization of recreational cannabis*	**October 16, 2018**
Zoning Amendment Bylaw 2231 *Amended to allow for amusement and recreation services, including bowling alleys and billiard parlours as a permitted use in C6 for Lot A, Sections 33 and 34, Township 23, Range 2, West of the 6th Meridian, Kootenay District Plan 5550*	**August 14, 2018**
Zoning Amendment Bylaw 2224 *Amended to prohibit the use of cannabis in all zones until a complete regulatory program is developed*	**June 12, 2018**
Zoning Amendment Bylaw 2206 *Amended CD-08 to add License Retail Stores as a permitted use*	**September 12, 2017**
Zoning Amendment Bylaw 2180 *Removed Cellar Definition* *Amended Definitions, Storey and Storey-Half*	**June 15, 2017**
Zoning Amendment Bylaw 2177 *Amended CD-11 to add Vacation Rental as a permitted use*	**June 13, 2017**

Zoning Amendment Bylaw 2174 **February 28, 2017**
Amended Schedule A (Official Zoning Map)
1103 Cottonwood Street from R2 to R2v

Zoning Amendment Bylaw 2158 **December 20, 2016**
Amended Schedule A (Official Zoning Map)
616 and 620 Third Street West from P3 to C1

Zoning Amendment Bylaw 2155 **December 20, 2016**
Amended Schedule A (Official Zoning Map)
414 Moss Street from R2A to R2Av

Zoning Amendment Bylaw 2146 **November 22, 2016**
Amended Schedule A (Official Zoning Map)
1475 Birch Drive from R1 to R1v

Zoning Amendment Bylaw 2145 **November 22, 2016**
Amended Schedule A (Official Zoning Map)
902 Eighth Street East R2A to R2Av

Zoning Amendment Bylaw 2143 **November 22, 2016**
Amended Schedule A (Official Zoning Map)
1739 Piotrowski Road from R1 to R1v

Zoning Amendment Bylaw 2140 **November 22, 2016**
Amended Schedule A (Official Zoning Map)
1815 Hay Road from R1 to R1v

Zoning Amendment Bylaw 2138 **November 8, 2016**
Amended Residential Districts

Zoning Amendment Bylaw 2137 **March 14, 2017**
Amended Schedule A (Official Zoning Map)
378 Highway 23 North from R2 to RR1

Zoning Amendment Bylaw 2136 **November 8, 2016**
Amended Schedule A (Official Zoning Map)
221 Second Street East from R2 to R2v

Zoning Amendment Bylaw 2133 **November 22, 2016**
Amended Schedule A (Official Zoning Map)
410 Cedar Street from RR2 to RR2v

Zoning Amendment Bylaw 2132 **November 8, 2016**
Amended Schedule A (Official Zoning Map)
1657 Mason Road from R1 to R1v

Zoning Amendment Bylaw 2131 **December 20, 2016**
Amended Schedule A (Official Zoning Map)
1780 Illecillewaet Road from R2A to R2Av

Zoning Amendment Bylaw 2128 **November 8, 2016**
Amended Schedule A (Official Zoning Map)
1840 Park Drive from P3 to R1

Zoning Amendment Bylaw 2126 **October 11, 2016**
Amended Schedule A (Official Zoning Map)
102 Fourth Street East from R2 to R2v

Zoning Amendment Bylaw 2124 **October 11, 2016**
Amended Schedule A (Official Zoning Map)
1321 Lee Road from R1 to R1v

Zoning Amendment Bylaw 2123 **October 11, 2016**
Amended Schedule A (Official Zoning Map)
1912 Aspen Crescent from R1 to R1v

Zoning Amendment Bylaw 2120 **August 9, 2016**
Amended Schedule A (Official Zoning Map)
1240 Powerhouse Road from M1 to CD-16

Zoning Amendment Bylaw 2119 **August 9, 2016**
Amended CD-16 to add amusement and recreation services, including bowling alleys and billiard parlours

Zoning Amendment Bylaw 2117 **October 25, 2016**
Amended Schedule A (Official Zoning Map)
2041 Mountain Gate Road from R1 to R1v

Zoning Amendment Bylaw 2115 **October 25, 2016**
Amended Schedule A (Official Zoning Map)
1502 Mountain View Drive from P3 to CD-19

Zoning Amendment Bylaw 2114 **June 28, 2016**
Creation of Comprehensive Development Zone CD-19
Amended Definition – Caretakers Residence

Zoning Amendment Bylaw 2112 **July 12, 2016**
Amended Schedule A (Official Zoning Map)
100 Track Street and 101 Mulock Street East from R1 to R3

Zoning Amendment Bylaw 2111 **June 14, 2016**

Amended Schedule A (Official Zoning Map)
108 Fourth Street East from R2 to R2v

Zoning Amendment Bylaw 2103 **November 22, 2016**
Amended Schedule A (Official Zoning Map)
1750, 1800 & 1816 Nichol Road from RR60 to CD-17

Zoning Amendment Bylaw 2102 **November 22, 2016**
Creation of Comprehensive Development Zone CD-17

Zoning Amendment Bylaw 2101 **February 9, 2016**
Amended C1 to add Craft Distillery as a permitted use
Added Definition – Craft Distillery

Zoning Amendment Bylaw 2093 **December 22, 2015**
Amended Schedule A (Official Zoning Map)
1103 Cashato Crescent from R1 to R1v

Zoning Amendment Bylaw 2092 **January 12, 2016**
Amended Schedule A (Official Zoning Map)
402 Cedar Street from RR2 to RR2v

Zoning Amendment Bylaw 2091 **January 12, 2016**
Amended RR2 to add Vacation Rental as a permitted use

Zoning Amendment Bylaw 2081 **August 25, 2015**
Amended Schedule A (Official Zoning Map)
1500 Shiell Road from R1 to R1v

Zoning Amendment Bylaw 2079 **August 11, 2015**
Amended Schedule A (Official Zoning Map)
2276 Big Eddy Road from RR1 to R2A

Zoning Amendment Bylaw 2074 **July 14, 2015**
Amended Schedule A (Official Zoning Map)
500 Townley Street from RR60, UR to RR0.4v

Zoning Amendment Bylaw 2073 **July 14, 2015**
Amended RR0.4 to add Vacation Rental as a permitted use

Zoning Amendment Bylaw 2071 **May 24, 2016**
Amended Schedule A (Official Zoning Map)
317 Taylor Street from R2 to R1A

Zoning Amendment Bylaw 2069 **October 13, 2015**
Amended Schedule A (Official Zoning Map)

1240 Powerhouse Road from M1 to CD-16

Zoning Amendment Bylaw 2068 **October 13, 2015**
Creation of Comprehensive Development Zone CD-16

Zoning Amendment Bylaw 2067 **September 29, 2015**
Amended Section 5 to allow for electric fencing and hen keeping in conjunction with single family use
Added Definition – Backyard Hen Keeping

Zoning Amendment Bylaw 2066 **March 24, 2015**
Amended C4 to add Microbrewery as a permitted use

Zoning Amendment Bylaw 2065 **March 24, 2015**
Amended Schedule A (Official Zoning Map)
817 Silver Avenue from R2 to R2v

Zoning Amendment Bylaw 2062 **February 24, 2015**
Amended Schedule A (Official Zoning Map)
412 Fourth Street West from R4 to R4v

Zoning Amendment Bylaw 2061 **February 24, 2015**
Amended R4 to add Vacation Rental as a permitted use

Zoning Amendment Bylaw 2060 **February 10, 2015**
Amended Schedule A (Official Zoning Map)
2077 Mountain Gate Road from R1 to R1v

Zoning Amendment Bylaw 2059 **January 27, 2015**
Amended Schedule A (Official Zoning Map)
1000 First Street West from R2 to R2v

Zoning Amendment Bylaw 2058 **January 27, 2015**
Amended Schedule A (Official Zoning Map)
1585 Birch Drive from R1 to R1v

Zoning Amendment Bylaw 2051 **August 12, 2014**
Amended R1, R1A, R2, R2A to add Vacation Rental as a permitted use
Amended Section 12.4 Parking for Vacation Rental
Added Definition – Vacation Rental

Zoning Amendment Bylaw 2049 **August 12, 2014**
Amended R1, R1A, R2, R2A, RR0.4, RR1, RR2, RR8, RR60 and UR to limit principle dwellings

Zoning Amendment Bylaw 2048 *Amended Schedule A (Official Zoning Map)* *2000 Westside Road from M1 to CD-15*	**July 22, 2014**
Zoning Amendment Bylaw 2047 *Creation of Comprehensive Development Zone CD-15*	**July 22, 2014**
Zoning Amendment Bylaw 2037 *Amended R1, R1A, R2, R2A to add Bed and Breakfast as a permitted use* *Amended Section 12.4 Parking for Bed and Breakfast* *Added Definition – Bed and Breakfast*	**March 25, 2014**
Zoning Amendment Bylaw 2032 *Amended C1 to add Hostels as a permitted use*	**June 18, 2013**
Zoning Amendment Bylaw 2011	**March 27, 2012**
Zoning Amendment Bylaw 1986	**May 3, 2011**
Zoning Amendment Bylaw 1977	**June 22, 2010**
Zoning Amendment Bylaw 1966	**May 25, 2010**
Zoning Amendment Bylaw 1963	**March 23, 2010**
Zoning Amendment Bylaw 1953	**July 14, 2010**
Zoning Amendment Bylaw 1949	**July 28, 2009**
Zoning Amendment Bylaw 1942	**June 9, 2009**
Zoning Amendment Bylaw 1934	**July 14, 2009**
Zoning Amendment Bylaw 1920	**January 13, 2009**
Zoning Amendment Bylaw 1917	**September 22, 2008**
Zoning Amendment Bylaw 1902	**March 10, 2008**
Zoning Amendment Bylaw 1891	**February 25, 2008**
Zoning Amendment Bylaw 1890	**February 25, 2008**
Zoning Amendment Bylaw 1883	**November 13, 2007**
Zoning Amendment Bylaw 1879	**September 10, 2007**
Zoning Amendment Bylaw 1861	**June 11, 2008**
Zoning Amendment Bylaw 1858	**May 14, 2007**
Zoning Amendment Bylaw 1857	**March 26, 2007**
Zoning Amendment Bylaw 1856	**February 26, 2007**
Zoning Amendment Bylaw 1854	**January 17, 2007**
Zoning Amendment Bylaw 1847	**December 11, 2006**
Zoning Amendment Bylaw 1842	**October 30, 2006**
Zoning Amendment Bylaw 1835	**August 14, 2006**
Zoning Amendment Bylaw 1831	**July 10, 2006**
Zoning Amendment Bylaw 1824	**April 24, 2006**
Zoning Amendment Bylaw 1817	**May 14, 2007**
Zoning Amendment Bylaw 1804	**November 14, 2005**
Zoning Amendment Bylaw 1799	**October 11, 2005**
Zoning Amendment Bylaw 1786	**June 13, 2005**

Zoning Amendment Bylaw 1741	**May 10, 2004**
Zoning Amendment Bylaw 1740	**June 14, 2004**
Zoning Amendment Bylaw 1738	**December 6, 2004**
Zoning Amendment Bylaw 1734	**April 13, 2004**
Zoning Amendment Bylaw 1727	**January 12, 2004**
Zoning Amendment Bylaw 1725	**January 12, 2004**
Zoning Amendment Bylaw 1723	**January 12, 2004**
Zoning Amendment Bylaw 1694	**October 15, 2002**
Zoning Amendment Bylaw 1669	**June 24, 2002**
Zoning Amendment Bylaw 1666	**June 24, 2002**
Zoning Amendment Bylaw 1659	**November 13, 2001**
Zoning Amendment Bylaw 1651	**February 12, 2001**
Zoning Amendment Bylaw 1640	**June 26, 2000**
Zoning Amendment Bylaw 1638	**June 12, 2000**
Zoning Amendment Bylaw 1604	**May 10, 1999**
Zoning Amendment Bylaw 1587	**August 10, 1998**
Zoning Amendment Bylaw 1566	**September 8, 1997**
Zoning Amendment Bylaw 1563	**July 14, 1997**
Zoning Amendment Bylaw 1559	**August 25, 1997**
Zoning Amendment Bylaw 1557	**April 14, 1997**
Zoning Amendment Bylaw 1543	**November 12, 1996**
Zoning Amendment Bylaw 1532	**June 27, 1996**
Zoning Amendment Bylaw 1517	**July 24, 1995**
Zoning Amendment Bylaw 1469	**September 27, 1993**
Zoning Amendment Bylaw 1455	**April 23, 1993**
Zoning Amendment Bylaw 1435	**May 12, 1992**
Zoning Amendment Bylaw 1426	**January 20, 1992**
Zoning Amendment Bylaw 1422	**January 6, 1992**
Zoning Amendment Bylaw 1419	**October 15, 1991**
Zoning Amendment Bylaw 1416	**September 9, 1991**
Zoning Amendment Bylaw 1407	**June 10, 1991**
Zoning Amendment Bylaw 1385	**September 10, 1990**
Zoning Amendment Bylaw 1372	**December 18, 1989**
Zoning Amendment Bylaw 1346	**September 26, 1988**
Zoning Amendment Bylaw 1344	**August 8, 1988**
Zoning Amendment Bylaw 1303	**November 12, 1985**
Zoning Amendment Bylaw 1293	**June 10, 1985**
Zoning Amendment Bylaw 1292	**May 13, 1985**
Zoning Amendment Bylaw 1283	**February 11, 1985**

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ZONING BYLAW CONCORDANCE

This unofficial concordance has been prepared, for reference purposes only, to assist those familiar with the old Regional District and City zoning district designations in locating the appropriate new zoning district designation. This list does not form part of this Bylaw, and it is not intended to suggest that the new zoning districts are precise equivalents of the old zoning districts.

OLD DESIGNATION		NEW CITY OF REVELSTOKE ZONING DISTRICT DESIGNATION	
A. Regional District Zoning Districts			
RR60	Rural Residential	RR60	Rural Residential
RR8	Rural Residential	RR8	Rural Residential
RR2	Rural Residential	RR2	Rural Residential
RR1	Rural Residential	RR1	Rural Residential
RS4	Extensive Residential	RR0.4	Rural Residential
RS1	Large Unit Residential	R1	Low Density Residential
RS2	Small Unit Residential	R2	Low Density Residential
RM2	Garden Apartments	R3	Medium Density Residential
RH1	Large Mobile Home Park	R5	Mobile Home Residential
RH2	Small Mobile Home Park	R5	Mobile Home Residential
CG3	Highway Commercial	C4	Highway Commercial
CG5	Light Service Commercial	C7	Service Commercial
CG6	Heavy Service Commercial	M1	Light Industrial
CG8	Heavy Industrial	M3	Heavy Industrial
CG9	Recreation & Campground	C9	Recreation Commercial
CS2	Neighbourhood Public House	C11	Neighbourhood Public House
CS5	Service Station	C7	Service Commercial
CS6	Motel	C5	Tourist Commercial
CS8	Campground	C4	Highway Commercial
CS9	Resource Processing	M3	Heavy Industrial
CS12	Drive-In Theatre	C10	Drive-In Theatre
P1	Park	P1	Parks and Public Use
P1	Institutional	P3	Institutional
P2	Church and Child Care	P2	Public Utilities Services
B. City of Revelstoke Zoning Districts			
RR1	Urban Reserve	UR	Urban Reserve
R6	Suburban Residential	R1	Single Family Residential
R2	Low Density Residential (some parcels)	R2A	Special Low Density Residential

THE CITY OF REVELSTOKE

OFFICIAL ZONING BYLAW NO. 1264, 1984

A Bylaw of the Corporation of the City of Revelstoke to provide for regulations governing the use of lands, buildings and structures within the City of Revelstoke.

WHEREAS Section 716 of the "Municipal Act" provides that Council may by Bylaw divide the whole or a portion of the area of the municipality into Zones and define each Zone,

AND WHEREAS the "Municipal Act" further provides that Council may by Bylaw regulate the use of land, buildings and structures within said Zones,

AND WHEREAS a Public hearing has been held in accordance with the provisions of Section 720 of the "Municipal Act",

NOW THEREFORE the Council of the City of Revelstoke in open meeting assembled hereby enacts as follows:

SECTION 1 - SHORT TITLE

This bylaw may be cited as the City of Revelstoke Zoning Bylaw No. 1264, 1984.

SECTION 2 - PURPOSE

The Revelstoke Zoning Bylaw regulates within the City of Revelstoke the development and use of land and the location and use of buildings and structures erected thereon, having due.

(7) The adherence to the principals of the Official Community Plan.

SECTION 3 - ESTABLISHMENT OF ZONING DISTRICTS

3.1 Designation of Districts

For the purpose of this Bylaw, the City of Revelstoke is hereby divided into the following zoning districts:

Amended Bylaw 2138

SECTION TITLE	DISTRICT TITLE	SHORT DESIGNATION
7 Residential Districts:		
Urban Residential		
	Single Family Residential District	R1
	Single Family Residential Vacation Rental District	R1v
	Small Lot Single Family Residential District	RlA
	Small Lot Single Family Residential Vacation Rental District	R1Av
	Single and Two Family Residential District	R2
	Single and Two Family Residential Vacation Rental District	R2v
	Special Low Density Residential District	R2A
	Special Low Density Residential Vacation Rental District	R2Av
	Medium Density Residential	R3
	High Density Multi-Family Residential District	R4
	High Density Multi-Family Residential Vacation Rental District	R4v
	Mobile Home Residential	R5
	Mobile Home Residential Subdivision	R5A
Rural Residential		
	Rural Residential - 0.4 Hectare	RR 0.4
	Rural Residential - 1 Hectare	RR 1
	Rural Residential - 2 Hectare	RR 2
	Rural Residential - 8 Hectare	RR 8
	Rural Residential - 60 Hectare	RR 60
8 Commercial Districts:		
	Central Business	C1
	Downtown Fringe Commercial	C2
	Fringe Area Commercial District	C2A
	S.R. Fringe Commercial District	C2B
	Shopping Centre Commercial	C3

Highway Commercial	C4
Highway Commercial Special District	C4A
Tourist Commercial	C5
Victoria Road Commercial	C6
Victoria Road Commercial/Residential	C6A
Service Commercial	C7
Local Commercial	C8
Recreation Commercial	C9
Drive-In Theatre	C10
Neighbourhood Public House	C11
Fringe Area Service Commercial	C12

9 Industrial:

Light Industrial	M1
General Industrial	M2
Heavy Industrial	M3

10 Public Use:

Parks and Public Use	P1
Public Utilities Services	P2
Institutional	P3
Community Care Facilities	P4

11 Reserve:

Urban Reserve	UR

11 A Comprehensive Development Zones:

Comprehensive Development Zone 1	CD1
Comprehensive Development Zone 2	CD2
Comprehensive Development Zone 3	CD3
Comprehensive Development Zone 4	CD4
Comprehensive Development Zone 5	CD5
Comprehensive Development Zone 6	CD6
Comprehensive Development Zone 7	CD7
Comprehensive Development Zone 8	CD8
Comprehensive Development Zone 9	CD9
Comprehensive Development Zone 10	CD10
Comprehensive Development Zone 11	CD11
Comprehensive Development Zone 12	CD12
Comprehensive Development Zone 13	CD13
Comprehensive Development Zone 14	CD14
Comprehensive Development Zone 15	CD15
Comprehensive Development Zone 16	CD16
Comprehensive Development Zone 17	CD17
Comprehensive Development Zone 19	CD19

3.2 Official Zoning Map

(1) The location of the zoning districts established by this Bylaw are shown on the official zoning map which, with all explanatory matter thereon, is hereby made and declared an integral part of this Bylaw as Schedule A.

(2) When the zoning district boundary is designated on the Official Zoning Map as following a road allowance, creek or railway right-of-way, the centre line of such road allowance, creek or railway line shall be the zoning district boundary.

(3) Where a zoning district boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Official Zoning Map.

SECTION 4 - BASIC PROVISIONS

4.1 Application

Within the City of Revelstoke, no land, buildings and structures, including the surface of water, shall hereafter be used or occupied, and no building or structure or part thereof shall be erected, moved, altered or enlarged unless in conformity with the Bylaw and the Contrary shall be unlawful.

4.2 Non-Conforming Uses, Buildings and Structures

The lawful use of any land, building or structure existing at the time of the adoption of this By-Law may be continued pursuant to Section 970 of the Municipal Act.

4.3 Conformity with Agricultural Land Commission Act

(1) Notwithstanding anything contained elsewhere in the Bylaw, land designated as "Agricultural Land Reserve" pursuant to the Agricultural Land Commission Act shall be subject to;

(a) The Agricultural Land Commission Act,

(b) Regulations made under the Agricultural Land Commission Act, and

(c) Relevant orders of the Provincial Agricultural Land Commission made under the Agricultural Land Commission Act;

that is to say, without limiting the generality of the foregoing, where land within an Agricultural Land Reserve is also within a zone established under this Bylaw, the Bylaw shall be binding only insofar as it is not repugnant to the Act, Regulations and Orders.

(2) The provisions of this Bylaw shall be binding without qualification:

(a) Where land outside an Agricultural Land Reserve is zoned for agricultural use;

(b) Where land presently within an Agricultural Land Reserve is pursuant to the Act, regulations, or order of the Commission:

(i) excluded from an Agricultural Land Reserve,

(ii) exempt by the Act, or

(iii) exempted by regulations or an order of the Commission.

4.4 Airport Zoning

No regulation or list of uses permitted in this Bylaw shall be deemed to take precedence over any zoning regulation deposited pursuant to the Aeronautics Act R.S.c.2 as amended from time to time.

4.5 Metric Units

Metric units are used for all measurements in this Bylaw. The approximate Imperial equivalent (feet, inches, acres, etc.) are shown in brackets following each metric measurement. Such bracketed figures are included for convenience only and do not form part of this Bylaw.

4.6 Definitions

All words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definition set forth in Schedule B.

Amended Bylaw 1817

4.7 Siting Development Adjacent to Watercourses and Streams

Where development is being proposed adjacent to a watercourse or stream, Section 4 of the Riparian Areas Regulation must be adhered to.

Amended Bylaw 1847

4.8 Utilities

Minor utilities shall be permitted in all Zoning Districts.

SECTION 5 - SUPPLEMENTARY REGULATIONS

Amended Bylaw 2049 Deleted 5.1

5.1 (deleted)

Amended Bylaw 2224 Added 5.1

Amended Bylaw 2049 Deleted 5.1

Amended Bylaw 1817

5.2 Location and Siting of Buildings

(1) No principal building shall be located on any required front, side or rear yard.

(2) No accessory building shall be located in any required front or side yard, except as provided for in Section 5.6 of this Bylaw.

(3) Where location and siting of buildings on lands is proposed adjacent to a watercourse or stream Section 4 of the Riparian Areas Regulations must be adhered to.

5.3 Height of Buildings and Structures

The following type of structures or structural parts shall not be subject to the building height requirements of this Bylaw: Church spires, belfries, domes, monuments, fire and hose towers, observation towers, stadiums, transmission towers, chimneys, flag poles, radio towers, aerials, amsts, water tanks, monitors, scenery lofts, cooling towers, drive-in theatre projection screens, elevator and ventilating machinery penthouses, provided that no such structure shall cover more than 20 percent of the lot or, if located on a building, not more than l0 percent of the roof area of the principal building.

5.4 Height of Regulations Near Airports

Notwithstanding the definition of "Height of Buildings" in Section l5 and any other height regulation of this Bylaw, the height of buildings and structures shall not extend above the following surface:

(1) extending 75 m either side of the runway and 60 m beyond each end of the runway, at the same elevation as the surface of the runway; this surface shall be referred to hereinafter as "the strip";

(2) extending upward at a gradient of five percent from each end of the strip, having a width at the inner edge of l50 m, and increasing in width l m for each l0 m of length; the outer edge of this surface shall be 3000 m from the inner edge; this surface shall be referred to hereinafter as the "take-off and approach surface";

(3) extending upward at a gradient of twenty percent from each side of the strip and from each side of the take-off and approach surface to an elevation of 45 m; thence outward at an elevation of 45 m from the edge of the strip to a distance of 4000 m from the edge of the strip, except as otherwise provided in clause (d) hereof; this surface shall be referred to hereinafter as the "transitional surface";

(4) where land lies at an elevation of 36 m or more above the elevation of the strip, the transitional surface shall be deemed to be elevated to 9 m above the elevation of the land, provided always that the transitional surface shall not be

sloped downward as one proceeds away from the airport, even if the land under the transitional surface contains a reverse slope.

5.5 Conversion of Buildings

Buildings may be converted, altered or remodelled for another use, provided that:

(1) The Administrator of this Bylaw ensures that the building is structurally suitable for each conversion in accordance with City of Revelstoke Building Bylaw No. l36l and amendments thereto.

(2) The converted building shall conform to all the provisions and regulations prescribed for the zoning district in which it is located.

Amended Bylaw 1723

5.6 Accessory Buildings and Structures

(1) General

(a) No accessory building or structure shall be erected on any lot unless the principal building to which the accessory building is an incidental use has been erected or will be erected simultaneously with said accessory building.

Amended Bylaw 1831

(b) An accessory building shall not be located closer than l.2 m (3.9 ft.) from any lane or side property line, except in the case of a lane intersection where the provisions of Section 5.l3 shall apply.

(c) An accessory building or structure shall not be used as a dwelling, except as otherwise provided for in this Bylaw.

(2) Urban and Rural Residential District

(a) An accessory building shall not have more than one storey or exceed the height of the principal building or be located in front of a principal building.

(b) An accessory building shall not exceed 4.0 metres (13.1ft.) measured from grade to the top of the wall or 6.0 metres (19.7ft.) in height where a pitched roof is to be constructed.

(c) The total lot coverage of the principal building and all accessory buildings shall not exceed:

(i) Twenty five percent for lots greater than or equal to 1,348.9 square metres (14,520 sq.ft.)

(ii) Forty percent for lots 1,348.8 square metres (14,519 sq.ft.) or less

(d) That a building or structure that is attached to a principal building and intended for ancillary use shall not be larger than the total square metres (square footage)of the principal building.

(e) In an R1, R2, or R2A District, if for topographical reasons a private garage or carport cannot be constructed at the side or rear of the principal building, such garage or carport may be constructed in an excavation in a front yard, provided that no part of such structure shall extend more than 1.2 metres (3.9ft.) above the surface of the surrounding ground at any point other than the driveway, nor be less than 1.2 metres (3.9 ft.) From the property line.

(f) The total combined floor area of all accessory buildings shall be in accordance with the following formula:

	Size of Lot	Maximum Floor Area Permitted
i.	Lots up to 1,348.8 sq.m. (14,519 sq.ft.)	80 sq.m. (864 sq.ft.)
ii.	Lots from 1,348.9 to 2,023.4 sq.m. (14,520 to 21,780 sq.ft.)	111.48 sq.m. (1,200 sq.ft.)
iii.	Lots from 2,023.5 to 4,046.8 sq.m. (21, 781 to 43,561 sq.ft.)	139.35 sq.m. (1,500 sq.ft.)
iv.	Lots from 4,046.9 to 10,117.46 sq.m. (43,562 to 108,907 sq.ft.)	202.3 sq.m. (2,178.14 sq.ft.)

(g) An accessory building in an R3 or R4 District shall be located not closer than 3 metres (9.8 ft.) to the rear property line of an adjoining lot in an R1 or R2 District.

(h) The regulations governing accessory buildings specified in Clauses (a) to (g) inclusive, shall apply also to accessory buildings on corner lots, excepting that:

(i) an accessory building in an R District shall be located not closer to the side street than the side yard setback prescribed for the principal building in the district in which it is located.

(ii) an accessory building in an R1, R2 or R2A District shall be located not closer than 1.2 metres (3.9ft) to the rear lot line, when such rear lot line abuts the side yard of an adjacent lot in a R District.

(i) The regulations governing accessory buildings specified in Clauses (a) to (h) inclusive, shall apply also to outdoor swimming pools, excepting that:

(i) the structure shall not be situated closer than 1 metre (3.3 ft.) from any rear lot line

(ii) the structure shall not be situated closer than 1 metre (3.3 ft.) from any interior side lot line.

(iii) structures which do not project more than 0.6 metres (2.0 ft.) above grade at any point may be allowed within required front or side street yard provided such structures:

a. are not closer than 1.5 metres (4.9 ft.) to any street line.

b. are not closer than 1.5 metres (4.9 ft.) to the principal building.

(3) Non-Residential Districts C and M

(a) On a corner lot an accessory building shall be located not closer to the side street than the principal building on the same lot, nor closer than the required setback from the side street of the principal building on an adjoining lot, whether or not a lane intervenes.

(b) An accessory building shall be located not closer than 3 m (9.8 ft) to the rear property line of an adjoining lot in an R District.

Amended Bylaw 1669

(c) An accessory building shall not exceed 6 m (19.6 ft) in height if it is located within a required rear yard.

Amended Bylaw 1723

(4) Institutional Districts

(a) The regulations governing accessory buildings and structures shall conform to the provisions contained in Section 5.6(2) (a) through (i).

5.7 Temporary Buildings

(1) A temporary building or structure shall not be used as a dwelling except in the case of a trailer when located in an authorized motel or auto court on a short term or temporary basis.

(2) A temporary building or structure may be erected for construction purposes on a lot being developed for a period not to exceed the duration of such construction.

(3) In all other cases, temporary buildings or structures shall be subject to the following requirements:

(a) Application in accordance with City of Revelstoke Building Bylaw #1361 shall be made in writing to the Administrator of this Bylaw for a permit to erect a temporary building or structure.

(b) at the expiration of a permit such temporary building or structure shall be removed and the site thereof restored as nearly as possible to its former condition.

5.8 Home Occupations

(1) A home occupation shall involve no internal or external structural alterations to the principal building (dwelling) and there shall be no exterior indication that the building is being utilized for any purpose other that that of a dwelling, and no building, structure, fence or enclosure other than those in conformity with permitted residential uses in the Zoning District in which it is located, may be erected.

(2) The premises must not be used for manufacturing, welding or any other light industrial use, and the home occupation carried on therein shall not produce noise, vibration, smoke, dust, odour, litter or heat, other that that normally associated with a dwelling, nor shall it create and fire hazard, electrical interference or traffic congestion on the street.

(3) There shall be no external display or advertisement other than a sign bearing only the name and occupation of the owner, which may be illuminated but not flashing and shall not exceed 0.3 sq m (3 sq ft) in area.

(4) There shall be no external storage of materials, containers or finished products.

(5) Such occupation shall not involve the use of mechanical equipment except that which is ordinarily employed in purely private domestic and household use or for recreational hobbies, except for such equipment as may be used for a resident physician or dentist.

(6) No person who is not a resident in the dwelling shall be employed in any such occupation.

Amended Bylaw 1879

5.9 Secondary Suites

Amended Bylaw 1963

Notwithstanding the definition for a single family dwelling, a single family dwelling may contain one secondary suite which may be rented, provided that the secondary suite:

(1) **deleted**

(2) Shall not exceed a gross floor area of 90 square metres (968.78 square feet);

(3) Shall not exceed 40% of the gross floor area of the building in which the principal dwelling and secondary suite are located;

(4) Shall comply with Section 9.36 of the B.C. Building Code;

(5) Shall be furnished with a separate exterior entrance with outdoor lighting;

(6) Shall be provided with one off-street parking space; and

(7) Shall be on a property that has no more than one legal title (no strata titling).

Amended Bylaw 2254 Section 5.10 repealed entirely

5.10 Minimum Floor Area of Dwelling Units

5.11 Lot Area and Width

(1) Existing Lots - The lot area and lot width requirements of this Bylaw shall not apply to any lot in an R1, R2, R2A, C or M District which has an area or width less than that required by this Bylaw, if such a lot was described on the official records on file in the Land Registry Office on or before the date of adoption of this Bylaw, provided that in the C1 Districts, lots used for multiple family dwelling shall comply with the lot area and lot width requirements of this Bylaw.

(2) Lots of Irregular Shape - In R1 Districts, on "pie-shaped" or other irregularly shaped asymmetrical lots, lot frontages may be reduced below the minimum prescribed widths, provided that the average lot width throughout a depth of 30.5 m (100.1 ft) measured along a perpendicular line from the centre of the property on the frontage street complies with the required minimum lot width.

5.12 Yards

(1) Projections into Required Yards - the following projections into the required yards are permitted:

(a) Steps.

(b) Eaves and gutters, cornices, sills, bay windows, chimneys, or other similar features, provided that such projections do not exceed 1 m (3.3 ft), nor 0.6 m (2.0 ft) in the case of a side yard of less than 1.6 m (5.3 ft).

(c) Open porches and canopies, provided that such projections do not exceed 2 m (6.6 ft), nor 50 percent of the width of a required side yard.

(d) Balconies and sun shades, provided that such projections do not exceed 2 m (6.6 ft), nor 50 percent of the width of a required yard.

(e) An uncovered patio or terrace, which may be open or enclosed, in any yard with an R District subject to a fence height limitations as specified in Section 5.14 of this Bylaw. The provision of an awning or similar temporary covering for such a terrace shall be permitted.

(f) Arbors, trellices, fish ponds, ornaments, flag-poles or similar landscape features.

(g) Gasoline service pumps or pump islands in a required front yard or a required side yard, subject to the provision that said pumps shall be located not closer than 4.5 m (14.8 ft) to any property line.

(h) A roofed or covered swimming pool not exceeding 3.5 m (11.5 ft) in height, or uncovered swimming pool located in a side or rear setback within a separate fenced enclosure fitted with a safety gate, not less than 3.0 m (9.8 ft) for a parcel boundary.

(i) Mobile home hitches.

5.13 Vision Clearance at Intersection

In any zoning district, no fence, wall or structure other than a permitted principal building shall be erected to a greater height than 1.1 metres (3.6 ft.) And no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow as to obstruct vision clearance int he area bounded by:

(1) the intersecting lot lines at a street corner and a line joining points along said lot lines 9m (29.5 ft.) From their point of intersection.

(2) The intersecting lot lines at a lane corner and a line joining points along said lot lines 6 m (19.7 ft>) from their point of intersection. A lane intersection shall include the intersection of a lane with any other lane or with a street.

5.14 Fences

(1) Any fence, wall or hedge or other structure not being a building, which exceeds the height limitations specified in this section shall comply with the height and setback requirements prescribed for buildings within the zoning district in which it is located.

(2) The height of a fence, wall or hedge shall be determined by measurement from the ground level at the average grade level within 1 m (3.3 ft.) Of both sides of such fence, wall or hedge.

(3) That portion of a retaining wall which projects above the surface of the ground which it supports shall be considered as a fence and subject to the regulations of this subsection.

(4) Notwithstanding Clause (2), in cases where a retaining wall has been constructed along a property line, the height of a fence, wall or hedge shall be determined by measurement from the surface of the ground which the retaining wall supports at the average grade level within 1 m (3.3 ft) of such retaining wall.

(5) Subject to the vision clearance provisions of Section 5.13, the following height limitations shall apply to fences, walls or hedges:

(a) In all zoning districts, except for required screening, fences, walls or hedges not greater than 1.1 m (3.6 ft) in height may be located anywhere on a lot.

(b) In all zoning districts, except C2, C12 and M Districts fences, walls or hedges not greater than 2 m (6.6 ft) in height may be located on any lot to the rear of the front line of the principal building.

(c) In C2, C12 and M Districts, fences, walls or hedges not greater than 2.5 m (8.2 ft) in height may be located on any lot to the rear of a required front yard.

(d) In R Districts, where the rear line of a lot abuts the side line of an adjoining lot, the height of fences, walls or hedges on such rear lot line shall be not greater than the height permitted on the side line of the adjoining lot at the point of abutment.

(6) Clauses (1) and (5) shall not apply to open mesh or chain link type fences erected on cemetery, public playground, park, playfield, elementary or high school areas, and in M Districts. In these cases, no such fence shall exceed a height of 3.5 m (11.5 ft.).

Amended Bylaw 2067 - Section 5.14(7)

(7) Electric fencing may be installed within a fenced portion of a property that has an existing non-electrified fence that forms a continuous enclosure around the electric fencing to prevent wildlife from accessing backyard hens.

(a) The electric fence shall be programmed to a maximum conduction of 9,000 volts and must be a CSA approved unit.

(b) The height of the electric fence must be lower than the non-electrified fence portion of the property.

Amended Bylaw 1934 - 5.15

5.15 Flood Control Requirements

Notwithstanding any other regulations of this Bylaw, no building or any part thereof shall be constructed, reconstructed, altered, moved or extended, nor shall any mobile home, modular home or structure be located:

(1) within 30 m (98.4 ft) of the natural boundary of the Columbia River or Illecillewaet River; or

(2) on a parcel of land all of which is outside the Big Eddy Area designated on Schedule C, where the underside of the floor system of any area used for habitation, business or the storage of goods damageable by floodwater, or in the case of a mobile home the ground level on which it is located, is established at 442.25 m geodetic elevation. Where landfill is used to achieve the elevation required, no portion of the landfill slope shall be less than 30 m (98.4 ft) from the natural boundary of the Columbia River or Illecillewaet River and the face of the fill slope shall be protected from erosion by floodwaters; or

(3) on a parcel of land any portion of which is in the Big Eddy Area designated on Schedule C, unless the construction, reconstruction, alteration, placement or extension is carried out in accordance with the site-specific recommendations of a qualified professional engineer or geoscientist consistent with the report entitled “Big Eddy Construction Zones” dated August 13, 2008 prepared for the City by Klohn Crippen Berger Ltd., a copy of which is on file at the offices of the City.

5.16 Parking or Storage in Residential Districts

No dismantled or wrecked vehicles or equipment shall be parked or stored in the open in any R District for a period of more than thirty (30) successive days.

5.17 Siting in Relation to Natural Hazard Areas

Notwithstanding anything else contained in this bylaw, no permanent building shall be erected and no activities carried on at such times and locations where they may reasonably be expected to cause or be subject to inundation by landslip or avalanche. In carrying out the provisions of this clause, the administrator of this Bylaw shall be guided by information made available from time to time by the agency having jurisdiction with respect to known and probable landslip and avalanche paths as determined by experience, photogrammetry or otherwise.

Amended Bylaw 2067 - Section 5.18

5.18 Hen Keeping

Backyard hen keeping is authorized in conjunction with single family use.

5.19 Cannabis Retail Sales – Conditional Use Requirements

Amended Bylaw 2236 - Section 5.19 & 5.20

a) Cannabis Retail Sales are not permitted within 100 metres of the nearest property line of a site containing a school, day care facility, community centre, youth centre, public park, public playground and other municipally-owned or operated facilities or sites catering to youth.

b) Cannabis Retail Sales are not permitted within 100 metres of the nearest property line of a site containing Cannabis Retail Sales in the following zones: C1 (Central Business District), C2, (Downtown Fringe Commercial), C6 (Victoria Road Commercial District), and C6A (Victoria Road Commercial/Residential District).

c) Cannabis Retail Sales are not permitted within 300 metres of the nearest property line of a site containing Cannabis Retail Sales in in the following zones: C4 (Highway Commercial District), C7 (Service Commercial District), and C11 (Neighbourhood Public House).

5.20 Cannabis Production Facility – Conditional Use Requirements

a) Only uses associated with cannabis production shall be permitted within a Cannabis Production Facility. No ancillary uses shall be permitted.

b) A Cannabis Production Facility shall have a minimum setback of 15 meters from any property line of a lot that is zoned for or is used for a residence.

SECTION 6 - DEVELOPMENT PERMITS

6.1 The Council has, pursuant to Section 717 of the Municipal Act, provided for the issue of Development Permits by adopting both a General Development Permit Area System and a Development Permit Area System.

6.2 The Council has, in providing for the issue of Development Permits, had due regard to the considerations and criteria set out in Sections 716 (2) and 717 (1) of the Municipal Act.

(1) The promotion of health, safety, convenience, and welfare of the public.

(2) The prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone.

(3) The securing of adequate light, air and access.

(4) The value of the land and the nature of its present and prospective use and occupancy.

(5) The character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses.

(6) The conservation of property values.

(7) The development of areas to promote greater efficiency and quality

(8) The impact of development on present and future public costs.

(9) The betterment of the environment.

(10) The fulfillment of community goals.

(11) The provision of necessary public space.

Amended Bylaw 1966 - 6.3

6.3 General Development Permit System

The Council or its delegate may, on the application of an owner of land, issue Development Permits which may vary or supplement City bylaws, include requirements and conditions and set standards under section 920 of the *Local Government Act*, require security under section 925 of the *Local Government Act*, and impose conditions respecting the sequence and timing of construction, all in accordance with the applicable development permit guidelines.

Amended Bylaw 2250 - 6.4 – Add section (4) and (5)

6.4 Development Permit Area System

(1) The Council is, in designating certain areas within certain zones in the municipality as Development Permit Areas, of the opinion that special conditions prevail with respect to the physical environment and/or with respect to design and siting considerations within these areas.

(2) In Schedule A of this Bylaw, consisting of the Official Zoning Map, those areas of land shown designated as Development Permit Areas on the map are hereby designated as Development Permit Areas.

(3) All owners of land within the Development Permit Areas shall prior to the commencement of a development, other than the development of three (3) or less self-contained dwelling units, obtain or hold a Development Permit, which may regulate or require any or all of the aspects noted in 6.3.

(4) Council may authorize a Temporary Use Permit in accordance with the requirements of The Local Government Act, and subject to conditions regarding the use of the land for a specified period of time not to exceed three (3) years, for all properties within an agricultural zoning district outside of the Agricultural Land Reserve, and in any commercial, residential, industrial, public and institutional zoning district, having regard to the following or any other criteria it deems reasonable, which may include:

(i) That the Temporary Use Permits will operate at an intensity of use suitable to the surrounding area;

(ii) That the Temporary Use will be compatible with regard to use, design and operation with other surrounding land uses;

(iii) That the Temporary Use will operate on a temporary basis only and include plans, or a letter of undertaking, to terminate the use prior to the expiry date of the permit;

(iv) That a financial security is held by the City to ensure that the Temporary Use is removed and the site is appropriately restored; and

(v) Any other conditions deemed appropriate by Council.

(5) A Temporary Use Permit may be renewed once.

Amended Bylaw 1966 - 6.5 and 6.6

6.5 The issuance of Development Permits shall be authorized by Council resolution unless the Council has delegated the authority to issue the permit.

6.6 Development Permits shall be generally in the form of the permit attached to this Bylaw as Appendix 1 and applications shall be processed in accordance with the procedure established by the Director of Planning.

6.7 Applications for Development Permits shall be made to the Administrator of this Bylaw on the form of the application attached to this Bylaw as Appendix 2.

6.8 At the time of application for a Development Permit, the applicant shall pay to the Municipality an application fee specified in the City of Revelstoke Bylaw No. 1074, 1976 and amendments thereto.

Amended Bylaw 1966 - 6..9 first sentence

6.9 The application shall be processed by the Director of Planning or delegate who shall present a report to Council or its delegate, for consideration. The report shall:

6.9.1 contain a copy of the application.

6.9.2 contain a copy of the proposed Development Permit.

6.9.3 confirm that the proposed development does not contravene the Official Community Plan.

6.9.4 specify whether or not the consent of the Minister of Transportation and Highways is required.

6.9.5 specify what provisions of:

(i) the zoning bylaw, or

(ii) the subdivision control bylaw, or

(iii) Section 732 of the Municipal Act are to be varied or supplemented and how they are to be varied or supplemented.

6.9.6 state the amount of the fee collected under Section 6.8 above.

6.9.7 state the proposed security to be posted by the permittee, if any.

6.9.8 state how the permit applied for would affect any of the considerations or criteria set out in Sections 716 (2) or 717 (1) of the Municipal Act.

Amended
Bylaw 1966
- 6.10

6.10 Council or its delegate may upon receipt of the report from the Director of Planning or delegate:

(a) authorize the issuance of the Development Permit

(b) authorize the issuance of the Development Permit subject to conditions.

(c) refuse to authorize the issuance of the Development Permit, stating reasons to be provided to the applicant.

6.11 A copy of all Development Permits issued by the Municipality shall be retained by the Administrator of this Bylaw who shall make the same available for perusal by any member of the public upon request during normal business hours during which the municipal office is open to the public.

SECTION 7 - RESIDENTIAL DISTRICTS (R and RR)

URBAN RESIDENTIAL DISTRICTS (R)

Amended Bylaw 2138
Replace Section 7.1 in entirety

R1 / R1v

7.1 Single Family Residential District – R1
Single Family Residential Vacation Rental District – R1v

7.1.1 Purpose

The purpose of this zoning district is to provide for **single family dwellings** with compatible **secondary uses** on large sized urban and semi-urban **lots.**

7.1.2 Primary Uses Permitted

(a) **single family dwelling**

7.1.3 Secondary Uses Permitted

(a) **accessory buildings**

(b) **bed and breakfast**

(c) **boarding rooms**

(d) **care centre minor**

(e) **group home**

(f) **home occupations**

(g) **secondary suites**

(h) **vacation rental** (in R1v only)

7.1.4 Lot Area and Width With Community Services (for Subdivision)

(a) minimum **lot area** 550m^2.

(b) minimum **lot width** 15.0m, except it is 16.5m for a corner lot.

7.1.5 Lot Area and Width Without Community Services (for Subdivision)

(a) minimum **lot area** 930m^2.

(b) minimum **lot width** 17.5m.

7.1.6 Development Regulations

(a) maximum **lot coverage** is 40%.

(b) minimum **front yard setback** is 6.0m.

(c) minimum **side yard setback** is 1.5m, **flanking street side yard setback** 3.0m.

(d) minimum **rear yard setback** is 7.5m.

(e) maximum **building height** is 10.0m and two and one-half storeys.

7.1.7 Other Regulations

(a) There shall be no more than one **single family dwelling** per **lot**.

(b) The minimum building width shall be 6.0m.

(c) Where access from a rear **lane** is available, vehicle access to the **lot** shall be permitted only from the **lane**.

(d) For further regulations which apply refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 12	Off Street Parking Regulations

Amended Bylaw 2138
Replace Section 7.1-A in entirety and renumber at 7,2

R1A / R1Av

7.2 Small Lot Single Family Residential District – R1A
Small Lot Single Family Residential Vacation Rental District – R1Av

7.2.1 Purpose

The purpose of this zoning district is to provide for **single family dwellings** with compatible **secondary uses** on small sized urban and semi-urban **lots**.

7.2.2 Primary Uses Permitted

(a) **single family dwelling**

7.2.3 Secondary Uses Permitted

(a) **accessory buildings**

(b) **bed and breakfast**

(c) **boarding rooms**

(d) **care centre minor**

(e) **group home**

(f) **home occupations**

(g) **secondary suites**

(h) **vacation rental** (in R1Av only)

7.2.4 Lot Area and Width With Community Services (for Subdivision)

(a) minimum **lot area** 400m^2.

(b) minimum **lot width** 15.0m, except it is 16.5m for a **corner lot**.

7.2.5 Lot Area and Width Without Community Services (for Subdivision)

(a) minimum **lot area** 930m^2.

(b) minimum **lot width** 17.5m.

7.2.6 Development Regulations

(a) maximum **lot coverage** is 50%.

(b) minimum **front yard setback** is 4.0m.

(c) minimum **side yard setback** is 1.2m, **flanking street side yard setback** 3.0m.

(d) minimum **rear yard setback** is 6.0m.

(e) maximum **building height** is 10.0m and two and one-half **storeys**.

7.2.7 Other Regulations

(a) There shall be no more than one **single family dwelling** per **lot**.

(b) The minimum building width shall be 6.0m.

(c) Where access from a rear **lane** is available, vehicle access to the **lot** shall be permitted only from the **lane**.

(d) For further regulations which apply refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 12	Off Street Parking Regulations

Amended Bylaw 2138
Replace Section 7.2 in entirety and renumber at 7,3

R2 / R2v

7.3 Single And Two Family Residential District – R2
Single And Two Family Residential Vacation Rental District – R2v

7.3.1 Purpose

The purpose of this zoning district is to provide for **single and two family dwellings** with compatible **secondary uses** on large sized urban and semi-urban **lots**.

7.3.2 Primary Uses Permitted

(a) **single family dwelling**

(b) **two family dwelling**

7.3.3 Secondary Uses Permitted

(a) **accessory buildings**

(b) **bed and breakfast**

(c) **boarding rooms**

(d) **care centre minor**

(e) **group home**

(f) **home occupations**

(g) **secondary suites** (in single family dwelling only)

(h) **vacation rental** (in R2v only) (in single family dwelling only)

7.3.4 Lot Area and Width With Community Services (for Subdivision)

(a) minimum **lot area** 750m^2.

(b) minimum **lot area** for **party wall** subdivision shall be 375m^2.

(c) minimum **lot width** 18.0m, except it is 20.0m for a **corner lot**.

(d) minimum **lot width** for **party wall** subdivision shall be 9.0m, except it is 10.0m for a **corner lot**.

7.3.5 Lot Area and Width Without Community Services (for Subdivision)

(a) minimum **lot area** 1700m^2.

(b) minimum **lot area** for **party wall** subdivision shall be 850m^2.

(c) minimum **lot width** 25.0m.

(d) minimum **lot width** for **party wall** subdivision shall be 12.5m.

7.3.6 Development Regulations

(a) maximum **lot coverage** is 40%.

(b) minimum **front yard setback** is 6.0m.

(c) minimum **side yard setback** is 1.5m, **flanking street side yard setback** 3.0m.

(d) minimum **side yard setback** for shared interior **party walls** is 0.0m.

(e) minimum **rear yard setback** is 7.5m.

(f) maximum **building height** is 10.0m and two and one-half **storeys**.

7.3.7 Other Regulations

(a) There shall be no more than two **dwelling units** per **lot**.

(b) The minimum building width shall be 6.0m.

(c) Where access from a rear **lane** is available, vehicle access to the **lot** shall be permitted only from the **lane**.

(d) For further regulations which apply refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 12	Off Street Parking Regulations

Amended Bylaw 2138
Replace Section 7.3 in entirety and renumber as 7.4

R2A / R2Av

7.4 Special Low Density Residential District – R2A
Special Low Density Residential Vacation Rental District – R2Av

7.4.1 Purpose

The purpose of this zoning district is to provide for smaller **single and two family dwellings** with compatible **secondary uses** on large sized urban and semi-urban **lots**.

7.4.2 Primary Uses Permitted

(a) **single family dwelling**
(b) **two family dwelling**

7.4.3 Secondary Uses Permitted

(a) **accessory buildings**

(b) **bed and breakfast**

(c) **boarding rooms**

(d) **care centre minor**

(e) **group home**

(f) **home occupations**

(g) **secondary suites** (in single family dwelling only)

(h) **vacation rental** (in R2Av only) (in single family dwelling only)

7.4.4 Lot Area and Width With Community Services (for Subdivision)

(a) minimum **lot area** 750m^2.

(b) minimum **lot area** for **party wall** subdivision shall be 375m^2.

(c) minimum **lot width** 18.0m, except it is 20.0m for a **corner lot**.

(d) minimum **lot width** for **party wall** subdivision shall be 9.0m, except it is 10.0m for a **corner lot**.

7.4.5 Lot Area and Width Without Community Services (for Subdivision)

(a) minimum **lot area** 1700m^2.

(b) minimum **lot area** for **party wall** subdivision shall be 850m^2.

(c) minimum **lot width** 25.0m.

(d) minimum **lot width** for **party wall** subdivision shall be 12.5m.

7.4.6 Development Regulations

(a) maximum **lot coverage** is 40%.

(b) minimum **front yard setback** is 6.0m.

(c) minimum **side yard setback** is 1.5m, **flanking street side yard setback** 3.0m.

(d) minimum **side yard setback** for shared interior **party walls** is 0.0m.

(e) minimum **rear yard setback** is 7.5m.

(f) maximum **building height** is 10.0m and two and one-half **storeys**.

7.4.7 Other Regulations

(a) There shall be no more than two **dwelling units** per **lot**.

(b) The minimum building width shall be 6.0m

(c) Where access from a rear **lane** is available, vehicle access to the **lot** shall be permitted only from the **lane**.

(d) For further regulations which apply refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 12	Off Street Parking Regulations

Amended Bylaw 2138
Replace Section 7.4 in entirety and renumber at 7.5

R3

7.5 Medium Density Multi- Family Residential District – R3

7.5.1 Purpose

The purpose of this zoning district is to provide for medium **density multi-family dwellings** with compatible **secondary uses** on medium sized urban and semi-urban **lots**.

7.5.2 Primary Uses Permitted

(a) **single family dwelling**

(b) **two family dwelling**

(c) **row housing**

(d) **stacked row housing**

7.5.3 Secondary Uses Permitted

(a) **accessory buildings**

(b) **bed and breakfast**

(c) **boarding rooms**

(d) **care centre minor**

(e) **group home**

(f) **home occupations**

(g) **secondary suites** (in single family dwelling only)

7.5.4 Lot Area and Width With Community Services (for Subdivision)

(a) minimum **lot area** 1,000m^2.

(b) minimum **lot area** for **party wall** subdivision shall be 335m^2.

(c) minimum **lot width** 20.0m, except it is 22.0m for a **corner lot**.

(d) minimum **lot width** for **party wall** subdivision shall be 5.0m, except it is 7.0m for a **corner lot**.

7.5.5 Lot Area and Width Without Community Services (for Subdivision)

(a) minimum **lot area** 1400m^2.

(b) minimum **lot area** for **party wall** subdivision shall be 350m^2.

(c) minimum **lot width** 35.0m.

(d) minimum **lot width** for **party wall** subdivision shall be 7.0m.

7.5.6 Development Regulations

(a) maximum density shall be 30 **dwelling units** per hectare (12 units per acre)

(b) maximum **lot coverage** is 60%.

(c) minimum **front yard setback** is 6.0m.

(d) minimum **side yard setback** is 3.0m, **flanking street side yard setback** 4.5m.

(e) minimum **side yard setback** for shared interior **party walls** is 0.0m.

(f) minimum **rear yard setback** is 6.0m.

(g) maximum **building height** is 10.0m and two and one-half **storeys**.

7.5.7 Usable Open Space

(a) There shall be a minimum of10.0m^2 of **useable open space** per bachelor **dwelling unit**.

(b) There shall be a minimum of 15.0m^2 of **useable open space** per one bedroom **dwelling unit**.

(c) There shall be a minimum of 20.0m^2 of **useable open space** per **dwelling unit** with two or more bedrooms.

7.5.8 Other Regulations

(a) There shall be no more than eight **dwelling units** per building.

(b) The minimum **dwelling unit** width shall be 5.0m.

(c) Where access from a rear **lane** is available, vehicle access to the **lot** shall be permitted only from the **lane**.

(d) For further regulations which apply refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 12	Off Street Parking Regulations

Amended Bylaw 2138
Replace Section 7.5 in entirety and renumber at 7.6

R4/R4v

7.6 High Density Multi- Family Residential District – R4
High Density Multi- Family Residential Vacation Rental District – R4v

7.6.1 Purpose

The purpose of this zoning district is to provide for high **density multi-family dwellings** with compatible **secondary uses** on urban **lots**.

7.6.2 Primary Uses Permitted

(a) **apartment buildings**
(b) **single family dwelling**
(c) **two family dwelling**
(d) **row housing**
(e) **stacked row housing**

7.6.3 Secondary Uses Permitted

(a) **accessory buildings**
(b) **bed and breakfast**
(c) **boarding rooms**
(d) **care centre minor**
(e) **group home**
(f) **home occupations**
(g) **secondary suites** (in single family dwelling only)
(h) **vacation rental** (in R4v only) (in single family dwelling only)

7.6.4 Lot Area and Width With Community Services (for Subdivision)

(a) minimum **lot area** 1,000m^2.
(b) minimum **lot area** for **party wall** subdivision shall be 335m^2.
(c) minimum **lot width** 20.0m, except it is 22.0m for a **corner lot**.
(d) minimum **lot width** for **party wall** subdivision shall be 5.0m, except it is 7.0m for a **corner lot**.

7.6.5 Lot Area and Width Without Community Services (for Subdivision)

(a) minimum **lot area** 1400m^2.
(b) minimum **lot area** for **party wall** subdivision shall be 350m^2.
(c) minimum **lot width** 35.0m.
(d) minimum **lot width** for **party wall** subdivision shall be 7.0m.

7.6.6 Development Regulations

(a) maximum density shall be 30 **dwelling units** per hectare (12 units per acre)

(b) maximum **lot coverage** is 80%.

(c) minimum **front yard setback** is 6.0m.

(d) minimum **side yard setback** is 3.0m, **flanking street side yard setback** 4.5m.

(e) minimum **side yard setback** for shared interior **party walls** is 0.0m.

(f) minimum **rear yard setback** is 6.0m.

(g) maximum **building height** is 12.0m and three **storeys**.

7.6.7 Usable Open Space

(a) There shall be a minimum of10.0m^2 of **useable open space** per bachelor **dwelling unit**.

(b) There shall be a minimum of 15.0m^2 of **useable open space** per one bedroom **dwelling unit**.

(c) There shall be a minimum of 20.0m^2 of **useable open space** per **dwelling unit** with two or more bedrooms.

7.6.8 Other Regulations

(a) There shall be no more than eight **dwelling units** per building.

(b) The minimum **dwelling unit** width shall be 5.0m.

(c) Where access from a rear **lane** is available, vehicle access to the **lot** shall be permitted only from the **lane**.

(d) No vehicle parking shall be permitted in the front yard area.

(e) For further regulations which apply refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 12	Off Street Parking Regulations

7.6 Mobile Home District - R5

This District provides for the establishment of mobile home developments for residential occupancy in proper relationship to community facilities and surrounding development.

7.6.1 Uses Permitted

(1) Mobile home parks,

(2) Mobile home subdivisions.

(3) Single-wide mobile homes.

(4) Double-wide mobile homes.

(5) One dwelling unit for the owner, manager, caretaker or watchman, provided the dwelling is located on a plot of land used solely for the permanent dwelling.

(6) Home occupations associated with the dwelling unit permitted under clause (5), subject to the regulations in Section 5.8 of this Bylaw.

(7) Accessory buildings and uses, subject to the regulations in Section 5.6 of this Bylaw.

7.6.2 Conditions of Use

(1) Every application for a mobile home park or subdivision development shall be subject to Preliminary Plan Approval in accordance with the provisions of the Revelstoke Mobile Home Park and Subdivision Bylaw 1080.

(2) Each mobile home park shall include outdoor recreation space, storage space, paved streets, and services and utilities in accordance with the provisions of the Revelstoke Mobile Park and Subdivison Bylaw 1080 and any amendments thereto.

7.6.3 Lot Area Density

(1) Mobile Home Parks - each mobile home space served by community water and sewer systems to be occupied by a single wide mobile home up to 4.3 meters (14.1 ft) in width shall have an area of not less than 350 square meters (3776.5 sq.ft.). Each mobile home space to be occupied by a double wide mobile home greater than 6.0 meters (19.7 ft) in width shall have an area of not less than 420 square meters (4531.8 sq.ft.).

(2) Where there is no community sewer system, the total area of the mobile home park shall be not less than an average of 930.0 square meters (l0,0l0 sq. ft.) per mobile home space, except that where the owner of the park installs a central collection system satisfactory to the Ministry of Health

and/or Ministry of the Environment, as the case may be, the lot size may be reduced to 550 sq. m. (5920.3 sq.ft.).

(3) Mobile Home Subdivisions - each lot shall have an area of not less than 550 square meters (5920.3 sq. ft.)

7.6.4 Yards

A front yard, side yards, and rear yard shall be provided on each mobile home lot according to the provisions of the Revelstoke Mobile Home Park and Subdivision By-Law l080 and any amendments thereto.

7.6.5 Spacing

No mobile home or additions thereto shall be located within 4.5 meters (l5 ft.) of another mobile home or addition thereto.

7.6.6 Permissible Additions

No additions to mobile homes are permitted ecept those specified in
By-Law l080.

7.6.7 Mobile Home Skirting

Within thirty (30)days of the day on which a mobile home is moved onto a lot, skirting of lumber or metal construction painted or pre-finished so as to complement the main structure, shall be installed. An easily removable access panel of a minimum width of l.2 meters (3.9 ft.) shall be installed to provide access to the area enclosed by the skirting.

7.6.8 Off-Street Parking

(1) Off-street parking shall comply with the regulations and design standards stipulated in Section l2 of this By-Law.

(2) Required off-street parking spaces:

(a)	Mobile Homes	2 spaces per dwelling unit
(b)	Single family dwelling	2 spaces per dwelling unit.

7.6.9 Other Regulations

For further regulations which apply to lots within the Mobile Home District - R5, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 12	Off Street Parking Regulations

7.6A Mobile Home Residential Subdivision - R5A

This district provides for the establishment of a Residential District to accommodate a mix of mobile homes, modular homes and onsite constructed homes.

7.6A.l Uses Permitted

(1) Single and Double-Wide Mobile Homes

(2) Modular Homes

(3) Onsite constructed Single Family and Two Family Dwellings

(4) Home occupations subject to the regulations in Section 5.8 of this Bylaw.

Amended Bylaw 2011 – **Section 7.6A.1(5) added**

(5) Accessory Buildings and uses, subject to regulations in Section 5.6 of this Bylaw.

7.6A.2 Conditions of Use

(1) A minimum of 50% of the total lots created in the development shall have an area of not less than 425.0 sq.m. (4,574.8 sq. ft.).

(2) This zone must have both community water and sewer systems.

(3) All foundations shall conform to the provisions of the British Columbia Building Code or C.S.A. Z240.10.1

(4) The subdivision shall be completed with asphalt road to a width of l2.4 metes (40.7 ft.) curb and gutter, fire hydrants and underground power.

7.6A.3 Lot Area and Width

(1) Lots within this zone shall have an area of not less than:

(a) area of 390.0 sq. m. (4,l98.l sq. ft.) and a width of not less than 11.79 meters (38.7 ft.) for single and double wide mobile homes, modular homes and onsite constructed single family dwellings.

(b) area of 800.0 sq. m. (8,614.4 sq. ft) and a width of not less than 20 meters (65.6 ft.) for two family dwellings.

7.6A.4 Lot Coverage

The maximum lot coverage shall be 35% of the lot area for lots with an area of less than 425.0 sq.m. (4574.8 sq. ft.) and 40% for all other lots.

7.6A.5 Minimum Yard Requirements

(1) Front and rear yard setback shall be provided of not less than 6 meters (19.7 ft.). In the case of single wide mobile homes, the front and rear setbacks may be reduced to a minimum 4.5 meter (14.7 ft.) setback.

(2) A side yard shall be provided on each side of the building of not less than 2 meters (6.56 ft.) in width.

(3) In the case of a corner lot the side yard adjoining the side street shall be not less than 3 meters (9.8 ft.) in width.

(4) In the case of a two family dwelling on a lot subdivided for the purpose of allowing side by side units, an interior side yard between units shall not be required.

7.6A.6 Building Height

The height of a building shall not exceed 8 meters (26.24 ft.) or two storeys.

7.6A.7 Off Street Parking

Off-Street parking shall comply with the regulations and design standards stipulated in Section l2 of this By-law.

7.6A.8 Other Regulations

For further regulations not specifically included in this Zone, refer to sections 4 and 5 of this By-law.

Amended
Bylaw 2073

7.7 Rural Residential 0.4 Hectare District - RRO.4
Rural Residential 0.4 Hectare Vacation Rental District RR0.4v

This zone provides for single family residential development at a density suited to an area where natural features, the impact on nearby land uses, or the desire to retain existing low levels of community services precludes more customary urban densities; or to a rural setting where consolidation of farm acreage or physical division requires the establishment of a limited number of smaller parcels.

7.7.1 Uses Permitted

Within this zone, the following uses only are permitted:

(1) Single family dwelling.

(2) Home occupations, subject to the regulations in Section 5.8 of this Bylaw

(3) Churches

Amended
Bylaw 2073
7.7.1(5)

(4) Accessory uses and buildings, subject to the regulations in Section 5.6 of this Bylaw.

(5) Vacation Rental (in RR0.4v Zoning District only)

7.7.2 Lot Area and Width

No lot, parcel or other site created in this zone shall have an area less than 4000 square meters (.9 acres), nor a width less than 35 meters (114.8 ft).

7.7.3 Building Height

No building shall exceed 2-1/2 storeys nor a height of 10 meters (32.8 ft), except that no accessory building shall exceed one storey nor a height of 4 meters (13.1 ft).

7.7.4 Setback Requirements

(1) No part of any building shall be closer than 15.0 meters (49.2 ft) to the centre line of any highway, nor closer than 7.5 meters (24.6 ft) to the common property line with any highway, whichever is the greater.

(2) No part of any building other than an accessory building shall be closer than the following distance to the parcel boundary lying farthest removed from the boundary between the site and any highway:

For parcels of less than 24.0 meters (78.7 ft.)	Depth - 6.0 meters (l9.7 ft.):
For parcels of between 24.0 meters and 36.0 meters	Depth - twenty-five percent of lot depth;
For parcels of more than 36.0 meters (118.1 ft)	Depth - 9.0 meters (29.5 ft)

(3) In cases not specified in (1) and (2), no part of any building shall be closer than 3.0 meters (9.8 ft) to any site boundary nor shall less than 20 percent of the width of a site be left as the total of both side setbacks.

(4) Notwithstanding (1), if for topographical reasons a private garage or carport cannot be constructed other than in the front setback area, such building may be constructed (subject to such relief as may be granted pursuant to Section 43 of the Highway Act) not closer than 2.5 meters (8.2 ft) to the common property line with a highway.

7.7.5 Siting on Large Lots

On any lot of area greater than twice the minimum permitted size, the administrator of this Bylaw may require that the siting of a proposed building shall be such as to facilitate the future subdivision of the parcel or adjacent parcels of land, or may require the filing of written confirmation of the owner's recognition that further subdivision is precluded or impaired by reason of the proposed siting.

7.7.6 Off-Street Parking

(1) Off-street parking shall comply with the regulations and design standards stipulated in Section 12 of this bylaw.

(2) Required off-street parking spaces:

(a)	Single Family Dwellings	2 spaces per dwelling unit
(b)	Churches	1 spaces per 10 seats.

Amended Bylaw 2049

7.7.7 Other Regulations

(1) There shall be no more than one single detached dwelling per lot.

(2) For further regulations which apply to lots within the Rural Residential District – 0.4 hectare district - RR0.4, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 12	Off Street Parking Regulations

7.8 Rural Residential 1 Hectare District - RR1

This zone provides for rural lifestyles at non-urban densities, in locations where natural features or the impact on adjoining land uses precludes more intensive development.

7.8.1 Uses Permitted

Within this zone, the following uses only are permitted:

(1) Single family dwelling.

(2) Home occupations, subject to the regulations in Section 5.8 of this Bylaw.

(3) Horticulture and farming, including the direct sale of produce from the farm, and the grazing and feeding of livestock in accordance with the "Classification and Exemption of Certain Operations" regulations pursuant to the "Pollution Control Act", provided however that feeding pens for intensive feeding operations (including feed lots) shall be located not less than 75 meters from any watercourse or site boundary.

(4) Parks, playgrounds, campsites and recreation facilities maintained by or on behalf of public agencies for public use.

(5) Churches.

(6) Accessory uses and buildings, subject to the regulations in Section 5.6 of this Bylaw.

7.8.2 Lot Area and Width

No lot, parcel or other site created in this zone shall have an area less than 1 ha (2.5 acres), nor a width less than 50 meters (164.0 ft.).

7.8.3 Building Height

Not more than one single family dwelling shall be permitted on any one site.

7.8.4 Setback Requirements

(1) No part of any building shall be closer than 40 meters to the centre line of a controlled access highway designated pursuant to section 3 of the Controlled Access Highways Act, nor closer than 15 meters to the centre line of any other highway.

(2) No part of any building other than an accessory building shall be closer than 10.0 meters (32.8 ft) to that boundary of any parcel lying farthest removed from the boundary between the site and any highway.

(3) In cases not specified in clauses (1) and (2) of this section, no part of any building shall be closer than 5.0 meters (16.4 ft) to any site boundary.

(4) Notwithstanding clause (1) of this section, if for topographical reasons a private garage or carport cannot be constructed other than in the front setback area, such building may be constructed (subject to such relief as may be granted pursuant to Section 43 of the Highway Act) not closer than 12.5

meters (41.0 ft) to the centre line of any highway other than a controlled access highway.

7.8.5 Off-Street Parking

(1) Off-street parking shall comply with the regulations and design standards stipulated in Section 12 of this bylaw.

(2) Required off-street parking spaces:

(a)	Single Family Dwellings	2 spaces per dwelling unit
(b)	Churches	1 spaces per 10 seats.
(c)	Recreational Uses	1 pace per 50 square metres (538.2 sq ft) of gross floor area, plus 0.5 for each spectator seat

7.8.6 Other Regulations

Amended Bylaw 2049

(1) There shall be no more than one single detached dwelling per lot.

(2) For further regulations which apply to lots within the Rural Residential 1 hectare District – RR1, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

7.8.7 Conditions of Use

(1) Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, liquid effluents, dust, fumes, smoke vibration, noise or glare.

Amended
Bylaw 2091

7.9 Rural Residential 2 Hectare District - RR2
Rural Residential 2 Hectare Vacation Rental District - RR2v

This zone provides for rural lifestyles at non-urban densities, in locations where natural features or the impact on adjoining land uses precludes more intensive development.

7.9.1 Uses Permitted

Within this zone, the following uses only shall be permitted:

(1) Single family dwellings

(2) Home Occupations, subject to the regulations in Section 5.8 of this Bylaw.

(3) Horticulture and farming, including the direct sale of produce from the farm, and the grazing and feeding of livestock in accordance with the "Classification and Exemption of Certain Operations" regulations pursuant to the "Pollution Control Act", provided however that feeding pens for intensive feeding operations (including feed lots) shall be located not less than 75 meters from any watercourse or site boundary.

(4) Parks, playgrounds, campsites and recreation facilities maintained by or on behalf of public agencies for public use.

(5) Churches.

(6) Accessory uses and buildings, subject to the regulations in Section 5.6 of this Bylaw.

Amended
Bylaw 2091
7.9.1 (7)

(7) Vacation Rental (in RR2v Zoning District only)

7.9.2 Lot Area and Width

No lot, parcel or other site created within this zone shall have an area less than 2 ha (4.9 acres), nor a width less than 75 meters (246.1 ft).

7.9.3 Density

Not more than one single family dwelling shall be permitted on any one site.

7.9.4 Building Height

No building shall exceed 2 1/2 storeys nor a height of 10 meters except that no accessory building shall exceed one storey nor a height of 5.5 meters.

7.9.5 Setback Requirement

(1) No part of any building shall be closer than 40 meters to the center line of a controlled access highway designated pursuant to Section 3 of the Controlled Access Highways Act, nor closer than 15 meters to the center line of any other highway.

(2) No part of any building other than an accessory building shall be closer than 10 meters to that boundary of any parcel lying farthest removed from the boundary between the site and any highway.

(3) In cases not specified in clauses (1) and (2) of this section, no part of any building shall be closer than 5 meters to any site boundary.

(4) Notwithstanding clause (1) of this section, if for topographical reasons a private garage or carport cannot be constructed other than in the front setback area, such building may be constructed (subject to such relief as may be granted pursuant to Section 43 of the Highway Act) not closer than 12.5 meters to the centre line of any highway other than a controlled access highway.

7.9.6 Off-Street Parking

(1) Off-street parking shall comply with the regulations and design standards stipulated in Section 12 of this bylaw

(2) Required off-street parking spaces:

(a)	Single Family Dwellings	2 spaces per dwelling unit
(b)	Churches	1 spaces per 10 seats.
(c)	Recreational Uses	1 pace per 50 square metres (538.2 sq ft) of gross floor area, plus 0.5 for each spectator seat

Amended Bylaw 2049

7.9.7 Other Regulations

(1) There shall be no more than one single detached dwelling per lot.

(2) For further regulations which apply to lots within the Rural Residential 2 hectare District – RR2, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

7.9.8 Conditions of Use

(1) Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, liquid effluents, dust, fumes, smoke, vibration, noise or glare.

7.9.9 Special Regulations

(1) Notwithstanding "Section 7.9.1 Uses Permitted", small automotive repair business operated in conjunction with and secondary to the single family dwelling is an additional permitted use on land, the legal description which is, "Pcl. A (See 158064I) of Lot 8 and Lot 9, Block 17, Plan 636K, Section 35, Township 23, Range 2, Meridian 6, Kootenay Land District, Except Plan R257".

7.10 Rural Residential 8 Hectare District - RR8

This zone provides for the conservation of agricultural land in areas already subjected to suburbanization; for residential use of a rural character on land not best suited to intensive agriculture; and for residential development of areas removed from existing development, in a manner than will retain their resources and natural features.

7.10.1 Uses Permitted

Within this zone, the following uses only are permitted:

(1) Single family dwelling, provided that where a site is classified as farm land in accordance with the provisions of the Taxation Act or where land is being farmed and lying wholly or partially within the Agricultural Land Reserve designated pursuant to the Land commission Act, the following uses shall be permitted provided they are demonstrated to be essential to the operation of the farm.

(2) More than one single family dwelling, which may be in the form of a mobile home, provided that in no case shall a site density of one dwelling to 2.0 ha (4.9 acres) be exceeded, and where the farming use ceases, the administrator of this Bylaw shall require their removal.

(3) Single family dwelling on a temporary parcel created by explanatory plan for purposes of life tenancy.

(4) Home Occupations, subject to the regulations in Section 5.8 of this Bylaw.

(5) Horticulture and farming, including the direct sale of the produce from the farm, and the grazing and feeding of livestock in accordance with the "Classification and Exemption of Certain Operations" regulations pursuant to the "Pollution Control Act", provided however that feeding pens for intensive feeding operations (including feed lots)shall be located not less than 75 meters (246 ft) from any watercourse or site boundary.

(6) Parks, playgrounds, campsites and recreation facilities maintained by or on behalf of public agencies for public use.

(7) Airfields, airports, and enterprises engaged in air transport or services incidental to air transport except manufacturing, provided that heliports are provided with effective and/or adequate noise screening.

(8) Rights-of-way for railways, conduits, transmission lines.

(9) Wild land uses including fishing and trapping; harvesting of wild crops; harvesting, transport and storage of forest resources; sawmills having a capacity of less than 20 meters cubed (8475.5 F.B.M.) per day.

(10) Other public services and utilities, including broadcasting antannae, cemeteries, sewage disposal facilities, water reservoirs and the like, but excluding open storage.

(11) Outright and conditional land uses permitted pursuant to Section B of Regulation 93/75 pursuant to the Land Commission Act, and land uses permitted pursuant to Section ll(4) of the Land Commission Act by resolution of the Land Commission prior to the adoption of this By-Law.

(12) On sites of 30 ha (74.l acres) or greater, uses permitted in the RR-60 zone, except heliports.

(13) Accessory uses and buildings, subject to the regulations in Section 5.6 of this By-law.

7.10.2 Lot Area

(1) Except where a temporary parcel is created by explanatory plan for the purposes of life tenancy except where a parcel is created for uses listed in clause 7.l0.l (5), (6) or (7) of this section , and except where the total of the area of the site, the area of highways passing through the site and half the area of highways actually bordering the site contains not less than l6 ha, no lot, parcel or other site within this zone shall have an area less than 8 ha.

(2) Where a temporary parcel is created by explanatory plan for the purposes of life tenancy and where a parcel is created for uses listed in clause 7.l0.l (5), (6) or (7) of this section there shall be no minimum parcel size apart from that which would otherwise be in effect if there were no zoning regulations affecting the said parcel.

(3) Where the total of the area of the site, the area of highways passing through the site, and half the area of highways bordering the site contains not less than l6 ha, nothing contained in this Bylaw shall be deemed to prohibit the establishment from the site of two parcels.

Notwithstanding, where a registered parcel originally containing not less than l6 ha exclusive of highways has subsequently been physically divided by a highway, nothing contained in this Bylaw shall be deemed to prohibit the subdivision of the said parcel into not more than two parcels, using an existing highway as the line of demarcation between the two parcels, provided always that neither parcel so created shall contain less than 3 ha.

7.10.3 Density

Except as provided in clause 7.10.1 (1) of this section, not more than one single family dwelling shall be permitted on a site of less than 30 ha and not more than two single family dwellings shall be permitted on a site of 30 ha or greater.

7.10.4 Building Height

No building shall exceed 2 1/2 storeys nor a height of 10 meters except that barns may exceed this height where the setback distance is increased by not less than twice the amount by which the barn exceeds a height of 10 meters.

7.10.5 Setback Requirements

(1) No part of any building shall be closer than 40 meters to the centre line of a controlled access highway designated pursuant to Section 3 of the Controlled Access Highways Act, nor closer than 15 meters to the centre line of any other highway, except that in no case shall a building be closer to the boundary of said highway than permitted pursuant to Section 43 of the Highway Act.

(2) Notwithstanding the foregoing, if for topographical reasons a private garage or carport cannot be constructed other than in the front setback area, such building may be constructed (subject to such relief as may be granted pursuant to Section 43 of the Highway Act) not closer than 12.5 meters to the centre line of any highway other than a controlled access highway.

(3) No part of any building shall be closer than 15 meters to any site boundary other than the common boundary with a highway.

7.10.6 Off-Street Parking and Loading

(1) Off-street parking and loading shall comply with the regulations and design standards stipulated in Sections 12 and 13 of this bylaw, respectively.

(2) Required off-street parking spaces:

(a)	Single Family Dwellings	2 spaces per dwelling unit
(b)	Kennel	1 per 50 sq m (538.2 sq ft_ of gross floor area
(c)	Recreation Facility	1 per 50 sq m (538.2 sq ft_ of gross floor area
(d)	School	
	Elementary & Jr. Secondary	1 for each staff member
	Sr. Secondary	1 for each staff member plus 1 per 10 students
(e)	Church	1 per 10 seats
(f)	Hospital	1 per 2 employees plus 1 per 5 beds
(g)	Library / Museum	1 for each 50 sq m (538.2 sq ft) of gross floor area plus 1 for each 10 sq m (157.6 sq ft) of floor area in areas which are intended to be used for public assembly
(h)	Manufacturing and Industrial Buildings	1 per 2 employees counted as total of 2 shifts

Amended Bylaw 2049

7.10.7 Other Regulations

(1) There shall be no more than one single detached dwelling per lot.

(2) For further regulations which apply to lots within the Rural Family Residential 8 hectare District – RR8, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

7.10.8 Conditions of Use

(1) Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, liquid effluents, dust, fumes, smoke, vibration, noise or glare.

7.11 Rural Residential 60 Hectare District - RR60

This zone provides for the retention of forest and wild land as non-urban, for the conservation of agricultural land by the holding of land in large parcels, for the prevention of intensive use in areas subject to periodic flooding, and for the accommodation of forestry, mining, transportation, recreation and water uses and activities.

7.11.1 Uses Permitted

Within this zone, the following uses only are permitted:

(1) Single family dwelling, provided that where a parcel is classified as farm land in accordance with the provisions of the Taxation Act or where land is being farmed and lying wholly or partially within the Agricultural Land Reserve designated pursuant to the Land Commission Act, the following uses shall be permitted provided they are demonstrated to be essential to the operation of the farm:

(2) More than one single family dwelling, which may be in the form of a mobile home, provided that in no case shall a site density of one dwelling to 2.0 ha (4.9 acres) be exceeded, and where the farming use ceases, the administrator of this Bylaw shall require their removal.

(3) Single family dwelling on a temporary parcel created by explanatory plan for purposes of life tenancy.

(4) Home occupations, subject to the regulations in Section 5.8 of this Bylaw.

(5) Horticulture and farming, including the direct sale of produce from the farm, and the grazing and feeding of livestock in accordance with the "Classification and Exemption of Certain Operations" pursuant to the "Pollution Control Act", provided however that feeding pens for intensive feeding operations (including feed lots) shall be located not less than 75 meters (246.1 ft) from any watercourse or site boundary.

(6) Parks, playgrounds, campgrounds and recreation facilities maintained by or on behalf of public agencies for public use.

(7) Airfields, airports, and enterprises engaged in air transport or services incidental to air transport except manufacturing, provided that heliports are provided with effective and/or adequate noise screening.

(8) Rights of way for railways, conduits, transmission lines.

(9) Wild land uses including fishing and trapping; harvesting of wild crops; harvesting, transport and storage of forest resources; sawmills having a capacity of less than 20 meters cubed (8475.5 F.B.M.) per day.

(10) Archery ranges, gun clubs, facilities (including over-night accommodation) strictly ancillary to canoeing, hiking, hunting, skiing, and similar outdoor recreations.

(11) Youth Camps.

(12) Outright and conditional land uses permitted pursuant to Section B or Regulation 93/75 pursuant to the Land Commission Act, and land uses permitted pursuant to Section 11(4) of the Land Commission Act by resolution of the Land Commission prior to the adoption of this Bylaw.

(13) A ranch or farm operated as a resort for tourists, with horseback riding and similar activities. Over-night accommodation associated with the operation may be located in the principal ranch or farm house, in accessory buildings associated with the principal ranch or farm house, or in a combination thereof.

(14) Kennels, provided that all buildings and enclosed runs shall be not closer than 90 meters (295.3 ft) from any site boundary, provided always that this setback may be reduced where it is proven to the satisfaction of the administrator of this Bylaw that equivalent sound separation has been achieved by other means.

(15) Extraction of raw materials from the land, including preliminary grading, cutting or crushing of materials, providing that no further processing is permitted on the site except where the product is regulated by the Mines Regulation Act, or is to be used on the site, and providing that the extraction and processing are sited so as not to endanger or encroach on any perimeter boundary of such site.

(16) Solid waste disposal sites, conforming with the provisions of Pollution Control Act, and screened by a buffer zone from any public right-of-way, provided that no dwelling shall be located within 150 meters (492.1 ft) of the boundary of such site.

(17) Schools, libraries, churches, hospitals, golf courses, and community recreation and cultural facilities

(18) Other public services and utilities, including broadcasting antennae, cemeteries, sewage disposal facilities, utility storage, water reservoirs and the like.

(19) Dormitory units and construction camps in connection with upgrading or new construction of utilities, transportation and communication works, provided always that upon completion of that project, all buildings and debris shall be completely and cleanly removed except as otherwise provided by development permit or rezoning of the site.

(20) Accessory uses and buildings subject to the regulations in Section 5.6 of this Bylaw.

7.11.2 <u>Lot Area</u>

(1) Except where a temporary parcel is created by explanatory plan for the purposes of life tenancy and except where a parcel is created for uses listed in clauses 7.11.1 (5), (6), (7), (14), (15), or (16) of this section, no lot, parcel or other site created within this zone shall have an area less than 60 ha (148.3 acres).

(2) No lot, parcel or other site used for or created for a use listed in clause 7.11.1 (14) hereof shall have an acre less than 4.0 ha (9.9 acres).

(3) No lot, parcel or other site uses for or created for a sawmill permitted under clause 7.11.1 (8) hereof shall have an area less than 4 ha or such greater area as may be required for the proper disposal of waste material.

7.11.3 Density

Except as provided in clause 7.11.1 (1) of this section, not more than one single family dwelling shall be permitted on a site of less than 30 ha and not more than two single family dwellings shall be permitted on a site of 30 ha or greater.

7.11.4 Building Height

No building shall exceed 2 1/2 storeys nor a height of 10 meters except that barns may exceed this height where the setback distance is increased by not less than twice the amount by which the barn exceeds a height of 10 meters.

7.11.5 Setback Requirements

(1) No part of any building shall be closer than 40 meters to the centre line of a controlled access highway designated pursuant to Section 3 of the Controlled Access Highways Act, no closer than 15 meters to the centre line of any other highway, except that in no case shall a building be closer to the boundary of said highway than permitted pursuant to Section 43 of the Highway Act.

(2) Notwithstanding the foregoing, if for topographical reasons a private garage or carport cannot be constructed other than in the front setback area, such building may be constructed (subject to such relief as may be granted pursuant to Section 43 of the Highway Act) not closer than 12.5 meters to the centre line of any highway other than a controlled access highway.

(3) No part of any building shall be closer than 15 meters to any site boundary other than the common boundary with a highway.

7.11.6 Off-Street Parking and Loading

(1) Off-street parking and loading shall comply with the regulations and design standards stipulated in Sections 12 and 13 of this bylaw, respectively.

(2) Required off-street parking spaces:

(a)	Single Family Dwellings	2 spaces per dwelling unit
(b)	Kennel	1 per 50 sq m (538.2 sq ft_ of gross floor area
(c)	Recreation Facility	1 per 50 sq m (538.2 sq ft_ of gross floor area
(d)	School	
	Elementary & Jr. Secondary	1 for each staff member
	Sr. Secondary	1 for each staff member plus 1 per 10 students
(e)	Church	1 per 10 seats
(f)	Hospital	1 per 2 employees plus 1 per 5 beds
(g)	Library / Museum	1 for each 50 sq m (538.2 sq ft) of gross floor area plus 1 for each 10 sq m (157.6 sq ft) of floor area in areas which are intended to be used for public assembly

(h)	Manufacturing and Industrial Buildings	1 per 2 employees counted as total of 2 shifts

7.11.7 Other Regulations

Amended Bylaw 2049

(1) There shall be no more than one single detached dwelling per lot.

(2) For further regulations which apply to lots within the Rural Residential 60 hectare District – RR60, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

7.11.8 Conditions of Use

(1) Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, liquid effluents, dust, fumes, smoke, vibration, noise or glare.

SECTION 8 - COMMERCIAL DISTRICTS (C)

8.1 Central Business District - C1

This District provides for the accommodation in the downtown area of general commercial uses to serve the consumer needs of the entire community. Provision is also made for the development of apartment buildings, either in combination with commercial uses, or separate residential buildings.

8.1.1 Uses Permitted

Amended Bylaw 2264 added (animal clinics, minor)

1) animal clinics, minor
2) apartment buildings
3) automobile, mobile home or boat sales, or rentals, including related minor repair shops.
4) banks
5) business and professional offices
6) cafes or restaurants (excluding drive-in restaurants)

Amended Bylaw 2236 added (cannabis retail sales)

7) cannabis retail sales
8) clubs or lodges
9) commercial schools

Amended Bylaw 2101 (craft distillery)

10) craft distillery
11) dwelling units in combination with commercial uses, subject to the conditions stated in Section 8.1.2
12) fire halls
13) funeral parlors
14) gasoline service stations and accessory buildings subject to the conditions stated in Section 8.1.2

Amend Bylaw 2032 (hostels)

15) health service centers and clinics
16) hotels, motels, motor hotels, and hostels

Amended Bylaw 1890 (liquor primary)

17) libraries
18) liquor primary establishments

Amended Bylaw 1856 (microbrewery)

19) microbrewery
20) offices of municipal, provincial and federal governments

Amended Bylaw 1847 (parking areas)

21) parking areas
22) personal service establishments, including: barber shops, beauty parlors, dry cleaning establishments, electrical appliance repair shops, florist shops, laundries and launderettes, optical or watch repair shops, outdoor garden shops, photographic studios, shoe repair shops, tailor shops and similar establishments.
23) police stations
24) post offices

25) public assembly and entertainment use, including: auditoriums, amusement arcades, billiard and pool halls, pools, and theatres (excluding drive-in theatres)

26) public transportation depots, including taxi dispatch offices.

27) retail sale of new automobile parts and accessories

Amend Bylaw 1734 (retail stores – new and used)

28) retail stores - new and used

29) racquet ball courts

30) shopping centres

31) telephone exchanges and similar public utilities, provided they are housed completely within an enclosed building

32) wholesale in conjunction with retail establishments [to a maximum of six hundred and fifty decimal three (650.3) square meters (7,000 sq. ft.)]

(1) The following Institutional uses:

(a) fire halls

(b) libraries

(c) offices of municipal, provincial and federal governments

(d) telephone exchanges and similar public utilities, provided they are housed completely within an enclosed building

(e) police stations

(f) post offices

(2) The following residential uses:

(a) dwelling units in combination with commercial uses, subject to the conditions stated in Section 8.1.2

(b) apartment buildings

8.1.2 Conditions of Use

(1) Gasoline service stations:

(a) Screening of not less than 1 meter (3.3 ft) in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an R District.

(b) Gasoline service pumps or pump islands shall be located not closer than 4.5 meters (14.8 ft) to any property lines.

(c) All servicing and servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a building.

(d) The entire surface area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.

Amended
Bylaw 1858

(e) Where a lot abuts a lot in an R District, or is separated by a street or lane therefrom, exterior lighting shall be designated to deflect away from adjacent properties.

(2) Dwelling units in combination with commercial uses:

(a) All dwelling units shall be located above the ground floor of a commercial building.

(b) All dwelling units shall be in accordance with Section 5.10.

(c) A minimum of 5.0 square metres (53.5 square feet) of usable open space shall be provided for each dwelling unit.

(d) A completely separate entrance to the dwelling units shall be provided from a ground floor entrance which opens onto a public street.

(e) One and one-half parking spaces shall be provided for each dwelling unit.

(f) One and one-half parking spaces shall be provided for each dwelling unit, located so as not to impair access to the commercial premises or the use of off-street loading facilities.

Amended
Bylaw 1917
Section 8.1.2
(g), (h) & (i)

(g) The maximum density shall be one dwelling unit per 167.2 square metres (1,800.0 square feet), approximately 60 units per hectare (24.2 units per acre).

(h) Notwithstanding Section 8.1.2(2)(g), the maximum density may be increased to a maximum of one dwelling unit per 66.6 square metres (717.6 square feet), approximately 150 units per hectare, if 15% of all residential units are affordable housing dwelling units.

(i) Notwithstanding Section 8.1.2(2)(h), the maximum density may be further increased to a maximum of one dwelling unit per 50 square metres (538.24 square feet), approximately 200 units per hectare (80.9 units per acre) if amenities are provided in accordance with Section 8.1.2(2)(h) and a minimum of one of the following amenities is provided:

(i) Underground or below building parking for 75% or more of the required parking stalls;

(ii) Mean unit size of 92.9 square metres (1,000 square feet) or less;

(iii) LEED Gold certification;

(iv) 25% or more of residential units as rental units;

(v) Restoration and designation of a heritage property; or

(vi) Dedication of community amenity space, as approved by City Council

Amended
Bylaw 1917
and 2138
Section
8.1.2(3)

(3) Apartment buildings:

(a) The maximum density shall be in accordance to Section 7.6.6.

8.1.3 Lot Area and Width

Each lot shall have an area of not less than 230 square meters (2474.8 sq.ft.) and a width of not less than 7 meters (23 ft).

Amended Bylaw 1858

8.1.4 Floor Area Ratio

(1) The maximum floor area ratio shall be 2.5 for general commercial, service and institutional use, and dwelling units in combination with commercial uses.

(2) The maximum floor area ratio shall be 2.0 for apartment buildings.

8.1.5 Front Yard

(1) For general commercial, service, institutional and combination residential/commercial uses, no yard shall be required.

(2) For apartment buildings, a front yard of not less than 6 meters (19.7 ft) in depth shall be provided.

8.1.6 Side Yards

(1) For general commercial, service, institutional and combination residential/commercial uses, no side yard shall be required, subject to the condition that where a lot abuts a lot in an R District, a sideyard of 3 meters (9.7 ft) in width shall be provided. Where a side is provided when not required by the provisions of this Bylaw, the side yard adjoining an abutting lot shall be not less than 3 meters (9.8 ft) in width.

(2) For apartment buildings, side yards shall be provided of not less than 3 meters (9.8 ft) in depth.

8.1.7 Rear Yards

Amended Bylaw 2264

(1) For general commercial, service, institutional and combination of residential/commercial uses, no rear yard shall be required, subject to the conditions that where a lot abuts a lot in an R District, the rear yard shall be not less than 6 meters (19.7 ft) in depth, and that any for projections outlined in Section 5.12 that are not part of the building footprint, the rear yard shall be not less than 1 meter (3.28 ft.) in depth to allow for adequate snow clearing.

(2) For apartment buildings, a rear yard shall be provided of not less than 6 meters (19.7 ft).

Amended Bylaw 1858

8.1.8 Height of Building

The maximum building height shall be the lesser of 12.0 metres (39.4 feet) or three storeys.

Amended Bylaw 1858

8.1.9 Usable Open Space

Usable open space shall be provided for apartment buildings in accordance with Section 7.5.6 of this Bylaw.

8.1.10 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this Bylaw, respectively.

8.1.11 Other Regulations

For further regulations which apply to lots within the Central Business District - C1, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

Amended Bylaw 1847

8.1.12 Special Regulations

(1) Notwithstanding "Section 8.1.1. Uses Permitted", washrooms and storage buildings are an additional permitted use on land, the legal description which is Lot 20, Block 16, Section 34, TWP 23, R2, W6M, Kootenay District, Plan 636, 109 Mackenzie Avenue

8.2 Downtown Fringe Commercial - C2

This District provides for the establishment of compatible commercial and residential uses in areas of transition between the central commercial district and residential districts.

8.2.1 Uses Permitted

Amended Bylaw 2264 added (animal clinics, minor)

1) animal clinics, minor
2) apartment buildings
3) banks
4) boarding, lodging and rooming houses, subject to the development regulations in the R2 District
5) business and professional offices
6) cannabis retail sales

Amended Bylaw 2236 added (cannabis retail sales)

7) clubs or lodges
8) dwelling units in combination with commercial uses, subject to the conditions stated in Section 8.1.2(2)
9) libraries
10) motels, motor hotels, and hostels
11) offices of municipal, provincial and federal governments
12) personal service establishments, including barber shops, beauty parlours, dry cleaning establishments, laundromats, florist shops, optical or watch repair shops, photographic studios, funeral parlours, tailor shops, dressmaking shops, electrical appliance repair shops, outdoor garden shops, shoe repair shops and similar establishments
13) post offices
14) single family dwellings only on lots which at the time of adoption of this Bylaw were occupied by existing single family dwellings, subject to the development regulations in the R2 District
15) retail stores up to a 60 percent site coverage
16) restaurants

(1) The following general commercial and service uses:

(a) banks
(b) business and professional offices
(c) clubs or lodges
(d) retail stores up to a 60 percent site coverage
(e) restaurants
(f) personal service establishments, including barber shops, beauty parlours, dry cleaning establishments, laundromats, florist shops, optical or watch repair shops, photographic studios, funeral parlours, tailor shops, dressmaking shops, electrical appliance repair shops, outdoor garden shops, shoe repair shops and similar establishments
(g) cannabis retail sales

(2) The following institutional uses:

(a) libraries

(b) offices of municipal, provincial and federal governments

(c) post offices

(3) The following residential and accommodation uses:

(a) apartment buildings

(b) dwelling units in combination with commercial uses, subject to the conditions stated in Section 8.1.2 (2)

(c) single family dwellings subject to the condition that new single family dwellings shall be permitted only on lots which at the time of adoption of this Bylaw are occupied by existing single family dwellings, subject to the conditions in the R2 District

Amend Bylaw 2032 (e)

(d) boarding, lodging and rooming houses, as permitted in the R2 District, subject to the regulations contained therein.

(e) motels, motor hotels and hostels

8.2.2 Floor Area Ratio

(1) For commercial uses or combination commercial/residential uses, the maximum floor area ratio shall be 1.5.

(2) For apartment buildings, the maximum floor area ratio shall be 0.8.

8.2.3 Front Yard

(1) For general commercial, service, institutional and combination residential/commercial uses, no front yard shall be required.

(2) For apartment buildings, a front yard of not less than 6 meters (19.7 ft) in depth shall be provided.

8.2.4 Side Yards

(1) For general commercial, service, institutional and combination residential/commercial uses, no side yard shall be required, subject to the condition that where a lot abuts a lot in an R District, a side yard of 3 meters (9.8 ft) in width shall be provided. Where a side yard is provided when not required by the provisions of this Bylaw, the side yard adjoining an abutting lot shall be not less than 3 meters (9.8 ft) in width.

(2) For apartment buildings, side yards shall be provided of not less than 3 meters (9.8 ft) in width.

8.2.5 Rear Yards

(1) For general commercial, service, institutional and combination of residential/commercial uses, no rear yard shall be required, subject to the conditions that where a lot abuts a lot in an R District, the rear yard shall be not less than 6 meters (19.7 ft) in depth, and that any for projections outlined in Section 5.12 that are not part of the building footprint, the rear yard shall

be not less than 1 meter (3.28 ft.) in depth to allow for adequate snow clearing.

(2) For apartment buildings, a rear yard shall be provided of not less than 6 meters (19.7 ft) in depth.

8.2.6 Lot Area and Width

Each lot shall have an area of not less than 550 square meters (5943.5 ft) and a width of not less than 15 meters (49.2 ft).

Amended Bylaw 1858

8.2.7 Height of Building

The maximum building height shall be the lesser of 12.0 metres (39.4feet) or three storeys

Amended Bylaw 1858 and 2138 Section 8.2.8

8.2.8 Usable Open Space

Usable open space shall be provided for apartment buildings in accordance with Section 7.6.7 of this Bylaw.

8.2.9 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this Bylaw, respectively.

8.2.10 Other Regulations

For further regulations which apply to lots within the Downtown Fringe Commercial District - C2, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

Amended Bylaw 1917 and 2138 Section 8.2.11

8.2.11 Density

The maximum density for apartment buildings shall be in accordance to Section 7.6.6.

8.2A Fringe Area Commercial District - C2-A

This District provides for the establishment of compatible restricted commercial/residential uses in areas of transition between Downtown Fringe Commercial and Residential Districts.

8.2A.l Uses Permitted

(1) Bed & Breakfast (as limited by Parking Requirements under this zone.)

(2) Professional Offices (where existing building is renovated in keeping with the Heritage Trust regulations).

(3) Tea House and Restaurant (as limited by parking requirements under this zone.)

(4) Specialty Museum.

(5) Restricted retail as related to items displayed in the museum such as pianos, art and antiques.

(6) Owner and/or Operator accommodation.

8.2A.2 Floor Area Ration

For combination commercial/residential uses, the maximum floor area ration shall be 0.5.

8.2A.3 Front Yard

Shall be not less than 6 meters (l9.7 ft.) in depth.

8.2A.4 Side Yards

Shall be not less than 3 meters (9.8 ft.) in width.

8.2A.5 Lot Area & Width

Each lot shall have an area of not less than l000 square meters (l0,763.9 sq. ft.) and a width of not less than 30 meters (98.5 ft.).

8.2A.6 Height of Building

The height of buildings shall not exceed l2 meters (39.4 ft.) or three (3) storeys.

8.2A.7 Usable Open Space

All open space may be used for parking and/or landscaping, but in no case shall the parking area exceed the amount of landscaping area.

8.2A.8 Off-Street Parking and Loading

(a) One Loading Zone shall be provided.

(b) For residential use, two (2) parking spaces shall be provided.

(c) For combination uses of Bed and Breakfast and Tea House or Restaurant one (l) space for each sleeping unit plus one (l)space for each l8.6 sq. meters (200 sq. ft.) of dining area.

8.2A.9 Other Regulations

For further regulations which apply to lots within this zone refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.2B S.R. Fringe Commercial District - C2-B

This District provides for the establishment of restricted commercial uses in a residential area adjacent to a main access route.

8.2B.l Uses Permitted

(1) Retail (with the principal use being grocery related., i.e. 75% or more).

(2) Mini Post-Office.

8.2B.2 Conditions of Use

(1) All portions of the lot not utilized by buildings shall be paved with either asphalt or decorative paving stones.

(2) Where a lot abuts an R-District natural landscaping shall be provided to act as a screening. This screening shall not exceed 2 meters (6.6 ft.) in height.

(3) No accessory buildings are allowed.

8.2B.3 Lot Area and Width

Each lot shall have an area of not less than 3,720 square meters (40,043 sq. ft.) and a width of not less than 6l meters (200.l3 ft.)

8.2B.4 Floor Area Ratio

The maximum floor area ration shall be 0.3.

8.2B.5 Front Yard

A front yard shall be provided of not less than 22 meters (72.l8 ft.).

8.2B.6 Side Yard

A side yard, abutting a street, shall be not less than l8 meters (59.06 ft.) and a side yard abutting an R Zone shall be not less than 7.5 meters (24.6 ft.).

8.2B.7 Rear Yard

A rear yard shall be provided of not less than 7.5 meters (24.6 ft.).

8.2B.8 Height of Building

The height of buildings shall not exceed 4.5 meters (l4.76 ft.)
or one storey.

8.2B.9 Off Street Parking and Loading

(1) One parking space shall be provided for each 68.5 sq. meters (225 sq. ft.) of gross floor area of building.

(2) One Loading Zone shall be provided for a total gross floor area of building up to 465 sq. meters (5,0l7.5 sq. ft.).

(3) One additional Loading Zone shall be provided for total gross floor area of building from 465 sq. meters to 2,300 sq. meters (24,8l7 sq. ft.).

8.2B.l0 Other Regulations (where applicable)

For further regulations which apply to lots within the C2-B Zone, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.3 Shopping Centre Commercial District - C3

This District provides for the establishment of shopping centre commercial establishments complexes designed as integrated units to provide commercial services to the entire community.

8.3.1 Uses Permitted

(1) Retail stores or groups of retail stores

(2) Banks

(3) Business and professional offices

(4) Restaurants (excluding drive-in restaurants)

(5) Governmental or public utility offices

(6) Personal service establishments, including: barbershops, beauty parlors, dry cleaning establishments, electrical appliance repair shops, florist shops, laundries and launderettes, optical or watch repair shops, outdoor garden shops, photographic studios, shoe repair shops, tailor shops and similar establishments.

(7) Public assembly and entertainment uses, including: auditoriums, amusement arcades, billiard and pool halls, bowling alleys, dance halls, meeting halls, swimming pools, and theatres (excluding drive-in theatres).

(8) Buildings or land used for the retail sale of automotive lubricants, fuels and accessories.

(9) Buildings or land used for the storage and retail sale of building materials and supplies.

(10) Motor hotels.

8.3.2 Lot Area

Each lot shall have an area of not less than 5000 square meters (53,820 sq.ft.).

8.3.3 Yards

A front yard, rear yard and side yards shall be provided of not less than 6 meters (19.7 ft) in width (depth).

8.3.4 Height of Building

The height of buildings shall not exceed 12 meters (39.4 ft) nor three (3) storeys.

8.3.5 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this bylaw, respectively.

8.3.6 Other Regulations

For further regulations which apply to lots within the Shopping Center Commercial District - C3, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.4 Highway Commercial District - C4

This District provides for the orderly development of accommodation for transient motorists in proper relationship to thoroughfares and surrounding areas.

8.4.1 Uses Permitted

(1) Motels, motor hotels and hotels

(2) Cafes, coffee shops, and restaurants. (Including drive-in restaurants)

(3) Car washing establishments

(4) Gasoline service stations

(5) Public and private facilities designed to promote the public interest and distribute information about the community, including the retail sale of souvenirs and items of interest to the travelling public

(6) Local convenience stores. The gross floor area of individual retail stores shall not exceed 250 square meters (2691 sq.ft.)

(7) Public transportation depots

(8) Fruit stands, provided that:

(i) for roadside fruit stands, an access permit shall be obtained from the City of Revelstoke, or where applicable, from the Ministry of Transportation and Highway

(ii) fruit stands shall be structurally of sound construction with a durable painted or prefinished exterior cladding.

(iii) advertising signs shall conform to the provisions of the City of Revelstoke Sign Bylaw No. 1044 and any amendments thereto

(9) Campgrounds complying with the current Camp-site Regulations pursuant to the Health Act.

Amended Bylaw 2066 8.4.1 (12)

(10) One (1) dwelling unit for the use of the owner, operator or caretaker of the principal and permitted use.

(11) Accessory uses and buildings, subject to the regulations of Section 5.6 of this Bylaw.

Amended Bylaw 2236 added (13)

(12) Microbreweries

(13) Cannabis Retail Sales

8.4.2 Conditions of Use

(1) Motels, Motor Hotels and Hotels:

(a) each lot shall have an area of not less than 1700 square meters (18298.6 sq.ft.).

(b) the front yard, side yard and rear yard shall be not less than 6 meters (19.7 ft).

(2) Car Washing Establishments:

(a) each lot shall have an area of not less than 930 square meters (10010.4 sq.ft.)

(b) No building shall be situated closer than five meters (16.4 ft) to the side property line.

(c) screening of not less than 1.5 meters (4.9 ft) in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an R District or is separated therefrom by a lane.

(d) the entire customer service area shall be paved with a permanent surface of asphalt or concrete.

(3) Gasoline Service Stations:

(a) screening of not less than 1 meter (3.3 ft) in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an R District.

(b) gasoline service pumps or pump islands shall be located not closer than 4.5 meters (14.8 ft) to any property line.

(c) all servicing and servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a building.

(d) the entire surface area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.

(e) where a lot abuts a lot in an R district, or is separated by a street or land therefrom, exterior lighting shall be designed to deflect away from adjacent properties.

(4) All portions of a lot not utilized by buildings, structures, parking areas, display areas, delivery or screened storage areas, shall be cleared of weed growth and maintained in a dust-free condition at all times.

(5) Any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening consisting of a solid 2.5 meter (8.2 ft) fence or wall, which shall be uniformly painted or well maintained, and not used for advertising or display purposes.

(6) For all properties fronting on the Trans Canada Highway, front yard requirements shall comply to the provisions of the Controlled Access Highway Act.

8.4.3 Lot Area and Width

Each lot shall have an area of not less than 600 square meters (6458.4 sq.ft.) or such greater area as may be necessary to satisfy the requirements of the Sewage Disposal Regulations pursuant to the Health Act, and a width of not less that 17 meters (55.8ft).

Amended
Bylaw 1942

8.4.4 Lot Coverage

The maximum lot coverage shall be 50 percent of the lot area, except as provided in 8.4.6.(2).

8.4.5 Minimum Yard Requirements

(1) A front yard shall be provided of not less than 6 meters (19.7 ft.) in depth

(2) Side yards shall be provided of not less than 6 meters (19.7 ft.) in width.

(3) A rear yard shall be provided of not less than 6 meters 19.7 ft.) in depth.

8.4.6 Height of Building

The height of buildings shall not exceed:

(1) 12 meters (39.4 ft)or three (3) storeys; or

Amendment Bylaw 1942

(2) 16.7 meters (55ft.) or four and one-half (4 1/2) storeys provided the lot coverage does not exceed 35 percent of the lot area.

8.4.7 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this bylaw, respectively.

8.4.8 Other Regulations

For further regulations which apply to lots within the Highway Commercial District - C4, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.4.9 Special Regulations

Notwithstanding "Section 8.4.1. Uses Permitted", an apartment building is an additional permitted use on "the South Half of Villa Lot 11, Section 33, Township 23, Range 2, West of the 6th Meridian, Kootenay District, Plan 9551, Except Part included in Plan R257".

8.4A Highway Commercial Special District - C4-A

This District provides for the orderly development of accommodation and services to motorists, residents and tourists in proper relationship to thoroughfares and surrounding areas:

8.4A.l Uses Permitted

(1) Motels, motor hotels and hotels.

(2) Cafes, coffee shops, restaurants. (Including drive-in restaurants).

(3) Car washing establishments.

(4) Gasoline service stations.

(5) Local convenience stores. The gross floor area of individual retail stores shall not exceed 250 square meters (269l sq. ft.)

(6) Fruit stands, provided that:

(a) for roadside fruit stands, an access permit shall be obtained from the City of Revelstoke, or where applicable from the Ministry of Transportation & Highways.

(b) fruit stands shall be structurally of sound construction with a durable painted or prefinished exterior cladding.

(c) advertising signs shall confirm to the provisions of the City of Revelstoke Sign By-Law #l044 and any amendments thereto.

(7) One (l) dwelling unit for the use of the owner, operator or caretaker of the principal and permitted use.

(8) Accessory uses and buildings, subject to the regulations of Section 5.6 of this By-Law.

(9) Commercial heliports.

8.4A.2 Conditions of Use

(1) Motels and Motor Hotels:

(a) each lot shall have an area of not less than l700 square meters (l8298.6 sq. ft.)

(b) the front yard, side yard and rear yard shall be not less than 6 meters (l9.7 ft.)

(2) Car Washing Establishments:

(a) each lot shall have an area of not less than 930 square meters (l00l0.4 sq. ft.)

(b) no building shall be situated closer than five meters (l6.4 ft.) to the side property line.

(c) screening of not less than l.5 meters (4.9 ft.) in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an R District or is separated therefrom by a lane.

(d) the entire customer service area shall be paved with a permanent surface of asphalt or concrete.

(3) Gasoline Service Stations.

(a) screening of not less than l meter (3.3 ft.) in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an R District.

(b) gasoline service pumps or pump islands shall be located not closer than 4.5 meters (l4.8 ft.) to any property line.

(c) all servicing and servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a building.

(d) the entire surface area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.

(e) where a lot abuts a lot in an R district, or is separated by a street or land therefrom, exterior lighting shall be designed to deflect away from adjacent properties.

(4) All portions of a lot not utilized by buildings, structures, parking areas, display areas, delivery or screened storage areas, shall be cleared of weed growth and maintained in a dust-free condition at all times.

(5) Any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening consisting of a solid 2.5 meter (8.2 ft.) fence or wall, which shall be uniformly painted or well maintained, and not used for advertising or display purposes.

(6) For all properties fronting on the Trans-Canada Highway, front yard requirements shall comply to the provisions of the Controlled Access Highway Act.

(7) For Commercial Heliports, the following conditions apply:

(a) hours of operation are restricted to daylight hours only.

(b) flight corridors must be submitted to City Council for approval (no flights over built up areas of the City).

(c) landing site to be secured at all times.

(d) proper warning signs, as approved by the Ministry of Transportation & Highways to be posted along Trans Canada Highway #l.

(e) refueling area to be installed pursuant to Fire Services Act of B.C. and the National Fire Code of Canada

(f) the size of the helicopter shall not exceed a 206 model.

(g) no slinging onto or from site.

8.4A.3 Lot Area and Width

Each lot shall have an area of not less than 930 square meters (l0,0l0.8 sq. ft.) or such greater area as may be necessary to satisfy the requirements of the Sewage Disposal Regulations pursuant to the Health Act and a width of not less than l7 meters. (55.8 ft.).

8.4A.4 Lot Coverage

The maximum lot coverage shall be 50 percent of the lot area.

8.4A.5 Minimum Yard Requirements

(1) A front yard shall be provided of not less than 6 meters (l9.7 ft.) in depth.

(2) Side yards shall be provided of not less than 6 meters (l9.7 ft. in width).

(3) A rear yard shall be provided of not less than 6 meters (l9.7 ft.) in depth.

8.4A.6 Height of Building

The height of buildings shall not exceed l2 meters (39.4 ft.) nor three (3) storeys.

8.4A.7 Off-street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section l2 and l3 of this By-Law, respectively.

8.4A.8 Other Regulations

For further regulations which apply to lots within the Highway Commercial District - C4, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.5 Tourist Commercial District - C5

This District provides for the orderly development, in proper relationship to amenity areas and surrounding uses, of lodging and eating facilities to provide accommodation for visitors and tourists in the community.

8.5.1 Uses Permitted

(1) Motels, and motor hotels

(2) Restaurants (excluding drive-in restaurants)

(3) Campgrounds complying with current Camp-Site Regulations pursuant to the Health Act.

(4) Owner/operator accommodation

8.5.2 Conditions of Use

(1) All portions of a lot not utilized by buildings, structures, parking areas, driveways or sidewalks, shall be landscaped by any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative fences and the like, tastefully arranged and maintained so as to enhance the appearance of the property.

(2) Where a lot abuts a lot in an R District, screening in the form of fences, walls, hedges or landscaped berms shall be provided and properly maintained along the lot boundary to serve as a visual buffer between the commercial and residential uses. The screening shall not exceed 2 meters (6.6 ft) in height.

8.5.3 Lot Area and Width

Each lot shall have an area of not less than 1000 square meters (10763.9 sq.ft.) and a width of not less than 20 meters (65.6 ft).

8.5.4 Minimum Yard Requirements

Front, rear and side yards shall be provided of not less than 6 meters (19.7 ft) each in depth.

8.5.5 Height of Building

The height of buildings shall not exceed 10.5 meters (34.5 ft) nor two and one-half (2 1/2) storeys.

8.5.6 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this bylaw, respectively.

8.5.7 Other Regulations

For further regulations which apply to lots within the Tourist Commercial District - C5, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.6 Victoria Road Commercial District - C6

This District recognized the existing pattern of commercial and residential uses fronting on Victoria Road from the CPR underpass to Garden Avenue.

8.6.1 Uses Permitted

(1) Automobile, boat trailer and recreational vehicle showrooms and sales and rental lots, including related minor repair shops.

(2) Cafes, coffee shops and restaurants.

(3) Car wash establishments subject to the provision of Section 8.4.2 (2) of this Bylaw.

(4) Delivery and express facilities.

(5) Service establishments including dry cleaning establishments and laundries, appliance repair shops, locksmith shops, shoe repair shops, upholstery and similar uses.

(6) Retail sales, rental and repair of tools and small equipment such as chain saws, lawn and garden equipment motorbikes, outboard motors and similar equipment.

(7) Retail stores

(8) Tire shops

(9) Gasoline service stations and accessory buildings subject to the provisions of Section 8.4.2 (3) of this Bylaw.

(10) Motels and motor hotels subject to the provisions of Section 8.4.2 (1) of this Bylaw.

(11) Police Stations.

Amended Bylaw 2231 - Added (13)

(12) Single and two family dwellings, subject to the regulations of the R2 District.

Amended Bylaw 2236 - Added (14)

(13) Amusement and Recreation Services, including bowling alleys and billiard parlours on Lot A, Sections 33 and 34, Township 23, Range 2, West of the 6th Meridian, Kootenay District Plan 5550

(14) Cannabis Retail Sales

8.6.2 Lot Coverage

The maximum coverage shall be 50 percent of the lot area.

8.6.3 Lot Area and Width

Each lot shall have an area of not less than 590 square meters (6350.9 sq. ft.) and a width of not less than 15 square meters (49.2 sq.ft.)

8.6.4 Front and Rear Yard

Front and rear yards shall be provided of not less than 6 meters (19.7 ft.) each in depth.

8.6.5 Side Yards

For commercial uses listed in Section 8.6.1 (1) to (9), no side yard shall be required, subject to the following conditions:

(1) Where a lot abuts a lot in an R District, a side yard of 3 meters (9.8 ft) in width shall be provided.

(2) For a corner lot, a side yard shall be provided of 3 meters (9.8 ft) in width from the lot line abutting the side street.

(3) No storage yard or area shall be permitted in a required side yard of a corner lot.

(4) Where a side yard is provided when not required by the provisions of this Bylaw, a side yard adjoining an abutting lot shall be not less than 3 meters (9.8 ft) in width.

8.6.6 Height of Building

The height of buildings shall not exceed 10.5 meters (34.5 ft) or two and one-half (2 1/2) storeys.

8.6.7 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this bylaw, respectively.

8.6.8 Other Regulations

For further regulations which apply to lots within the Victoria Road Commercial District - C6, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.6A Victoria Road Commercial/Residential District - C6A

This District recognized the existing pattern of commercial and residential uses fronting on Victoria Road from the CPR underpass to Garden Avenue and allow 2nd Storey Residential in conjunction with a Commercial Use.

8.6A.1 Uses Permitted

(1) Automobile, boat trailer and recreational vehicle showrooms and sales and rental lots, including related minor repair shops.

(2) Cafes, coffee shops and restaurants.

(3) Car wash establishments subject to the provisions of Section 8.4.2(2) of this Bylaw.

(4) Delivery and express facilities.

(5) Service establishments, including dry cleaning establishments and laundries, appliance repair shops, locksmith shops, shoe repair shops, upholstery and similar uses.

(6) Retail sales, rental and repair of tools and small equipment such as chain saws, lawn and garden equipment, motorbikes, outboard motors and similar equipment.

(7) Retail stores.

(8) Tire shops.

(9) Gasoline service stations and accessory buildings subject to the provisions of Section 8.4.2(3) of this Bylaw.

(10) Motels and motor hotels subject to the provisions of Section 8.4.2(1) of this Bylaw.

Amended Bylaw 2236 - added (12)

(11) Second storey single family residential.

(12) Cannabis Retail Sales

8.6A.2 Conditions of Use

(1) Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, dust, fumes, noise or glare.

(2) In the required front yard and required side yards, storage of equipment, machinery, motor vehicles and similar items shall not be permitted, subject to the condition that items for sale or rental may be displayed within the required front yard.

(3) Any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening consisting of a solid 2.0 meters (6.56 ft.) fence or wall, which shall be uniformly painted and well maintained and not used for advertising or display purposes.

(4) All portions of a lot not utilized by buildings, structures, parking areas, display areas, driveways, or screened storage areas, shall be cleared of weed growth and maintained in a dust-free condition at all times.

(5) All second storey residential shall have onsite parking as a condition precedent to the use being allowed.

(6) All onsite parking areas shall be illuminated so that the illumination is restricted to the lot being illuminated.

8.6A.3 Lot Coverage

The maximum coverage shall be 50 percent of the lot area.

8.6A.4 Lot Area and Width

Each lot shall have an area of not less than 590 square meters (6350.9 sq. ft.) and a width of not less than 15 meters (49.2 ft.).

8.6A.5 Front and Rear Yard

Front and rear yards shall be provided of not less than 6 meters (19.7 ft.) each in depth.

8.6A.6 Side Yards

For commercial uses listed in Section 8.6A.1 (1) to (9), no side yard shall be required, subject to the following conditions:

(1) Where a lot abuts a lot in an R District, a side yard of 3 meters (9.8 ft.) in width shall be provided.

(2) For a corner lot, a side yard shall be provided of 3 meters (9.8 ft.) in width from the lot line abutting the side street.

(3) No storage yard or area shall be permitted in a required side yard of a corner lot.

(4) Where a side yard is provided when not required by the provisions of this Bylaw, a side yard adjoining an abutting lot shall be not less than 3 meters (9.8 ft) in width.

8.6A.7 Height of Buildings

The height of buildings shall not exceed 10.5 meters (34.5 ft.) or two and one-half (2 1/2 storeys).

8.6A.8 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this Bylaw, respectively.

8.6A.9 Other Regulations

For further regulations which apply to lots within the Victoria Road Commercial/Residential District - C6A, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.7 Service Commercial District - C7

This District provides for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods, and equipment.

8.7.1 Uses Permitted

Amended Bylaw 2264 – deleted Animal hospital and replaced with Animal Clinics, Minor

(1) Animal clinics, minor

(2) auction rooms

(3) automobile, boat, trailer, and recreational vehicle showrooms and sales and rental lots, including related showrooms and sales and rental lots, including related minor repair shops.

(4) truck and truck trailer sales or rental lots, and truck repair shops.

(5) mobile home sales, service and storage.

(6) cafes, coffee shops, restaurants, including drive-in business.

(7) car washing establishments

(8) commercial nurseries and greenhouses.

(9) delivery and express facilities.

(10) warehousing and wholesaling.

(11) offices, storage buildings and yards for the following trade contractors: building, electrical, heating, ventilating and air conditioning, painting, plumbing, refrigeration, roofing, signs.

(12) service establishments including dry cleaning establishments and laundries, appliance repair shops, locksmith, shops, shoe repair shops, funeral parlours, upholstering, and similar uses.

(13) public transportation depots.

(14) building supply establishments.

(15) retail sale, rentals and repair of tools and small equipment such as chain saws, lawn and garden equipment, motorbikes, outboard motors and similar equipment.

(16) tire shops, including sales and repair.

(17) retail sale of new automobile parts and accessories, including related minor repair shops.

Amended Bylaw 1734 (19)

(18) automobile repair shop, paint shop and body shop.

(19) retail stores - new and used.

(20) gasoline service stations and accessory buildings subject to the conditions stated in Section 8.1.2 (1).

(21) Institutional uses, including:

(a) fire halls

(b) police stations

(c) telephone exchanges and similar public utilities.

(22) amusement and recreation services, including bowling alleys and billiard parlours.

(23) single family dwellings existing as a principal use at the time of application of this zone to a parcel, provided always that this use shall cease or be converted to caretaker accommodation upon the conversion of the principal use to one of the other uses permitted in this zone.

Amended Bylaw 1741

(24) accessory buildings and uses, subject to the regulations of Section 5.6 of this Bylaw.

Amended Bylaw 2236 - added (27)

(25) second storey residential of one and two bedroom suites.

(26) mini-storage facilities.

(27) Cannabis retail sales

8.7.2 Conditions of Use

(1) Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, dust, fumes, noise or glare.

(2) In the required front yard and required side yards, storage of equipment, machinery, motor vehicles and similar items shall not be permitted, subject to the condition that items for sale or rental may be displayed within the required front yard.

(3) Any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening consisting of a solid 2.5 meters (8.2 ft) fence or wall, which shall be uniformly painted and well maintained and not used for advertising or display purposes.

(4) All portions of a lot not utilized by buildings, structures, parking areas, display areas, driveways, or screened storage areas, shall be cleared of weed growth and maintained in a dust-free conditions at all times.

(5) all second storey residential shall have onsite parking as a condition precedent to the use being allowed.

(6) all onsite parking areas shall be illuminated so that the illumination is restricted to the lot being illuminated.

8.7.3 Lot Area and Width

Each lot shall have an area of not less than 550 square meters (5934.5 sq.ft.) and a width of not less than 15 meters (49.2 ft).

8.7.4 Lot Coverage

The maximum coverage shall be 50 percent of the lot area.

8.7.5 Front and Rear Yards

Front and rear yards shall be provided of not less than 6 meters (19.7 ft.) each in depth.

8.7.6 Side Yards

Side yards shall be provided of not less than 3 meters (9.8 ft) in width, subject to the following conditions:

(1) Where a lot abuts a lot in an R District, or is separated by a street or lane therefrom, a side yard of 6 meters (19.7 ft) in width shall be provided.

(2) For a corner lot, a side yard shall be provided of 6 meters (19.7 ft) in width from the lot line abutting the side street. No storage yard or area shall be permitted in a required side yard or a corner lot.

8.7.7 Height of Building

The height of buildings shall not exceed 9 meters (29.5 ft) nor two storeys.

8.7.8 Display Areas

Items for sale or rental may be displayed within the required front yard, subject to the condition that any display areas shall be separated from an adjoining street, or from a directly abutting lot in an R District by a fully landscaped strip of not less than 2 meters (6.6 ft) in width.

8.7.9 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this bylaw, respectively.

8.7.10 Other Regulations

For further regulations which apply to lots within the Service Commercial District - C7, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.8 Local Commercial District - C8

This District provides for the establishment of general commercial development outside the Central Business Districts in residential neighbourhoods to provide convenience shopping and services in close proximity to residential areas.

8.8.1 Uses Permitted

(1) Cafes or restaurants (excluding drive-in restaurants).

(2) Personal service establishments, including barber shops, beauty parlours, and laundromats (automatic, self-service only).

(3) Retail stores catering to the day-to-day shopping needs of the residents of the local neighbourhood. The gross floor area of individual retail stores shall not exceed 250 square meters (2691 sq.ft.).

(4) One dwelling unit within a commercial building for residential use by the owner, manager or proprietor of the premises, provided that:

(a) if located on the same level as the commercial use, it shall be located behind the commercial use and not closer than 6 meters (19.7 ft) to the front of the building.

(b) it is fully separated from the commercial use with the main street access to the dwelling unit being entirely separate from the related commercial uses.

(5) Offices of the following Health and Welfare Service professionals:

(a) Physicians and Surgeons:

(b) Para-Medical Personnel (practitioners);

(c) Dentists;

(d) Diagnostic and Therapeutic Services

(6) Accessory buildings and uses, subject to the regulations of Section 5.6 of this Bylaw.

8.8.2 Conditions of Use

(1) All portions of a lot not utilized by buildings, structures, parking areas, driveways or sidewalks, shall be landscaped by any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative fences and the like, arranged and maintained so as to enhance the appearance of the property.

(2) Where a lot abuts a lot in an R District, screening in the form of fences, walls, hedges or landscaped berms shall be provided and properly maintained along the lot boundary to serve as a visual buffer between the commercial and residential uses. The screening shall not exceed 2 meters (6.6 ft) in height.

(3) Accessory uses and buildings located to the rear of the principal building shall not occupy more than 10 percent of the site, except that where General Merchandise Stores of the Country General Store type include the sale of petroleum products, not more than three petroleum pumps may be located to the front of the building.

8.8.3 Lot Area and Width

Each lot shall have an area of not less than 1000 square meters (10763.9 sq.ft) and a width of not less than 20 meters (65.5 ft).

8.8.4 Floor Area Ratio

The maximum floor area ratio shall be 0.5.

8.8.5 Front Yard

A front yard shall be provided of not less than 6 meters (19.7 ft) in depth.

8.8.6 Side Yard

Side yards shall be provided of not less than three (3) meters (9.8 ft.) in width.

8.8.7 Rear Yard

A rear yard shall be provided of not less than three (3) meters (9.8 ft.) in depth.

8.8.8 Height of Building

The height of buildings shall not exceed nine (9) meters (29.5 feet) or two (2) storeys.

8.8.9 Off-Street Parking & Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this bylaw, respectively.

8.8.10 Other Regulations

For further regulations which apply to lots within the Local Commercial District - C8, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.9 Recreation Commercial District - C9

This District provided for low intensity private recreational uses which require relatively large areas for development.

8.9.1 Uses Permitted

(1) Golf driving ranges.

(2) Miniature golf courses.

(3) Tennis courts, bowling greens, water slides and similar outdoor recreational uses.

(4) Archery ranges.

(5) Facilities ancillary to canoeing, hiking, hunting, skiing and similar outdoor recreations.

(6) Gun clubs.

(7) Riding academies.

(8) Accessory buildings and uses; including a caretakers residence, subject to the regulations of Section 5.6 of this Bylaw.

8.9.2 Conditions of Use

Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of dust or noise.

(1) Archery Ranges and Gun Clubs shall be located, designed and operated so as to minimize the hazard to persons not taking part in the said activities.

8.9.3 Lot Area

Each lot shall have an area of not less than 0.2 ha. (0.5 acres).

8.9.4 Minimum Yard Requirements

(1) A front yard shall be provided of not less than 7.5 meters (25 ft) in depth.

(2) Side yards shall be provided of not less than 3 meters (9.8 ft) in width, subject to the following conditions:

  (a) Where a lot abuts a lot in an R District, or is separated by a street or lane therefrom, a side yard of 6 meters (19.7 ft) in width shall be provided.

  (b) No storage yard or area shall be permitted in a required side yard.

(3) A rear yard shall be provided of not less than 3 meters (9.8 ft) in depth, subject to the conditions in clause (2).

8.9.5 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Sections 12 and 13 of this bylaw, respectively.

8.9.6 Other Regulations

For further regulations which apply to lots within the Recreational Commercial District - C9, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.10 Drive-In Theatre - C10

This zone provides for the development of drive-in theatres.

8.10.1 Uses Permitted

(1) Drive-in theatres.

(2) Accessory uses and buildings, subject to the regulations of Section 5.6 of this Bylaw.

8.10.2 Lot Area

There shall be no minimum parcel size apart from what is necessary to accommodate required parking, setbacks, services and utilities.

8.10.3 Setbacks

No part of any building shall be situated within 10 meters (32.8 ft) of any property line, nor within 40 meters (131.2 ft) of the centre line of a Controlled Access Highway designated pursuant to Section 3 of the Controlled Highways Access Act.

8.10.4 Off-Street Parking

Off-street parking shall be provided in accordance with Section 12 of this bylaw.

8.10.5 Access

There shall be at least two (2) points through which vehicles other than service vehicles may enter or leave the site.

8.10.6 Other Regulations

For further regulations which apply to lots within the Drive-In Theatre District - C10, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.11 Neighbourhood Public House - C11

This zone provides for the establishment of structures suitable for licensing as neighbourhood public houses pursuant to the Liquor Contract and Licensing Act.

8.11.1 Uses Permitted

Amended Bylaw 2236 - added (4)

(1) Neighbourhood Pubs
(2) Restaurants and the like, excluding drive-in businesses.
(3) Beer and Wine stores.
(4) Cannabis Retail Sales

8.11.2 Lot Area

There shall be no minimum parcel size apart from what is necessary to accommodate required parking, yards services and utilities.

8.11.3 Building Height

No building shall exceed 10 m (32.8 ft.) or 2-1/2 storeys.

8.11.4 Front Setback

No part of any building shall be closer than 15 meters (49.2 ft) to the centre line of any highway, nor closer than 5 meters (16.4 ft) to the common property line with any highway, whichever is the greater.

8.11.5 Rear Setback

No part of any building shall be closer than 6.0 meters (19.7 ft) or 25 percent of lot depth (whichever is the greater) to the boundary of any parcel lying farthest removed from the boundary between the site and any highway.

8.11.6 Side Setback

No part of any building shall be closer than 5.0 meters (16.4 ft) to any site boundary not specified in clauses 8.11.4 and 8.11.5.

8.11.7 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Sections 12 and 13 of this bylaw, respectively.

8.11.8 Other Regulations

For further regulations which apply to lots within the Neighbourhood Public House District - C11, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

8.12 Fringe Area Service Commercial C-12

This district provides for the accommodation of vehicular oriented commercial uses and for commercial uses requiring enclosed storage areas.

8.12.1 Uses Permitted

(1) Delivery and express facilities.

(2) Retail sales, rental and repair of tools and small equipment such as chain saws, lawn and garden equipment.

(3) Tire shop.

(4) Automobile repair shop, paint shop and body shop.

(5) Automobile, boat, trailer and recreational vehicle showrooms and sales and rental lots, including related minor repair shops.

(6) Glass shop.

(7) Wholesale - Retail sale of new automobile parts and accessories.

(8) Muffler shop.

(9) Automotive electrical repair shop.

(10) Small appliance repair shop.

(11) Upholstery shop.

(12) Offices, storage building and yards for the following trade contractors: Building, Electrical, Heating, Ventilating and Air Conditioning, Painting, Plumbing, Refrigeration, Roofing, Signs.

8.12.2 Conditions of Use

(1) Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, dust, fumes, noise or glare.

(2) In the required front yard and required side yards, storage of equipment, machinery, motor vehicles and similar items shall not be permitted, subject to the condition that items for sale or rental may be displayed within the required.

(3) Any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening consisting of a solid 2.5 meters (8.2 ft.) fence or wall, which shall be uniformly painted and well maintained and not used for advertising or display purposes.

(4) All portions of a lot not utilized by buildings, structures, parking areas, display areas, driveways, or screen storage areas, shall be cleared of weed growth and maintained in a dust-free condition at all times.

8.12.3 Lot Area and Width

Each lot shall have an area of not less than 500 square meters (5,934.5 sq. ft.) and a width of not less than 15 meters (49.2 ft.).

8.12.4 Lot Coverage

The maximum coverage shall be 50 percent of the lot area.

8.12.5 Front and Rear Yards

Front and rear yards shall be provided of not less than 6 meters (19.7 ft.) each in depth.

8.12.6 Side Yards

Side Yards shall be provided of not less than 3 meters (9.8 ft.) in width, subject to the following conditions:

(1) Where a lot abuts a lot in an R District, or is separated by a street or lane therefrom, a side yard of 6 meters (19.7 ft.) in width shall be provided.

(2) For a corner lot, a side yard shall be provided of 6 meters (19.7 ft.) in width from the lot line abutting the side street. No storage yard or area shall be permitted in a required side yard or a corner lot.

8.12.7 Height of Building

The height of buildings shall not exceed 9 meters (29.5 ft.) nor two storeys.

8.12.8 Display Areas

Items for sale or rental may be displayed within the required front yard, subject to the condition that any display areas shall be separated from an adjoining street, or from a directly abutting lot in an R District by a fully landscaped strip of not less than 2 meters (6.6 ft.) in width.

8.12.9 Off Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this bylaw, respectively.

8.12.10 Other Regulations

For further regulations which apply to lots within the Fringe Area Service Commercial - C12, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

SECTION 9 - INDUSTRIAL DISTRICTS (M)

9.1 Light Industrial District - M1

This District provides for the accommodation of service commercial, light industrial and light manufacturing uses under conditions designed to minimize conflicts with surrounding uses.

9.1.1 Uses Permitted

(1) The following commercial and services uses:

Amended Bylaw 2264 – added (a) and (b)

(a) Animal clinics, major
(b) Animal clinics, minor
(c) automobile, boat, trailer, and recreation vehicle sales and rental lots.
(d) prefabricated house and building dealers and mobile home sales lots.
(e) automotive and truck repair shops, including body repair and painting.
(f) welding, machine and blacksmith shops.
(g) cartage, delivery, and express facilities.
(h) car washing establishments.
(i) laundries and dry cleaning establishments
(j) nurseries and greenhouses.
(k) offices, storage buildings, workshops and yards for general contractors and trade contractors.
(l) household furniture and appliance stores and building supply establishments
(m) sale and repair of machinery, farm implements, and heavy equipment.
(n) sale, rental and repair of tools and small equipment.
(o) truck and truck-tractor sales or rental lots
(p) bulk petroleum products sales.
(q) auction rooms
(r) amusement and recreation services, including bowling alleys and billiard parlours.
(s) Cannabis production facility
(t) Cafe

Amended Bylaw 2264 – deleted Animal hospital

Amended Bylaw 2236 - added (r)

Amended Bylaw 2261 - added (s)

(2) Light manufacturing, processing, finishing and packaging.

(3) Storage buildings, warehousing and wholesale establishments, packing and crating, cold storage.

(4) Storage yards for materials and equipment

(5) Public utility buildings and installations such as telephone exchanges, transformer stations, and public works yards.

(6) Single family dwellings existing as a principal use at this time of application of this zone to a parcel, provided always that this use shall cease or be

converted to caretaker accommodation upon the conversion of the principal use to one of the other uses permitted in this zone.

(7) Accessory buildings and uses, subject to the regulations of Section 5.6 of this Bylaw.

(8) Heliports on land described as proposed Block E, District Lot 5362 as shown on Schedule "A" attached to Bylaw No. 1672 but only in conjunction with a bulk aviation fuel storage facility use conducted on the land.

(9) Caretaker's Residence - accessory to or in conjunction with a Principal Use subject to:

Amended Bylaw 1666 9.1.1 (9)

(a) That a caretaker's dwelling shall conform to CSA Z-240 Mobile Homes or A-277 Factory Built Homes or as amended;

(b) That any suite within a principle building be restricted to a maximum size of 70 sq. m. (755.4 sq. ft.).

9.1.2 Conditions of Use

(1) Nothing shall be done which is or will become an annoyance or nusiance in the surrounding areas by reason of unsightliness, the emission of odors, liquid effluents, dust, fumes, smoke vibration, noise or glare.

(2) In the required front yard and required side yards, storage of equipment, machinery, motor vehicles and similar items shall not be permitted, provided that items for sale or rental may be displayed within the required front yard.

(3) All portions of a lot not utilized by buildings, structures, parking areas, display areas, driveways or screened storage areas, shall be cleared of weed growth and maintained in a dust-free condition at all times.

(4) Any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening consisting of a solid 2.5 meter (8.2 ft) fence or wall, which shall be uniformly painted or well maintained, and not used for advertising or display purposes.

9.1.3 Lot Area

Each lot shall have an area of not less than 930 square meters (10010.4 sq.ft.).

9.1.4 Lot Coverage

The maximum coverage shall be 50 percent of the lot area.

Amended Bylaw 1666 9.1.5

9.1.5 Height of Buildings

(1) The height of a building or structure shall not exceed 12 meters (39.4 ft).

(2) The height of a caretaker's residence shall not exceed 6 meters (19.7 ft.)

9.1.6 Minimum Yard Requirements

(1) A front yard shall be provided of not less than 6 meters (l9.7 ft.) in depth except where a lot is separated from a lot in a "R" District by a street (being less than 80 ft. in width), such front yard shall not be less than l0 meters (32.8 ft.) in depth.

(2) A side yard shall be provided on each side of the building of not less than 3 meters (9.8 ft) in width, except that:

(a) a side yard not flanked by a street, lane, or an R District may be reduced to nil, provided that the other side yard has a width of not less than 6 meters (19.7 ft).

(b) where a lot abuts a lot in an R District, or is separated by a street or land therefrom, a side yard shall be provided of not less than 10 metres (32. 8 ft) in width.

(3) A rear yard shall be provided of not less than 3 meters (9.8 ft) in depth except where a lot abuts a lot in an R District or is separated by a lane therefrom, each rear yard shall be not less than 10 meters (32.8 ft) in depth.

Amended Bylaw 1666 9.1.6

(4) A caretaker's residence shall conform to setback provisions of the R2 Urban Residential District.

9.1.7 Display Areas

Items for sale or rental may be displayed within the required front yard, subject to the condition that any display area shall be separated from an adjoining street, or from a directly abutting lot in an R District, by a fully landscaped strip of not less than 2 meters (6.6 ft) in width.

9.1.8 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section 12 and 13 of this Bylaw, respectively.

9.1.9 Other Regulations

For further regulations which apply to lots within the Light Industrial District - M1, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

9.1.10 Special Regulations

Amended Bylaw 1740

Not withstanding "Section 9.1.1 Uses Permitted", milling operations limited to log house construction is an additional permitted use on land, the legal description which is Lot 1, District Lot 5362, Kootenay District, Plan NEP73452, 2020 Westside Road

9.2 General Industrial District - M2

This District provides for a broader range of industrial and manufacturing uses than permitted in the M1 District.

9.2.1 Uses Permitted

(1) Uses permitted in the Light Industrial District (M1).

(2) All manufacturing, processing, finishing and packaging, excluding sawmills and planing mills, production of asphalt, concrete products, and ready-mix concrete, and rock, sand and gravel.

Amended Bylaw 1685 9.2.1(3)

(3) Clean Metal Recycling Facility subject to:

(i) pursuant to Section 5.13 the storage area is completely enclosed by a solid view obscuring fence (or wall) not less than 2.5 metres (8.2 feet) in height.

(ii) No material shall be piled to a greater height than that of the surrounding fence or wall.

Amended Bylaw 2236 - added (4)

(4) Cannabis Production Facility

9.2.2 Conditions of Use

(1) Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, liquid effluents, dust, fumes, smoke, vibration, noise or glare.

(2) In the required front yard and required side yards, storage of the equipment, machinery, motor vehicles and similar items shall not be permitted, subject to the condition that items for sale or rental may be displayed within the required front yard.

9.2.3 Lot Area

Each lot shall have an area of not less than 930 square meters (10010.4 sq.ft)

9.2.4 Lot Coverage

The maximum coverage shall be 50 percent of the lot area.

9.2.5 Height of Building

The height of a building or structure shall not exceed 12 meters (39.4 ft).

9.2.6 Minimum Yard Requirements

(1) A front yard shall be provided of not less than 6 meters (19.7 ft) in depth, except where a lot is separated from a lot in an R District by a street, each front yard shall be not less than 10 meters (32.8 ft) in depth.

(2) A side yard shall be provided on each side of the building of not less than 3 meters (9.8 ft) in width, except that:

(a) a side yard not abutting a street, lane, or an R District may be reduced to nil, provided that the other side yard has a width of not less than 6 meters (19.7 ft)

(b) where a lot abuts a lot in an R District or is separated by a street or lane therefrom, a side yard shall be provided of not less than 6 meters (19.7 ft) in width

(3) A rear yard shall be provided of not less than 3 meters (9.8 ft) in depth except where a lot abuts a lot in an R District or is separated by a lane therefrom, each rear yard shall be not less than 9 meters (29.5 ft) in depth.

9.2.7 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section 12 and 13 of this Bylaw, respectively.

9.2.8 Other Regulations

For further regulations which apply to lots within the General Industrial District - M2, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

9.3 Heavy Industrial District - M3

This District provides for all heavy industrial and manufacturing uses.

9.3.1 Uses Permitted

(1) Uses permitted in the General Industrial District (M2).

(2) All manufacturing, processing, finishing, and packaging, including:

- (a) processing of forest and wood products
- (b) processing of concrete products and redi-mix concrete
- (c) rocks, sand and gravel
- (d) processing of asphalt

(3) Storage yards

(4) Auto wrecking and junk yards subject to the conditions that the yards are completely enclosed by a solid view obscuring fence or wall not less than 2.5 meters (8.2 ft) in height. No material shall be piled to a greater height than that of the surrounding fence or wall.

(5) Accessory buildings or uses, including display storage and retail sale of goods produced on the premises, subject to the regulations of Section 5.6 of this Bylaw.

9.3.2 Conditions of Use

Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, liquid effluents, dust, fumes, smoke, vibration, noise or glare.

9.3.3 Lot Area

Each lot shall have an area of not less than 930 square meters (10010.4 sq.ft.).

9.3.4 Lot Coverage

The maximum coverage shall be 50 percent of the lot area.

9.3.5 Minimum Yard Requirements

(1) A front yard shall be provided of not less than 6 meters (19.7 ft) in depth, except where a lot is separated from a lot in an R District by a street, each front yard shall be not less than 10 meters (32.8 ft) in depth.

(2) A side yard shall be provided on each side of the building of not less than 3 meters (9.8 ft) in width, except that:

- (a) a side yard not abutting a street, lane, or an R District may be reduced to nil, provided that the other side yard has a width of not less than 6 meters (19.7 ft).
- (b) where a lot abuts a lot in an R District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 6 meters (19.7 ft) in width.

(3) A rear yard shall be provided of not less than 3 meters (9.8 ft) in depth except where a lot abuts a lot in an R District or is separated by a lane therefrom, each rear yard shall be not less than 9 meters (29.5 ft) in depth.

9.3.6 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of this Bylaw, respectively.

9.3.7 Other Regulations

For further regulations which apply to the Heavy Industrial District - M3, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

SECTION 10 - PUBLIC USE DISTRICTS (P)

10.1 Parks And Public Use District - P1

10.1.1 Uses Permitted

(1) Assembly, cultural and recreational facilities, including: armouries, art galleries, arenas, auditoriums, bowling greens, community centres, cultural centres (art, drama and music), curling rinks, gymnasiums, meeting halls, museums, public libraries, skating rinks and arenas, stadiums, swimming pools and tennis courts.

(2) Public parks and playgrounds

(3) Cemeteries

(4) Public campsites

(5) Golf courses, including accessory clubhouse

(6) Fair grounds

(7) Tourist information centres

(8) A dwelling unit for a caretaker, watchman or other persons similarly employed, when considered to be essential to the operation of the facility.

(9) Accessory buildings and uses, subject to the regulations of Section 5.6 of this Bylaw.

10.1.2 Conditions of Use

No use shall be permitted which is noxious, a nuisance, or otherwise undesirable because of noise, vibration, glare, smoke, fumes, dust, odour, dirt, electrical interference, health hazard, fire or explosion hazard, or which is an offensive trade within the meaning of the Health Act.

10.1.3 Minimum Yard Requirements

No building or structure shall be closer than 6 meters (19.6 ft) to any lot line.

10.1.4 Off-Street Parking and Loading

(1) Off-street parking and loading shall comply with the regulations and design standards stipulated in Sections 12 and 13 of this bylaw, respectively.

(2) Required off-street parking spaces:

(a)	Places of public assembly	1 per 10 seats or 1 for each 10 sq.m. (107.6 sq.ft.) of floor area in areas without fixed seats which are used or intended to be used for public assembly excluding play areas
(b)	Recreational Uses	1 for each 50 sq.m. (538.2 sq.ft.) of gross floor area, plus .5 for each spectator seat
(c)	Single Family Dwelling Unit	2 per dwelling unit

10.1.5 Other Regulations

For further regulations which apply to lots within the Parks and Public Use District - P1, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

10.2 Public Utilities Service District - P2

10.2.1 Uses Permitted

(1) Public services and utilities, including:

- (a) electric power stations and installations
- (b) fire halls
- (c) police stations
- (d) pounds
- (e) telephone exchanges
- (f) utility storage and works yard
- (g) municipal or provincial public works yards
- (h) community water system components
- (i) community sewer system components
- (j) community gas distribution system components
- (k) community radio or telephone receiving antenna
- (l) radio or television broadcasting antenna
- (m) telecommunication relay station

10.2.2 Conditions of Use

Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, liquid effluent, dust, fumes, smoke, vibration, noise or glare.

10.2.3 Other Regulations

For further regulations which apply to the Public Utilities Service District - P2, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

10.3 Institutional - P3

This District provides for public or quasi-public uses of an institutional nature, cultural and recreational facilities, public service and utility buildings.

10.3.1 Uses Permitted

(1) Schools and associated playgrounds

(2) Churches, associated assembly halls, and associated residential use.

Amended Bylaw 1842

(3) Hospitals, health centres, assisted living residences, community care facilities and seniors apartments.

(4) Offices of municipal, provincial and federal governments.

Amended Bylaw 1723

(5) Day Care facilities

(6) Group homes for members of religious orders.

Amended Bylaw 1902

(7) Accessory buildings and structures subject to the regulations of Section 5.6 of this Bylaw.

(8) Ambulance Station

10.3.2 Conditions Of Use

Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odors, liquid effluents, dust, fumes, smoke, vibration, noise or glare.

10.3.3 Lot Area and Width

Each lot shall have an area of not less than 1000 square meters (10,763.9 sq.ft.) and a width of not less than 15 meters (49.2 ft).

10.3.4 Minimum Yard Requirements

(1) Front and rear yards shall be provided of not less than 6 meters (19.7 ft) each in depth.

(2) Side yards shall be provided of not less than 3 meters (9.8 ft) in width.

10.3.5 Building Height

The height of buildings shall not exceed 12 meters (39.4 ft) unless the Approving Officer approves otherwise.

10.3.6 Off-Street Parking and Loading

(1) Off-street parking and loading shall comply with the regulations and design standards stipulated in Sections 12 and 13 of this bylaw, respectively.

(2) Required off-street parking spaces:

(a)	Schools	
	Elementary and Jr. Secondary	1 for each staff member
	Secondary	1 for each staff member plus 1 per 10 students
(b)	Churches	1 for each 10 seats
(c)	Hospitals	1 per 2 employees plus 1 per 5 beds
(d)	Offices	1 per 35 sq m (376.7 sq.ft) of gross floor area

10.3.7 Other Regulations

For further regulations which apply to lots within the Institutional District - P3, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

10.4 Community Care Facilities - P4

This District provides for Community Care Facilities and Residential uses.

10.4.1 Uses Permitted

(1) Community Care Facilities.

(2) Combination Daycare / Residential.

(3) Combination Community Care / Residential.

10.4.2 Conditions of Use

(1) All Community Care Facilities shall be licenced pursuant to the Community Care Facilities Act.

(2) Community Care Facilities will be restricted to ten (10) persons when adjacent to an R1, R2, or R2A Zone and to 20 persons when adjacent to a C-2 Zone.

(3) Combination Daycare / Residential and Community Care / Residential.

(a) Residential suites limited to a maximum number of three (3).

(b) Residential suites shall have separate entrances and exits from the Community Care Facilities.

(c) Daycare limited to seven (7) children when located in a residential suite.

10.4.3 Lot Area and Width

(1) Where both a community water system and a community sewer system serve a lot, each lot shall have an area of not less than 550 square meters and a width of not less than 15 meters.

(2) Where a lot is served by a community water system but not a community sewer system, each lot shall have a width of not less than 17.5 meters and area of not less than 930 square meters or such greater area as may be necessary to satisfy the requirements of the Sewage Disposal Regulations pursuant to the Health Act.

10.4.4 Lot Coverage

The maximum lot coverage shall be 40% of the lot area.

10.4.5 Minimum Yard Requirement

(1) Front and rear yards shall be provided of not less than 6 m. each in depth.

(2) For lots less than 930m^2, a side yard shall be provided on each side of the building of not less than 1.5 meters in width. In the case of a corner lot the side yard adjoining the side street shall not be less than 3 meters in width.

(3) For lots 930 m^2 or larger, each side yard shall not be less than 3 meters.

10.4.6 Building Height

The height of a building shall not exceed 10 m. nor 2 1/2 stories.

10.4.7 Landscaping

All portions of a lot not utilized by usable open space, building structures, parking areas, driveways or sidewalks, shall be landscaped by any combination of trees, bushes, shrubs, plants, flowers, lawns, decorative paving, planter, decorative fences and the like, arranged and maintained to enhance the appearance of the property.

10.4.8 Off-Street Parking

Off-street parking shall comply with the regulations and design standards stipulated in Section 12 of this bylaw.

10.4.9 Other Regulations

For further regulations not specifically included in this zone refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

SECTION 11 - URBAN RESERVE DISTRICT (UR)

11.1 Urban Reserve District

This District delineates areas which are undevelopable, or which are preserved for future urban development. No development will be permitted which may preclude the future orderly growth and expansion of the community.

11.1.1 Permitted Uses

(1) Agriculture
(2) Forestry
(3) Public works or utility installations
(4) Recreation amenities
(5) Single family dwellings

11.1.2 Lot Area

Each lot shall have an area of not less than 10 hectares (24.7 acres).

11.1.3 Other Regulations

Amended Bylaw 2049

(1) There shall be no more than one single detached dwelling per lot.
(2) For further regulations which apply to lots within the Urban Reserve District - UR, refer to:

Section 4	Basic Provisions
Section 5	Supplementary Regulations
Section 6	Development Permits

SECTION 11A - COMPREHENSIVE DEVELOPMENT ZONES

11A.1 - Comprehensive Development Zone 1 (CD-01)

11A.1 Intent

The intent of this zone is to provide for residential accommodation in one structure for individuals who are residing in a common living environment having individual rooms for one or two persons.

11A.1.1 Uses Permitted

(1) Accessory boarding to the principal owner/occupant to a maximum of eight dwelling units desiring mutual support and independent living and not licensed as a care facility of any sort by any Federal, Provincial, or other agency or Ministry.

(2) Home occupations, subject to the provisions of Section 5.8 of this Bylaw.

(3) Accessory off-street parking.

(4) Accessory building.

11A.1.2 Conditions of Use

Notwithstanding Section 11A.1.1, the following restrictions apply to the use of land and structures within CD-01 Zone:

(1) Only one residential structure will be permitted upon this property.

(2) No exterior changes which will significantly alter the exterior appearance of the building from that of a single family residence are permitted

(3) A minimum of six parking spaces will be provided on site.

(4) Only one accessory building will be provided on site.

11A.1.3 Height of Building

Maximum permitted building height in this zone shall not exceed the existing building height at the time of the adoption of this Bylaw.

11A.1.4 Plan to be Part of Bylaw

All buildings, structures and uses shall comply with the size, shape and siting as designated on the approved comprehensive development plan which shall be attached to and form part of this Bylaw as Schedule A.

11A.2 - Comprehensive Development Zone 2 (CD-02)

11A.2 Intent

The intent of this zone is to provide for the accommodation of one single family dwelling and accessory structures.

11A.2.1 Uses Permitted

(1) One single family dwelling.

(2) Home occupations, subject to the provisions of Section 5.8 of this Bylaw.

(3) Accessory off-street parking.

(4) Accessory buildings.

11A.2.2 Conditions of Use

Notwithstanding Section 11A.2.1, the following restrictions apply to the use of land and structures within CD-02 Zone:

(1) Only one residential structure will be permitted upon this property.

(2) No exterior changes which will significantly alter the exterior appearance of the building from that of a single family residence are permitted.

(3) A minimum of four parking spaces will be provided on site.

(4) Only two accessory buildings will be provided on site.

11A.2.3 Height of Building

Maximum permitted building height in this zone shall not exceed the existing building height at the time of the adoption of this Bylaw.

11A.2.4 Plan to be Part of Bylaw

All buildings, structures and uses shall comply with the size, shape and siting as designated on the approved comprehensive development plan which shall be attached to and form part of this Bylaw as Schedule A.

11A.3- Comprehensive Development Zone 3 (CD-03)

11A.3 Intent

The intent of this zone is to provide for a year-round, multi-purpose, destination recreational resort development.

11A.3.1 Uses Permitted

The following principle uses, and no others are permitted:

(1) Motels, motor hotels and hotels.

(2) Campgrounds.

(3) Guest cabins.

(4) Restaurant (excluding drive-in), cafe and delicatessen.

(5) One dwelling unit for the exclusive use of the owner or operator or caretaker of the resort.

(6) Neighbourhood pub.

11A.3.2 Accessory Uses Permitted

The following secondary uses, which must be ancillary to a principle use listed in 11A.3.1, may be permitted:

(5) Retail sales of tourist and recreation related items.

(6) Helipad.

Amended Bylaw 1986

(7) Hot tubs, Tennis courts, swimming pools, miniature golf, equestrian facilities, hiking/biking trails, cross-country skiing trails, snowmobile and dogsled trails and other tourist recreational uses.

(8) Outdoor storage.

(9) Indoor storage, sales and servicing of recreational equipment and machinery.

(10) Laundry and washroom facilities.

(11) Accessory buildings and structures.

11A.3.3 Conditions of Use

The following guidelines apply to the use of all land and structures within the CD-03 zone:

(1) All development shall reflect a high quality of design and detail to reflect a historic design based on the Glacier House Lodge with extensive use of rustic wood, heavy timbers, log style construction and stone aesthetics.

(2) Motel/hotel units are permitted to a maximum of 65 rooms (guestrooms and staff).

(3) Restaurant/dining facilities are permitted to a maximum of 65 seats.

(4) Pub uses are permitted to a maximum of 50 seats.

(5) Tourist retail and outdoor recreation equipment sales are permitted to a maximum of 250 square metres (2691 square feet).

Amended Bylaw 1986

(6) Guest cabins are permitted subject to a maximum of 186 square metres (2000 square feet) each with an additional 46.5 square metres(500 square feet) permitted for garage use only.

(7) Campground and R/V sites are permitted to a maximum of 60 total.

Amended Bylaw 1986

(8) Thirty-six (36) guest cabins are permitted with a maximum of three bedrooms per guest cabin.

(9) Guest cabin garages shall follow the following design standards:

i. Shall be restricted to a total of 50 % of the linear length of each building's front facade;

ii. Cannot be more than 1.5 metres (4.9 feet)in front of the front door access to the guest cabin;

iii. Cannot be the architectural focal point of the building(e.g. highest peak on top of the garage portion of the building); and

iv. Shall be maximum two vehicle garage.

11A.3.4 Site Servicing

(1) All site servicing requirements including sanitary sewer, waterworks and drainage works shall be provided in accordance with the standards set out in the City of Revelstoke Subdivision Control Bylaw #1270, 1984 and Works & Services Bylaw #1555, 1997.

11A.3.5 Height of Buildings

The following heights for all principle buildings and structures shall be as follows:

(1) Resort buildings are permitted to a maximum height of 16 metres (52.5 feet) above natural ground level.

(2) Guest cabins are permitted to a maximum height of 9 metres (29.5 feet) above natural ground level.

(3) All other accessory buildings, including the residential home are permitted to a maximum height of 9 metres (29.5 feet) above natural ground level.

11A.3.6 Yards and Setbacks

The following setbacks shall apply to all principle buildings and associated uses as shown on Schedule A:

(1) All buildings and structures shall be located at least 5.0 metres (16.4 feet) from any property line.

(2) All camping, parking lots, helipad and R/V sites shall be located at least 3.0 metres (9.8 feet) from any property line.

(3) All other recreational uses such as, but not limited to, hiking, biking, equestrian, skiing, snowmobile and dogsled trails shall be located at least 1 metre (3 feet) from a property line.

11A.3.7 Parking

(1) All parking will be provided pursuant to Bylaw #1264 and all amendments thereto.

(2) All parking lots and driveways shall be hard surfaced.

11A.3.8 Landscaping

(1) A continuous landscaping strip not less than 1.5 metres (5 feet) in width shall be provided along the frontage of the site adjacent to a public highway.

(2) The boulevard areas of highways abutting the site shall be grassed.

(3) Loading areas, garbage containers and recycling bins shall be screened from view by a landscaping screen, a solid decorative fence, or a combination of both to a minimum height of 2.5 metres (8.2 feet).

11A.3.9 Plan to be Part of Bylaw

All buildings, structures and uses will be in substantial compliance with the size, shape and siting as depicted on the approved comprehensive development plan which shall be attached to, and form part of, this bylaw as Schedule A.

11A.4 - Comprehensive Development Zone 4 (CD-04)

11A.4 Intent

The intent of this zone is to provide for a grocery store/market facility that compliments the historical character of the Downtown Core area.

11A.4.1 Uses Permitted

The following principle uses, and no others are permitted:

(1) Retail sales including grocery store and market.

(2) Offices that are ancillary to and compliment the above uses.

11A.4.2 Accessory Uses Permitted

The following guidelines apply to the use of all land and structures within the CD-04 zone:

(1) All development shall reflect a high quality of design and detail to reflect a historic character based on the Downtown Revitalization Guidelines.

(2) The building will be in accordance to the approved Development Permit DP-2000-03.

(3) Contrasting earth tones will be used to highlight the various architectural elements.

(4) Two accesses will be permitted from Edward Street with one access permitted from Humber Street.

(5) All outdoor storage and refuse containers shall be screened from public view.

11A.4.3 Height of Buildings

The following building heights shall apply to all structures located on the site.

(1) The principle building is permitted to a maximum height of 9 metres above natural ground level.

11A.4.4 Setbacks of Structures and Uses

The following setbacks shall apply to all structures and uses located on the site.

(1) All buildings and structures shall be located a minimum of 5 metres from any property line.

11A.4.5 Site Servicing

The following site servicing shall apply to the land and structures within this zone.

(1) All site servicing requirements, or upgrades required, including sanitary sewer works, waterworks and storm drainage works shall be provided in accordance with the standards set out within the City of Revelstoke Subdivision Control Bylaw #1270, 1984 and Works & Services Bylaw #1555, 1997.

11A.4.6 Parking

(1) All parking shall be provided in compliance with the attached site plan identified in 11A.4.7 and in accordance with the following breakdown:

38	Standard size parking stalls
11	Small car parking stalls
2	Handicapped parking stalls

(2) All parking lots and driveways shall be hard surfaced.

11A.4.7 Plan to be Part of Bylaw

All buildings, structures and uses will be in substantial compliance with the size, shape and siting as depicted on the approved comprehensive development plan which shall be attached to, and form part of, this bylaw as Schedule A.

11A.5 - Comprehensive Development Zone 5 (CD-05)

11A.5 Intent

The intent of this zone is to provide for downtown commercial uses including buildings and structures suitable for licensing a neighbourhood public house pursuant to the Liquor Control and Licensing Act.

11A.5.1 Uses Permitted

The following principle uses, and no others are permitted:

(1) Business and professional offices.
(2) Cafes and restaurants (excluding drive-in restaurants).
(3) Clubs or lodges.
(4) Funeral parlors.
(5) Health service centres and clinics.
(6) Libraries.
(7) Personal service establishments, including: barber shops, beauty parlors, dry cleaning establishments, electrical appliance repair shops, florist shops, photographic studios, shoe repair shops, tailor shops and similar establishments.
(8) Public houses pursuant to the Liquor Control and Licensing Act, including: neighbourhood pubs, night clubs and beer and wine stores
(9) Retail stores.

11A.5.2 Conditions of Use

The following guidelines apply to the use of all land and structures within the CD-05 zone:

(1) All development shall reflect a high quality of design and detail to reflect a historic character based on the Downtown Revitalization Guidelines
(2) The building will be constructed in accordance to the approved Development Permit DP-2001-05.
(3) Signage will be in accordance to the approved Development Permit DP-2001-05.
(4) All outdoor storage and refuse containers shall be screened from public view.

11A.5.3 Height of Buildings

The following building height shall apply to all structures located on the site:

(1) The principal building is permitted to a maximum height of 12 metres above the natural ground level or two and a half storeys.

11A.5.4 Setbacks of Structures and Uses

(1) All buildings and structures shall be set back 3.0 metres from the property line on the rear yard. No setback is required for front or side yards.

11A.5.5 Site Servicing

The following site servicing shall apply to land and structures within this zone:

(1) All site servicing requirements, or upgrades including sanitary sewer works, water works and storm drainage works shall be provided in accordance with the standards set out within the City of Revelstoke Subdivision Control Bylaw No. 1270, 1984 and the Works and Services Bylaw No. 1555, 1997.

11A.5.6 Parking

(1) All parking shall be provided in compliance with the following requirements:

(a) Off-street parking and loading to be provided at a fifty percent ratio of the C-1 parking requirement as prescribed in Sections 12 and 15 of the City of Revelstoke Zoning Bylaw No. 1264:
20 Stalls - Neighbourhood Pub
4 Stalls - Retail Commercial
1 Stall - Loading

(b) That the provision of one stall be reserved for handicapped parking and

(c) All parking lots and driveways shall be hard surfaced.

11A.5.7 Plan to be Part of Bylaw

All buildings, structures and uses will be in substantial compliance with the size, shape and siting as depicted on the approved comprehensive development plan which shall be attached to, and form part of, the bylaw as Schedule A through C.

Amended
Bylaw 1694

11A.6 - Comprehensive Development Zone 6 (CD- 06)

11A.6 Intent

The intent of this zone is to provide for the establishment of a heritage building supply store within the former Needham Building.

11A.6.1 Uses Permitted

The following principle uses, and no others are permitted:

Amended
Bylaw 1857
(3) – (7)

(1) Heritage building supply store.

(2) Accessory buildings and uses subject to the regulation of Section 5.6.3 of this Bylaw.

(3) Offices

(4) Recreational facilities for the purpose of tumbling, gymnastics, dance, yoga, aerobics or similar physical fitness activities.

(5) Single family dwelling.

(6) Two family dwelling.

(7) Dwelling units in combination with commercial uses, subject to the conditions stated in Section 8.1.2(2).

Amended
Bylaw 2272
Added (8)

(8) Cafe

11A.6.2 Conditions of Use

The following guidelines apply to the use of all land and structures within the CD-06 Zone:

(1) All development shall reflect a high quality of design and detail to reflect the historic character of the former Needham building.

(2) The building will be altered in accordance to the approved Development Permit DP 2002-14.

(3) Signage will be in accordance to the approved Development Permit DP 2002-14.

(4) All outdoor storage and refuse container shall be screened from public view.

11A.6.3 Height of Buildings

The following building height shall apply to all structures located on the site:

(1) The principle building is permitted to a maximum height of 9 metres (29.5 feet)above the natural ground level or two and a half storeys.

11A.6.4 Setbacks of Structures and Uses

This Bylaw recognizes the location of the existing building and additions relative to the property lines. Any building or structure to be constructed in future shall be in accordance to the setback provisions contained in Sections 8.8.5 through 8.8.7 of the City of Revelstoke Zoning Bylaw No.1264,1984.

11A.6.5 Display Areas

No items for sale or rental may be displayed within the front, rear or sideyard setbacks.

11A.6.6 Site Servicing

The following servicing shall apply to land and structures within this zone:

(1) All site servicing requirements, or upgrades including sanitary sewer works and water shall be provided in accordance with the standards set out within the City of Revelstoke Subdivision Control Bylaw No. 1270, 1984 and the Works and Services Bylaw No. 1555, 1997.

11A.6.7 Parking

(1) All parking shall be in compliance with the following requirements:

(a) Off-street parking and loading as prescribed in Sections 12 and 15 of the City of Revelstoke Zoning Bylaw No. 1264, 1984:

Retail Store	4 stalls
Loading	1 stall

(b) That provision of one stall be reserved for handicapped parking; and

(c) All parking lots and driveways shall be hard surfaced.

Amended
Bylaw 1738

11A.7 - Comprehensive Development Zone 7 (CD-07)

11A.7 Intent

The intent of this zone is to provide for the establishment of a Licensee Retail Store (LRS)located on Parcel A (See 1362401) of Villa Lot 11, Section 33, Township 23, Range 2, W6M, Kootenay District Plan 9551 pursuant to the Liquor Control & Licensing Act.

11A.7.1 Uses Permitted

The following principle uses, and no others are permitted:

(1) Cafes and restaurants (including drive-in restaurants).

(2) Car washing establishments.

(3) Gasoline Service Stations.

(4) Local convenience stores. The gross floor area of individual retail stores shall not exceed 250 square metres (2691 sq.ft.).

(5) Licensee Retail Stores pursuant to the Liquor Control & Licensing Act.

(6) Public and private facilities designed to promote the public interest and distribute information about the community, including the retail sale of souvenirs and items of interest to the traveling public.

(7) Retail Stores

11.A.7.2 Conditions of Use

The following guidelines apply to the use of all land and structures within the CD-07 Zone:

(1) All development shall reflect a high quality of design inaccordance to the guidelines contained within Development Permit Area C-2 (Highway No. 1 West).

(2) Building alterations, extensions or additions will be constructed inaccordance to an approved Development Permit.

(3) Signage will be inaccordance to an approved Development Permit.

(4) All outdoor storage and refuse containers shall be screened from public view.

11.A.7.3 Height of Buildings

The following building height shall apply to all structures located on the site:

(1) The principal building is permitted to a maximum height of 12 metres above the natural ground level or three storeys.

(2) A front yard shall be provided of not less than 6 metres in depth.

(3) Side yards shall be provided of not less than 6 metres in width.

(4) A rear yard shall be provided of not less than 6 metres in depth.

11.A.7.5 Site Servicing

The following site servicing shall apply to land and structures within this zone:

(1) All site servicing requirements or upgrades including sanitary sewer works, water works and storm drainage works shall be provided in accordance with the standards set out within the City of Revelstoke Subdivision Control Bylaw and Works and Service Bylaw and any amendments thereto from time-to-time.

11.A.7.6 Parking

All off-street parking and loading stalls to be provided in accordance to the C4 parking requirement as prescribed in Sections 12 and 13 of this Bylaw respectively.

11.A.7.7 Plan to be Part of Development Permit No. 2004-11

A Development Permit will be required to ensure that all buildings, structures and uses will be in substantial compliance with the size, shape and siting as identified within Development Permit No. 2004-11.

11A.8 - Comprehensive Development 8 Zone (CD-08)

11A.8 Intent

The intent of this zone is to provide for a year round, multi-purpose, destination recreational resort. In addition to zoning, parking, landscaping and screening regulations, this section contains, in italics, guidelines for the issuance of development permits that may vary or supplement the regulations.

11A.8.1 Resort Neighbourhood Uses Permitted

The following uses, and no others, are permitted in Areas 2, 3, 4, 5, 6, 7 and 8 on Schedule A1:

Amended Bylaw 1854

(1) Hotels and lodges

(2) Apartment buildings.

(3) Single family, two family and row housing dwellings.

(4) Hostels.

(5) Local convenience stores.

(6) Cafes and restaurants.

(7) Home occupations, subject to the provisions of Section 5.8 of this Bylaw.

(8) Bed and breakfasts.

(9) Ski lifts and ski runs.

(10) Hiking, equestrian and biking trails.

(11) Cross-country ski, snowshoe, snowmobile and dogsled trails.

(12) Outdoor ice rinks, outdoor swimming pools, water parks, golf courses including accessory retail sales, and miniature golf courses.

(13) Fire halls, police stations and emergency health services facilities.

(14) Accessory buildings and uses, including the use of helipads to board and discharge passengers residing in adjacent areas provided that no such helipad is located in Areas 4 or 5.

11A.8.2 Resort Core Uses Permitted

In addition to the uses permitted under Section 11A.8.1, the following uses, and no others, are also permitted in Areas 1, 9 and 10 on Schedule A1:

(1) Retail stores (limited to a floor area of 1000 square metres per premise other than grocery stores).

(2) Outdoor recreation equipment rentals and repairs of non-motorized outdoor recreation equipment.

(3) Neighbourhood pubs.

(4) Facilities necessary to prepare, maintain, and operate ski lifts and ski runs and to service ski hill users.

(5) Day use motor vehicle parking areas and bus terminals.

(6) Personal service establishments, limited to barber shops, beauty parlours, health clubs and spas, dry cleaning establishments, laundries and launderettes.

(7) Travel and tour booking agencies.

(8) Heli-ski facilities including helipads.

(9) Business and professional offices.

Amended Bylaw 2206

(10) Licensee Retail Stores pursuant to the *Liquor Control & Licensing Act.*

11A.8.3 Additional Uses

(1) Despite any provision of this Bylaw defining a residential use, the use of a dwelling unit for temporary commercial tourist accommodation whether by means of a rental pool or not is permitted anywhere in the CD-8 zone.

(2) Despite any other provision of this Bylaw, single family, two family, row house and apartment dwellings in the CD-8 zone may lawfully be occupied by persons holding fractional ownership interests in them, regardless of whether the dwelling is their permanent residence.

(3) Despite the definition of "row housing" in this Bylaw, row housing in the CD-8 zone may consist of blocks of dwelling units comprising more than eight dwelling units.

11A.8.4 Permitted Density of Development

11A.8.4.1 Density Requirements

(1) The number of square metres of commercial floor area in each Area of the CD-8 zone shown on Schedule A1 shall not exceed the number specified for that Area in the second column of Table 1. The bracketed number in the second column is the approximate Imperial equivalent in square feet.

(2) The number of hotel or lodge units and dwelling units in the form of apartments, row houses, two family dwellings and single family dwellings in each Area of the CD-8 zone shown on Schedule A1 shall not exceed the number specified for that Area in the third, fourth, fifth and sixth columns in Table 1.

(3) The density permitted in this section is a maximum. In the event that the presence of environmentally sensitive areas, including but not limited to those identified in Schedule D of the Official Community Plan, steep slopes or other physical constraints make the development of any Area to the maximum permitted density impossible, the maximum permitted density of that Area is the density as so constrained.

(4) The owner may, for the purpose of applying the density restrictions in this section,

a. substitute permitted apartment, row housing, and single family dwelling uses for one another within the same Area, on the basis that one apartment unit equals one row house unit and one single family dwelling equals 1.5 apartment or row house units; and

b. substitute hostel units for permitted hotel or lodge units on the basis of 2 hostel units per hotel or lodge unit.

TABLE 1

Area	Commercial Floor Area	Hotel or Lodge Units	Apartment Units	Row House And Two Family Dwelling Units	Single Family Dwellings
1	22,295(299,350)	1420	900	370	52
2	0	0	0	30	37
3	1,450 (15,650)	150	50	0	0
4	0	0	10	0	0
5	0	0	0	20	20
6	0	0	0	45	20
7	0	150	0	35	0
8	0	0	0	205	180
9	0	150	50	50	20
10	8,450(91,000)	784	488	0	0

(5) Prior to the approval of any subdivision of land in the zone, if this Bylaw has not been amended to establish the maximum density of development on each proposed parcel of land in the zone, the owner must grant to the City of Revelstoke a covenant under s.219 of the Land Title Act establishing a maximum density of development on each new parcel of land in the zone, such that the maximum permitted density of development permitted by covenant on all parcels of land in the zone does not exceed that permitted by this Bylaw, and the obligation to provide resort employee housing units is distributed proportionately among the new parcels.

11A8.4.2 Employee Housing Requirements

(1) Following the issuance of a building permit for the 1,200th hotel room, lodge or hostel unit or dwelling unit in the CD-8 zone, no owner of land in the CD-8 zone shall be entitled to construct or occupy any hotel or lodge unit, hostel unit, apartment, row house or other dwelling in the zone unless the owner has provided a number of resort employee housing units equal to 10% of the number of hotel, lodge or hostel units or apartment, row house or other dwellings for which a building permit is sought.

(2) In addition to the number of resort employee housing units required under Section (1) the owner must also provide a number of resort employee housing units equal to 10% of the number of hotel rooms, lodge or hostel units, apartments, resort condominiums, and row house and other dwellings already constructed in the zone at the time the first application that is subject to Section (1) is made, by providing resort employee housing units at the rate of 15% of the number of hotel, lodge or hostel units or apartment, row house or other dwellings for which a building permit is sought, until the total number of resort employee housing units that have been provided is equal to 10% of the total number of hotel, lodge or hostel units or apartment, row house or other dwellings that have been constructed in the CD-8 zone.

(3) For the purposes of Sections (1) and (2), the number of each type of resort employee housing unit provided must, in relation to each building permit issued, be proportional to the number of each type of unit for which the building permit is sought, with apartment employee housing units being provided in respect of hotel, hostel and lodge units proposed, except that the owner may propose a different combination of employee housing units for the approval of the municipality on the basis of the municipality's assessment of the demand for employee housing units at the time the building permit application is made. The number of each type of resort employee housing unit provided must, at the time that the lands in the CD-8 zone are developed to the maximum extent specified in the third, fourth, fifth and sixth columns of Table 1, be proportional to the number of each type of unit specified in Table 1, except that apartment employee housing units must be provided in respect of hotel, hostel and lodge units proposed.

(4) For the purposes of Sections (1) and (2), a resort employee housing unit is deemed to have been provided if, at the time the building permit in question is issued,

a. an existing housing unit in the City of Revelstoke has been designated by the owner as a resort employee housing unit and the housing unit is subject to a covenant and housing agreement; or

b. the building permit authorizes the construction of one or more resort employee housing unit as part of the building authorized by the permit, the owner has designated the resort employee housing units in the building and granted a covenant to the City of Revelstoke prohibiting the occupancy of the building until the number of resort employee housing units required under this section in relation to the building are completed and ready to occupy, and the resort employee housing units are subject to a covenant and housing agreement.

11A.8.5 Site Servicing

(1) All site servicing requirements including highways, sanitary sewer, water supply and distribution and drainage works shall be provided in accordance with the standards set out in the City of Revelstoke Subdivision Control Bylaw No. 1270, 1984 and Works & Services Bylaw No. 1555, 1997.

(2) Development permits may include requirements for emergency vehicle access and water supply for interface fire suppression, if recommended by the Fire Chief on the basis of generally accepted interface fire hazard management practices.

11A.8.6 Height

(1) The maximum heights for all buildings and structures shall be as set out in the following table.

Type of Building	Maximum Height
Hotels and lodges	8 storeys
Apartment buildings	8 storeys
Single family dwellings	12 m (40 ft)
Row housing and Two family dwellings	12 m (40 ft)
Accessory buildings and structures in Areas 6 and 8, other than lift towers	5 m (16.4 ft)
Other non-residential buildings and hostels	12 m (40 ft)

(2) Whether or not a height regulation is specified, these regulations may be varied or supplemented by development permit conditions as follows:

In relation to building height, for the purpose of:

- ensuring that fire suppression for each building is within the capability of the Revelstoke Fire Department;
- protecting and enhancing views of and from the building in question and other buildings in the vicinity;
- enhancing views of the Revelstoke Mountain Resort and adjacent natural areas that are visible from the City;
- ensuring that pedestrian scale in adjacent highway and public areas is not lost.

11A8.7 Siting of Buildings

(1) The minimum depth and width of yards and maximum lot coverage are not specified in this zone.

(2) Whether or not a siting or lot coverage regulation is specified, these regulations may be varied or supplemented by development permit conditions as follows:

In relation to building siting and lot coverage, for the purpose of:

- optimizing the siting of a building on a lot having regard to the presence of natural features such as rock outcrops, environmentally sensitive areas and natural vegetation, and steep slopes;
- providing, in the case of commercial development adjacent to a street, a sense of enclosure for public areas on the street;
- ensuring a suitable amount of private open space on the lot as well as space for off-street parking;
- ensuring that pedestrian scale in adjacent highway and public areas is not lost;
- maximizing privacy of building occupants in relation to the siting of other buildings and public areas in the vicinity;
- protecting residential uses from noise and other nuisance problems associated with non-residential uses;
- minimizing the risk of wildfire spread from forest to building and from building to building;
- providing for suitable snow shedding and snow storage areas; and
- accommodating the recommendations of a qualified environmental professional with respect to the siting of buildings and structures in relation to riparian assessment areas.

(3) Site Planning

- Natural and man-made site features should be recognized and incorporated into the project design, including solar access, trees, topographic features, view corridors and environmentally sensitive areas and buffers.
- The location and configuration of buildings should be established to provide privacy to surrounding dwellings through setbacks, screening and orientation.
- Site planning should provide for adequate separation between uses to mitigate or eliminate potential conflict issues. Mitigation may include orientation of buildings or building features such as entrances, window locations, setbacks, screening, limiting operation hours, design features such as window glazing or sound-proofing, or shielding of lighting to provide for privacy and reduction of noise and glare.
- Publicly-used open spaces such as plazas, courtyards and green spaces should be provided in commercial and mixed-used developments.
- Useable private and common open space should be provided for multi-family residential uses.
- All buildings should be accessible to and integrated with an on-site pedestrian circulation system.
- Adequate areas should be provided for snow storage and utility requirements.
- Service area use should not conflict with pedestrian and vehicular traffic.
- Pedestrian paths should be connected to existing or planned trail networks.

- Recreational trails should be designed to mitigate potential use conflicts and negative impacts on nearby residents, including noise pollution from snowmobiles, through site planning, use of buffers and trail use restrictions.
- Buildings should be designed to keep pedestrian walkways or public areas and building entrances free from snow shed. Snow shed areas should be located in areas able to accommodate the snow accumulation and allow for periodic snow removal but which do not impede access or visibility for pedestrian or vehicular flow.
- Play areas and parks should be incorporated into multiple family neighbourhoods.
- No structures, site furnishings or objects should be located as to inhibit snow removal, snow storage or pedestrian movement.

11A.8.8 Environmentally Sensitive Areas and Areas Subject to Slope Hazards

(1) Development permits may include conditions and requirements for the planting or retention of trees or other vegetation to preserve, protect, restore or enhance fish habitat or riparian areas, if recommended by a qualified environmental professional in a report prepared under Section 11A.8.6(2).

(2) No building or structure may be sited within any riparian assessment area unless a qualified environmental professional has provided the assessment report and certification described in the Riparian Areas Regulation and the owner implements the protection measures identified in the report, and for the purposes of this section 11A.8.6 the terms “riparian assessment area”, “qualified environmental professional” and “assessment report” shall have the meanings prescribed in the Regulation.

(3) Environmentally Sensitive Areas and Slope Hazard Areas

- Areas identified on Schedule D of the Official Community Plan should be protected. Any structures within these areas should be built in a manner which ensures the preservation and protection of the natural resources identified within these areas.
- Development permits should include, as required, conditions and requirements for protection of slopes over 30% or unstable slopes from development, if recommended by a geotechnical engineer.
- Steep slopes exposed during construction should be re-vegetated.
- Contour lines should be provided for all site plans, with intervals no less than three metres.
- Silt fencing should be provided between disturbed land and riparian areas and / or their buffers.
- Any required buffer or area to be protected should be marked on site with highly visible construction fencing prior to any disturbance.

- Landscaping adjacent to riparian areas or wetlands must be with plantings requiring no pesticide or herbicide use.
- Grading plans with sediment and erosion control measures for all development must be submitted to the City of Revelstoke for prior to any ground disturbance.

11A.8.9 Off-Street Parking and Loading

(1) All off-street parking and loading facilities shall be provided pursuant to Section 12.

(2) Public parking areas provided in association with ski lifts and related facilities shall be divided into identifiable sub-areas each accommodating no more than 300 vehicles, through the use of curbing, landscaping and elevation changes, and screened from view from adjacent public and residential areas by a landscaping screen or landscaped berm with a minimum height of 1.83 metres (6 feet).

(3) Development permit conditions may vary or supplement the regulations in Section 12 and this section in relation to Areas other than Areas 1, 9 and 10 on Schedule A1 for the purpose of:

- accommodating the recommendations of a Qualified Environmental Professional with respect to the siting of off-street parking and loading areas in relation to riparian assessment areas;
- acknowledging the complementary nature of land uses in particular buildings that may result in a reduced aggregate requirement for off-street parking spaces; and
- acknowledging the extent to which resort users arrive at the resort by means of transportation other than motor vehicles and do not require off-street parking spaces.

(4) Without limiting Section 11A.8.7(3), a development permit may authorize the use of permeable surfaces in off-street parking areas accommodating any number of vehicles associated with the use of ski lifts and related facilities, for the purpose of:

- minimizing storm water runoff; and
- enhancing the appearance of the parking area.

(5) Parking and Loading Area

- Parking should be placed beneath and / or behind buildings to the maximum extent possible.
- Any parking areas visible from the street or publicly used open spaces should be landscaped.
- Landscaping should be incorporated into parking lot design and used to define traffic circulation patterns and to provide for snow storage areas.

- Surface parking areas should be screened from pedestrian and vehicular traffic.

11A.8.910 Garbage, Recycling and Service Areas

(1) Loading areas, garbage containers and recycling bins shall be screened from view by a landscaping screen, a solid decorative fence, or a combination of both to a minimum height of 2.5 metres (8.2 feet). The screening shall not include locking mechanisms or enclosure devices that prohibit access to bins or containers.

(2) Garbage, Recycling and Service Areas

- Service areas should be screened from view from streets or buildings to minimize visual impacts.
- Centralized wildlife proof garbage, composting and recycling depots should be provided for commercial and residential use.
- All trash or recycling receptacles and storage containers should be wildlife proof.

11A8.11 Landscaping

(1) Development permits may include landscaping conditions and requirements for the protection of development from wildfire hazard and in particular:

- specify plant materials that may and may not be used and the locations where they may be used; and
- require the removal of accumulations of woody fuel and the maintenance of forest interface areas free of woody fuel.

(2) Vegetation

- Trees adjacent to roads on private property are encouraged, provided they do not cause safety problems for pedestrian or vehicular traffic, including emergency vehicles, and do not impede snow removal operations.
- Landscaping provided should be sited appropriately to distance wild fire 'fuel' from structures or buildings and provided in a manner that mitigates potential fire hazards.

11A.8.12 Form and Character of Buildings and Neighbourhoods

(1) Building Design: Form, Mass and Scale

- Building forms should provide view corridors between building clusters.
- Buildings should minimize the blocking of sunlight to areas used by the public including plazas, pedestrian walkways and accessible open spaces.
- Commercial and mixed-used buildings should be scaled to enhance outdoor spaces for pedestrian use and comfort. This may include distinct building

bases, detailing at the ground level, giving scale to upper levels and providing high-quality wall materials.

- Rooflines with generous overhangs should be provided for weather protection.
- Roofs should incorporate design interest features such as changes of height, dormers, or special architectural features to avoid uninterrupted or long horizontal roof forms.
- Slight steps in building walls or changes in alignment, color or materials should be incorporated to provide variety in building character.
- Building features such as balconies or decks should be complementary to the character and materials of the building.

(2) Building Design: Detail features

- Entrances should give character to the building by including careful detailing of moldings, frames, paneling and hardware.
- Building entryways, lobbies, stairs, corridors and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, pedestrian access grades and more durable materials should be provided to accommodate skier traffic.
- Entrances to buildings should be connected to parking areas, sidewalks and public areas in a manner that allows for wheelchair access.
- Roof mounted mechanical equipment should be concealed from view and screening should be complementary to the overall building design.
- Above grade equipment should be screened from view and located in areas of limited visibility to pedestrian or vehicular traffic.
- All mechanical equipment areas and structures should be shown on drawings submitted for development permit approval.

(3) Materials, Colour and Lighting

- Roof materials should be of Class A fire resistant materials.
- Materials should be complementary to those of adjoining properties.
- Stone-faced walls, horizontal lap siding or vertical board and batten, heavy timber and easy-to-maintain materials should be used on building exteriors. Consideration should be given to fire-resistance of materials.
- All materials and colours to be used must be submitted to the City of Revelstoke with the development permit application.
- Colours should be colours found in the natural setting of the resort lands or compatible with such colours, which have low reflectivity and are combined in complementary compositions.
- Appropriate lighting should be provided to all entrances, arcades, passageways for safety and aesthetic quality.

- Light fixtures attached to buildings should be reflected to enhance the architecture.
- Exterior lighting should not project above the horizontal or onto adjoining properties or uses.
- All streets, roadways, pedestrian walkways and parking areas should provide adequate illumination for safety and directional orientation.
- All on-building and street lighting should minimize ambient light pollution and should include hooded fixtures.
- All development should adhere to initiatives provided in the Fire Smart Manual, including providing chimney spark-arrestors, fire-retardant roofing, fire-resistant siding, non-combustible or fire-resistant materials for balconies and decks, and the enclosure of undersides of decks or overhangs.

(4) Signage

- Commercial use signage should comply with the regulations for the C1 Zoning district set forth in Section 11.4 of City of Revelstoke Bylaw No. 1310, 1986, as amended from time to time.
- Residential use signage should comply with the regulations all Residential Zones set forth in Section 11.2 of City of Revelstoke Bylaw No. 1310, 1986, as amended from time to time.
- Internally lit signs should be discouraged.
- Lighting fixtures for signage should be aimed and shielded to minimize glare and should complement the building's architectural detailing.
- Commercial signage should be at a pedestrian scale.
- A comprehensive sign plan must be submitted with the Development Permit application.

Amended
Bylaw 1803

11.A.9 - Comprehensive Development Zone 9 (CD-09)

11.A.9.1 Intent

The intent of this zone is to provide for the establishment of a highway commercial oriented mixed use development.

11.A.9.2 Uses Permitted

(1) The following principal uses, and no others are permitted:

(a) Automotive rentals

(b) Banks (including drive through)

(c) Beer and wine stores

(d) Offices

(e) Cafes and restaurants (including drive through)

(f) Gasoline service stations and accessory buildings subject to the conditions stated in Section 8.1.2

(g) Hotels, motels, and motor hotels, and the use of a dwelling unit or self-contained portion of a dwelling unit for the provision of transient accommodation services in an apartment or other residential building to accommodate transient members of the public as if the building were a hotel.

(h) Licensed liquor and food establishments

(i) Local convenience stores not to exceed 250 square metres (2691 square feet)

(j) Public transportation depots

(k) Highway retail

(l) Travel information centres and related tourist offices

(m) Health club

(n) Day cares

(o) Automobile, snowmobile, or other recreational vehicle storage and maintenance facilities

(p) Uses permitted in the High Density Residential Zone – R4.

11.A.9.3 Accessory Uses Permitted

(1) Accessory buildings and structures and the following accessory uses are permitted, subject to Section 5.6:

(a) Retail sales of tourist and recreation related items and services

(b) Parking garages – above and below grade

(c) Helipad

(d) Public assembly, entertainment uses and recreation uses, not including casino gaming.

11.A.9.4 Floor Area Ratio

(1) The total floor area ratio within the CD-09 Zone shall not exceed 1.0. Subject to this limitation, there shall not be a limit on the floor area ratio for any individual building within the CD-09 Zone.

11.A.9.5 Minimum Lot Size

(1) The minimum lot area is 278.7 square metres (3000 square feet).

(2) The minimum lot width is 7.62 metres (25 feet).

11.A.9.6 Height of Buildings

(1) Residential buildings and hotels are permitted to a maximum height of thirty-six (36) metres (118 feet) or 8 storeys whichever is less.

(2) Other principal use buildings are permitted to a maximum height of eighteen (18) metres (59 feet).

(3) Accessory buildings are permitted to a maximum height of eighteen (18) metres (59 feet).

11.A.9.7 Setbacks of Structures and Uses

(1) Front Yard: The minimum front yard shall be three (3.0) metres (9.8 feet). For properties fronting the Trans Canada Highway, the minimum front yard shall be four point five (4.5) metres (14.8 feet).

(2) Side Yard: The minimum side yard shall be three (3.0) metres (9.8 feet) from any abutting residential zone not including the CD-09 zone, and two (2.0) metres (6.6 feet) from any flanking street.

(3) Rear yard: The minimum rear yard shall be three (3.0) metres (9.8 feet).

11.A.9.8 Useable Open Space

Usable Open Space shall be provided for all residential buildings according to the following ratios:

(1) 20.0 square metres (215.3 square feet) for each dwelling unit containing more than one bedroom.

(2) 15.0 square metres (161.0 square feet) for each dwelling unit containing one bedroom unit.

(3) 10.0 square metres (107.0 square feet) for each bachelor unit.

11.A.9.9 Parking

(1) All off-street parking and loading stalls shall be provided in accordance with the parking requirements outlined in Section 12 and 13.

11.A.9.10Landscaping

(1) All portions of any lot on which any building or structure is being erected, enlarged, or increased in capacity within the CD-09 Zone that are not covered by buildings, structures, driveway or walkway areas, or parking spaces shall be landscaped; provided however that landscaping shall cover not less than two (2%) percent of the lot.

(2) A continuous landscaping strip not less than one (1.0) metre (3.3 feet) in width shall be provided along the developed portion of each side of the lot which abuts a public highway. This landscaping strip may be interrupted at boulevard crossings, or to provide pedestrian access for entering a building or for viewing shop windows.

Amended
Bylaw 1804

11A.10 - Comprehensive Development Zone 10 (CD-10)

11A.10 Intent

The intent of this zone is to provide for the establishment of a single family residence on Lot 1 Section 34 TWP 23 R2 W6M Kootenay District Plan 12289.

11A.10.1 Uses Permitted

The following principle uses, and no others are permitted:

(1) Single family dwelling.

(2) Home occupations, subject to the provisions of Section 5.8 of this Bylaw.

(3) Accessory buildings and uses, subject to the provisions of Section 5.6 of this Bylaw.

11.A.10.2 Lot Area and Width

(1) The lot must be serviced by both a community water and community sewer system. The lot shall have an area of not less than 214.2 square metres (2305.7 square feet) and a width of not less than 7.0 metres (22.9 feet).

11.A.10.3 Lot Coverage

The maximum lot coverage shall be forty percent (40%).

11.A.10.4 Height of Buildings

(1) The height of a building shall not exceed 10 metres or two and a half storeys.

11.A.10.5 Minimum Yard Requirements

(1) A front and rear yard shall be provided of not less than 3.5 metres in depth (11.5 feet).

(2) A side yard shall be provided of not less than 1.5 metres (4.9 feet) in width. The side yard abutting the lane may be reduced to 0.0 metres. All projections or overhangs shall be contained within the building envelope.

11.A.10.6 Parking

All parking shall be located on site.

11.A.10.7 Other Regulations

Regulations which also apply to Comprehensive Development Zone (CD 10) include:

Section 4 – Basic Provisions
Section 5 – Supplementary Regulations

Amended
Bylaw 1835

11A.11 - Comprehensive Development Zone 11 (CD-11)

11A.11 Intent

The Intent of this zone is to provide for a multi-family residential development.

11A.11.1 Uses Permitted

The following uses, and no others, are permitted:

Amended
Bylaw 2177
11A.11.1 (3)

(1) Apartment buildings

(2) Accessory uses

(3) Vacation Rental

11A.11.2 Conditions of Uses

The following guidelines apply to the use of all land and structures within the CD-11 zone

(1) The apartment building shall contain no more than 8 units.

(2) Each individual garage and storage area shall be associated with an individual dwelling unit within the building for the unit resident or owner's exclusive personal use.

(3) All landscaping areas depicted in Schedule A shall be provided in accordance with a Landscaping Plan submitted to and approved by the Director of Planning. The Landscaping Plan shall contain adequate measures to maintain the landscaping provided.

(4) All development shall reflect a high quality of design in accordance to the guidelines contained within Development Permit Area D-2 (Townley Street Linkage).

11A.11.3 Height of Building

The height of a building shall not exceed 9 metres (29.5 feet) nor two storeys.

11A.11.4 Minimum Yard Requirements

(1) A front and rear yard shall be provided of not less than 6 metres (19.7 feet) each in depth.

(2) a minimum side yard on one side of not less than 1.21 metres (4 feet) in depth and a total of both side yards to be not less than 4.26 metres (14 feet).

11A.11.5 Floor Area Ratio

The maximum floor area ratio shall be 0.8.

11A.11.6 Parking

All parking stalls to be provided in accordance to the multi-family dwelling requirements as prescribed in Section 12 of the City of Revelstoke Zoning Bylaw 1264, 1984 as amended from time to time.

11A.11.7 Plan to be Part of Bylaw

All buildings, structures, and uses will be in substantial compliance with the size, shape and siting as depicted on the approved comprehensive development plan which shall be attached to, and form part of, this bylaw as Schedule A.

11A.11.8 CD 11 Zone Definitions

Amended Bylaw 2177 Definitions

VACATION RENTAL means the licensed use of a dwelling unit as temporary lodging (less than 30 days at any one time) for paying guests. Vacation rental use is restricted to a total of no more than 120 days per calendar year. The maximum occupancy shall be calculated based on two adults per licensed bedroom with a total maximum of two licensed bedrooms per dwelling unit. No signage shall be permitted. The property owner is to provide a contact number for themselves or a representative located within the City and available 24 hours a day. The contact number is to appear on the Business License posted in the Vacation Rental Unit.

Amended
Bylaw 1808

11.A.12 - Comprehensive Development Zone 12 (CD-12)

11.A.12.1 Intent

(1) The intent of this zone is to provide for the establishment of a residential oriented mixed use development.

11.A.12.2 Uses Permitted

The following principal uses, and no others are permitted:

(1) Uses Permitted in the High Density Residential District – R4

(2) Assisted Living Residence

(3) Community Care Facility

(4) Seniors Apartments

(5) The use of a residential dwelling unit or self-contained portion of a dwelling unit for occupancies of less than 30 consecutive days' duration by transient members of the public

(6) Day cares

11.A.12.3 Accessory Uses Permitted

(1) Accessory building and structures and the following accessory uses are permitted, subject to Section 5.6:

(a) Parking Garages – above and below grade

11.A.12.4 Floor Area Ratio

(1) The total floor area ratio within the CD-12 Zone shall not exceed 1.0. Subject to this limitation, there shall not be a limit on the floor area ratio for any individual building within the CD-12 Zone.

11.A.12.5 Minimum Lot Size

(1) The minimum lot area is 278.7 square metres (3000 square feet)

(2) The minimum lot width is 7.62 metres (25 feet).

11.A.12.6 Height of Buildings

(1) Residential buildings are permitted to a maximum height of thirty six (36) metres (118 feet) or 8 storeys whichever is less.

(2) Other principal use buildings are permitted to a maximum height of eighteen (18) metres (59 feet).

(3) Accessory buildings are permitted to a maximum height of eighteen (18) metres (59 feet).

11.A.12.7 Setbacks of Structures and Uses

(1) Front Yard: The minimum front yard shall be three (3.0) metres (9.8 feet). For properties fronting the Trans Canada Highway, the minimum front yard shall be four point five (4.5) metres (14.8 feet).

(2) Side Yard: The minimum side yard shall be three (3.0) metres (9.8 feet) from any abutting residential zone not including the CD-12 zone, and two (2.0) metres (6.6 feet) from any flanking street.

(3) Rear yard: The minimum rear yard shall be three (3.0) metres (9.8 feet).

11.A.12.8 Useable Open Space

Usable Open Space shall be provided for all residential buildings according to the following ratios:

(1) 20.0 square metres (215.3 square feet) for each dwelling unit containing more than one bedroom.

(2) 15.0 square metres (161.0 square feet) for each dwelling unit containing a one bedroom unit.

(3) 10.0 square metres (107.0 square feet) for each bachelor unit.

11.A.12.9 Parking

(1) All off-street parking and loading stalls shall be provided in accordance with the parking requirements outlined in Section 12 and 13.

11.A.12.10 Landscaping

All buildings or structures being erected, enlarged, or increased in capacity shall make provision for landscaping as hereinafter set forth:

(1) All portions of any lot on which any building or structure is being erected, enlarged, or increased in capacity within the CD-12 Zone that are not covered by buildings, structures, driveways, or walkway areas, or parking spaces shall be landscaped; provided however that landscaping shall cover not less than two (2%) percent of the lot.

(2) A continuous landscaping strip not less than one (1.0) metre (3.3 feet) in width shall be provided along the developed portion of each side of the lot which abuts a public highway. This landscaping strip may be interrupted at boulevard crossings, or to provide pedestrian access for entering a building.

Amended
Bylaw 1949
Added CD 13

11A.13 - Comprehensive Development Zone 13 (CD-13)

11A.13 Intent

The Intent of this zone is to provide for a multi-family residential development.

11A.13.1 Uses Permitted

The following uses, and no others, are permitted:

(1) Apartment building

(2) Accessory uses

11A.13.2 Conditions of Uses

The following guidelines apply to the use of all land and structures within the CD-13 zone

(1) The apartment building shall contain no more than 4 units.

(2) Each individual garage and storage area shall be associated with an individual dwelling unit within the building for the unit resident or owner's exclusive personal use.

(3) All landscaping areas depicted in Schedule A shall be provided in accordance with a Landscaping Plan submitted to and approved by the Director of Planning. The Landscaping Plan shall contain adequate measures to maintain the landscaping provided.

(4) All development shall reflect a high quality of design in accordance to the guidelines contained within Development Permit Area F (Multiple Family Residential Development).

11A.13.3 Height of Building

The height of a building shall not exceed 12 metres (39 feet) nor three storeys.

11.A.13.4 Minimum Yard Requirements

(1) A front yard shall be provided of not less than 6 metres (19.6 feet) each in depth.

(2) A minimum side and rear yards of not less than 2.1 metres (7 feet).

11A13.5 Floor Area Ratio

The maximum floor area ratio shall be 1.0.

11A.13.6 Parking

All parking stalls to be provided in accordance to the multi-family dwelling requirements as prescribed in Section 12 of the City of Revelstoke Zoning Bylaw 1264, 1984 as amended from time to time.

11A.13.7 Plan to be Part of Bylaw

All buildings, structures, and uses will be in substantial compliance with the size, shape and siting as depicted on the approved comprehensive development plan which shall be attached to, and form part of , this bylaw as Schedule A.

Amended Bylaw 1920 - complete CD14 zone

11.A.14 - Comprehensive Development Zone 14 (CD-14)

11.A.14.1 Intent

The intent of this zone is to provide for an affordable housing development permitting a variety of housing forms.

11.A.14.2 Permitted Uses

The following uses, and no others, are permitted:

(1) Single family dwellings

(2) Two family dwellings

(3) Row housing

(4) Stacked row housing

(5) Apartment buildings, including but not limited to, assisted living residences and seniors apartments

(6) Common areas

(7) Accessory uses and buildings

11.A.14.3 Conditions of Use

Amended Bylaw 1953 - 11.A.14.3 (3) and 11.A.14.4

(1) All lots shall be served by a community water system and a community sewer system.

(2) Accessory buildings shall be a maximum of 10.7 m² (115.0 ft²), except common use accessory buildings for apartment buildings.

11.A.14.4 Lot Area and Width

The minimum lot area and lot width shall be set out in the following table.

Permitted Use	Minimum Lot Area	Minimum Lot Width	Maximum Lot Area
Single family dwelling	250.0 m² (2,691.0 ft²), except 200 m² (2,152.8 ft²) when abutting a common area	10.0 m (32.8 ft)	300 m² (3,229.2 ft²)
Row housing and stacked row housing (non-corner lot)	150 m² (1,614.6 ft²) per unit, except 100 m² (1,076.4 ft²) per unit when abutting a common area	5.0 m (16.4 ft) per unit	180 m² (1,937.5 ft²)
Two family dwelling and row housing and stacked	187.5 m² (2,018.2 ft²) per unit, except 150 m²	7.5 m (24.6 ft) per unit	225 m² (2,421.9 ft²)

row housing (end of building unit or corner lot)	(1,614.6 ft²) per unit when abutting a common area		
Apartment building	1,000.0 m² (10,763.0 ft²)	20.0 m (65.6 ft)	n/a

11.A.14.5 Density

The maximum density shall be set out in the following table.

Permitted Use	Maximum Density
Single family dwelling	1.0 dwelling unit per lot
Two family dwelling	2.0 dwelling units per lot
Row housing and stacked row housing	60.0 dwelling units / hectare
Apartment building	200.0 dwelling units / hectare

11.A.14.6 Site Servicing

(1)Site servicing requirements including roads, sanitary sewer, water supply and electrical/gas/telephone distribution works shall be provided in accordance with the standards set out in the City of Revelstoke Subdivision, Development and Servicing Bylaw No. 1846.

Amended Bylaw 1953

11.A.14.7 Lot Coverage

The maximum lot coverage shall be set out in the following table.

Permitted Use	Maximum Lot Coverage
Single family dwelling	40%
Single family dwelling abutting a common area	50%
Two family dwelling	65%
Row housing and stacked row housing	65%
Row housing and stacked row housing abutting a common area	75%
Apartment building	80%
Common Areas	10%

11.A.14.8 Usable Open Space

For row housing, stacked row housing and apartment buildings, the minimum usable open space for each dwelling unit shall be set out in the following table.

Number of bedrooms	Minimum Usable Open Space
More than one bedroom	20.0 m² (215.3 ft²)
One bedroom	15.0 m² (161.0 ft²)
Bachelor unit	10.0 m² (107.0 ft²)

Amended Bylaw 1953

11.A.14.9 Minimum Yard Requirements

(1) The minimum yard requirements shall be as set out in the following table.

(2) In the case where a lot abuts a common amenity area the abutting lot line shall be designated as the front year. In any other case, the adjacent road shall determine the front yard.

(3) In no case shall a front yard exceed 4m (13.3 ft) as measured from the lot line to the dwelling's foundation.

(4) In the case of a two family dwelling or row house dwelling on a lot subdivided for the purpose of allowing side by side units, an interior side yard between units shall not be required.

Permitted Use	Minimum Yard facing a street (Front Yard)	Minimum Side Yard	Minimum Front Yard facing a common area	Minimum Rear Yard if common area is not provided
Single family dwelling	2.5 m (8.2 ft)	1.5 m (4.9 ft), except 2.5 m (8.2 ft) when abutting a road, lane or pedestrian path	2.5 m (8.2 ft)	6.0 m (19.7 ft)
Two family dwelling, row housing or stacked row housing	2.5 m (8.2 ft)	2.5 m (8.2 ft)	2.5 m (8.2 ft)	6.0 m (19.7 ft)
Apartment building over 12m in height	6.0 m (19.7 ft)	10.0 m (32.8 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Use	Front of principle building	1.2 m (3.9 ft)	Front of principle building	1.2 m (3.9 ft)

11.A.14.10 Building Height

(1) The maximum building height shall be set out in the following table and apply to buildings and structures in Area 1 on Schedule A1.

Permitted Use	Maximum Building Height
Single family dwelling	10.0 m (32.8 ft)
Two family dwelling	10.0 m (32.8 ft)
Row housing or stacked row housing	10.0 m (32.8 ft)
Apartment building	10.0 m (32.8 ft)
Accessory building	4.0 m (13.1 ft), except where a pitched roof is to be constructed, 6.0 m (19.7 ft)

(2) The maximum building height shall be set out in the following table and apply to buildings and structures in Area 2 on Schedule A1.

Permitted Use	Maximum Building Height
Single family dwelling	10.0 m (32.8 ft)
Two family dwelling	10.0 m (32.8 ft)
Row housing or stacked row housing	12.0 m (39.3 ft)
Apartment building	16.0 m (52.4 ft)
Accessory building	4.0 m (13.1 ft), except where a pitched roof is to be constructed, 6.0 m (19.7 ft)

Amended Bylaw 1953

11.A.14.11 Off Street Parking

(1) The minimum number of off street parking spaces shall be set out in the following table.

Permitted Use	Minimum Number of Parking Spaces	Parking Variances
Single family dwelling	1.0 per dwelling unit	n/a
Two family dwelling	1.0 per dwelling unit	n/a
Secondary suite	1.0 per dwelling unit	n/a
Row housing or stacked row housing	1.0 per dwelling unit	n/a

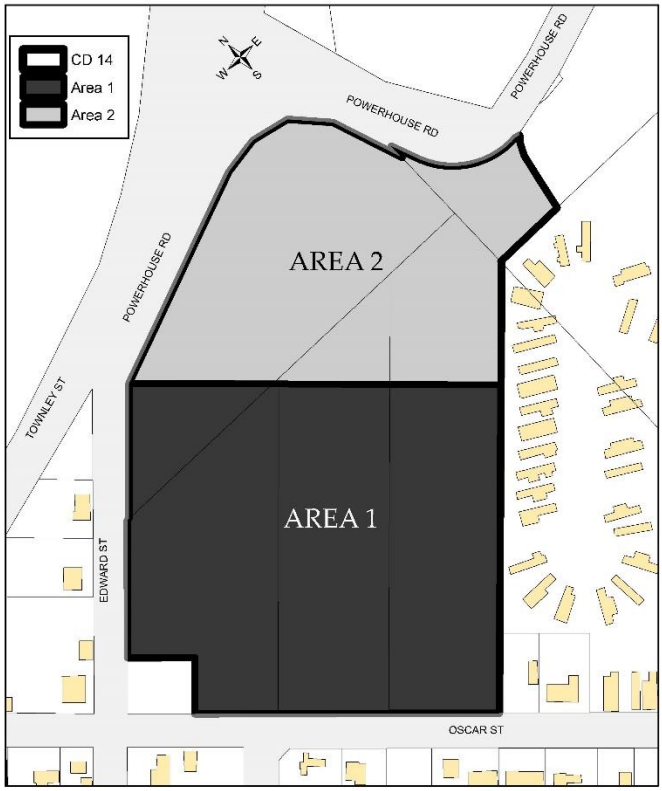
Apartment building	1.0 per dwelling unit	50% reduction for assisted living residences or senior's apartments or proof of reduced demand through car-share program / co-op vehicles.

(2) Required off street parking spaces shall be located on the same legal lot as the use which they serve, except that parking spaces may be located on a private property within 300 m (984.2 ft) of the property the use of which they serve in a common parking area dedicated for such use**.**

11.A.14.12 <u>Landscaping</u>

(1) For row housing, stacked row housing and apartment buildings, all portions of a lot not covered by buildings, structures, parking areas, driveways or sidewalks shall contain landscaping.

City of Revelstoke	SCALE 1:1500	Schedule "A-1" to Zoning Amendment Bylaw No. 1920
	DATE September 22, 2008	



Amended
Bylaw 2047

11.A.Comprehensive Development Zone 15 - CD15

11.A.15.1 Intent

This zoning district provides for the accommodation of recreation oriented service commercial, light industrial and storage uses with limited residential uses.

11.A.15.2 Permitted Uses

The following uses, and no others, are permitted:

(1) automobile, boat, trailer, and recreation vehicle sales, rental and storage.

(2) prefabricated house and building dealers and mobile home sales lots.

(3) automotive and truck repair shops, including body repair and painting.

(4) light manufacturing, processing, finishing and packaging.

(5) accessory buildings and uses, subject to the regulations of Section 5.6 of this Bylaw.

(6) residence - accessory to or in conjunction with a principal use.

11.A.15.3 Conditions of Use

(1) Residential units shall be restricted to one per lot with a maximum floor area not greater than 45% of the total building floor area on the lot.

(2) No use shall produce dust, or other emissions except standards set by provincial legislations, without written authorization from the appropriate provincial agency.

(3) No use shall produce odour, glare, or noise that creates a nuisance.

(4) Outdoor storage shall be screened from view of adjacent properties and streets.

11.A.15.4 Lot Area and Width

(1) Minimum lot width is 20.0m.

(2) Minimum lot area is 3900m^2.

11.A.15.5 Lot Coverage

(1) The maximum site coverage shall be 50% of the lot area and the maximum impermeable surface site coverage shall be 80%.

11.A.15.6 Height of Buildings

(1) The height of a building or structure shall not exceed two storeys and 12.0m.

11.A.15.7 Minimum Yard Requirements

(1) The minimum front yard setback shall be 6.0m.

(2) The minimum side yard setback shall be 3.0m.

(3) he minimum rear yard setback shall be 3.0m.

11.A.15.8 Landscaping Requirements

(1) Adjacent to the front property line shall be a minimum 3.0m landscape buffer

(2) Landscape buffers are to include the following:

(a) Trees - 1 per 10.0m of property frontage. Deciduous trees are to be a minimum 6.0cm caliper and 1.5m clear stem, conifer trees are to be a minimum height of 2.5m.

(b) Shrubs / Perennials – 1 per 1.0m of property frontage. Growth form and size is to be appropriate to the shrub location and is not to create conflict with adjacent parking, access, amenities and services. Minimum #2 pot size.

(c) All trees, shrubs and perennials shall be irrigated by an automated drip irrigation system.

(d) All trees, shrubs and perennials are to be appropriate for the region and the location proposed.

(e) Ground Cover – Decorative rock or coarse bark mulch may be used in conjunction with professional grade landscape fabric, material must fully cover landscape fabric. Fine mulch ground cover materials may be used without landscape fabric, material depth shall be a minimum of 12.0cm.

(f) All landscape areas must be edged with durable edging materials.

(g) All landscaping is to be installed and maintained according to the B.C Landscape Standards.

11.A.15.9 Off-Street Parking and Loading

(1) Off-Street parking and loading shall be provided and maintained in accordance with Section 12 and 13 of this Bylaw, respectively.

11.A.15.10Other Regulations

(1) For further regulations which apply to lots within the CD 15 Zoning District, refer to:

Section 4 - Basic Provisions
Section 5 - Supplementary Regulations

Amended
Bylaw 2068

11.A. Comprehensive Development Zone 16 - CD16

11.A.16.1 Intent

This zoning district provides for service commercial, light industrial and storage uses with limited recreation commercial accommodation.

11.A.16.2 Permitted Uses

The following uses, and no others, are permitted:

(1) automobile, boat, trailer, and recreation vehicle sales, rental and storage.

(2) automotive and truck repair shops, including body repair and painting.

(3) welding, machine and blacksmith shops.

(4) cartage, delivery, and express facilities.

(5) offices, storage buildings, workshops and yards for general contractors and trade contractors.

(6) sale, rental and repair of tools and small equipment.

(7) light manufacturing, processing, finishing and packaging.

(8) storage buildings, warehousing and wholesale establishments, packing and crating, cold storage.

(9) recreation commercial accommodation – accessory to or in conjunction with a principal use. Must be located within a principal building, be adjacent to the area of principal use, maximum size of 70m2, maximum occupancy shall be 120 days per calendar year per individual.

(10) caretaker's residence - accessory to or in conjunction with a principal use. Must be located within a principal building, only one unit permitted per lot, maximum size of 70m2.

(11) accessory buildings and uses, subject to the regulations of Section 5.6 of this Bylaw.

Amended
Bylaw 2119

(12) amusement and recreation services, including bowling alleys and billiard parlours.

11.A.16.3 Conditions of Use

(1) No use shall result in nuisance in the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke vibration, noise or glare.

(2) No use shall produce dust, or other emissions except standards set by provincial legislations, without written authorization from the appropriate provincial agency.

(3) No use shall produce odour, glare, or noise that creates a nuisance.

(4) Outdoor storage shall be screened from view of adjacent properties and streets.

(5) Recreation commercial accommodation units must be owned, leased and/or rented along with the conjoining area of principal use.

11.A.16.4 Lot Area and Width

(1) Minimum lot width is 20.0m.

(2) Minimum lot area is 930m2.

11.A.16.5 Lot Coverage

The maximum site coverage shall be 60% of the lot area and the maximum impermeable surfaces site coverage shall be 90%.

11A.16.6 Height of Buildings

(1) The height of a building or structure shall not exceed two storeys and 12.0m.

11A.16.7 Minimum Yard Requirements

(1) The minimum front yard setback shall be 6.0m.

(2) The minimum side yard setback shall be 3.0m.

(3) The minimum rear yard setback shall be 3.0m.

11A.16.8 Landscaping Requirements

(1) Adjacent to the front property line shall be a minimum 3.0m landscape buffer.

(2) Landscape buffers are to include the following:

(a) Trees - 1 per 10.0m of property frontage. Deciduous trees are to be a minimum 6.0cm caliper and 1.5m clear stem, conifer trees are to be a minimum height of 2.5m.

(b) Shrubs / Perennials – 1 per 1.0m of property frontage. Growth form and size is to be appropriate to the shrub location and is not to create conflict with adjacent parking, access, amenities and services. Minimum #2 pot size.

(c) All trees, shrubs and perennials shall be irrigated by an automated drip irrigation system.

(d) All trees, shrubs and perennials are to be appropriate for the region and the location proposed.

(e) Ground Cover – decorative rock or coarse bark mulch may be used but must be used in conjunction with professional grade landscape fabric, material must fully cover landscape fabric. Fine mulch ground cover materials may be used without landscape fabric, material depth shall be a minimum of 12.0cm.

(f) All landscape areas must be edged with durable edging materials.

(g) All landscaping is to be installed and maintained according to the B.C Landscape Standards.

11A.16.9 Off-Street Parking and Loading

(1) Off-street parking and loading shall be provided and maintained in accordance with Section 12 and 13 of this Bylaw, respectively.

11A.16.10 Other Regulations

(1) For further regulations which apply to lots within the CD15 zoning district, refer to:

Section 4 - Basic Provisions
Section 5 - Supplementary Regulations

Amended
Bylaw 2102

11.A. Comprehensive Development Zone 17 (CD17)

11.A.17.1 Intent

This zoning district provides for a mixed use and residential development including a series of sub-areas.

11.A.17.2 Sub-Area A

Intent:

A mixed use area with adaptable building types that are suitable for both neighbourhood commercial, tourist commercial and residential uses on the ground level with residential or tourist commercial uses on the upper floors.

PERMITTED USES (GROUND FLOOR)

(1) Neighbourhood commercial (small service and retail shops limited to 200m^2 max.) including the following uses:
   - (a) Cafes and restaurants
   - (b) Neighbourhood pubs
   - (c) Local convenience store
   - (d) Neighbourhood Retail Services
   - (e) Retail Store
   - (f) Day care
   - (g) Dog day care
   - (h) Personal service establishments that may include but is not limited to barber shops, beauty parlours, health clubs and spas, dry cleaning establishments, laundries and launderettes.

(2) Apartment Building

(3) Apartment House

(4) Multiple Family Dwelling

(5) Live/Work Units

(6) Townhouse

(7) Vacation Rental Unit

PERMITTED USES (UPPER FLOORS)

(1) Apartments

(2) Vacation Rental Unit

SECONDARY USES

(1) Accessory Buildings & Uses

(2) Home Occupations

(3) Office

Sub-Area A REGULATIONS:

MATTER REGULATED	PROPOSED REGULATION
Principal Building	
(a) Minimum setback from:	
i. Front	0.0m min., 3.5m max.
ii. Interior side	0.0m min., 3.5m max.
iii. Side street/civic space	0.0m min., 3.5m max.
iv. Rear	1.0m min.
(b) Building Height	
i. Storeys	2 storeys min., 3 storeys max. with bonus 4th storey*
ii. Overall Height (Top of roof)	13.5m max.
iii. 4th storey setback	4.5m min.
(c) Unit width	6.0m min.
Accessory Building	
(a) Minimum setback from:	
i. Front	12m max. from rear property line
ii. Side	0.0m min.
iii. Rear	0.0m min.
(b) Building Height	
i. Storeys	2 storeys max.
ii. Overall Height (Top of roof)	8.5m max.
Density	
(a) Commercial Floorspace**	3,000 m^2 max.
(b) Residential Density***	400 units/hectare max., ~300 units
With a Housing Agreement the maximum density shall be 440 units/hectare max.	
*Fourth storey only allowed if underground parking is provided	
** Does not include vacation rentals	
*** Includes vacation rentals	

11.A.17.3 Sub-Area B

Intent:

A mixed use area with adaptable building types that are suitable for both neighbourhood service commercial, tourist commercial and residential uses on the ground level with residential or tourist commercial uses on the upper floors.

PERMITTED USES GROUND FLOOR)

(1) Neighbourhood service commercial (small service and retail shops limited to 200m2 max.) including the following uses:
   - (a) Day care
   - (b) Dog day care
   - (c) Personal service establishments which may include but is not limited to barber shops, beauty parlours, health clubs and spas, dry cleaning establishments, laundries and launderettes.

(2) Apartment Building

(3) Apartment House

(4) Multiple Family Dwelling

(5) Live/Work Units

(6) Townhouse

(7) Vacation Rental Units

PERMITTED USES (UPPER FLOORS)

(1) Apartments

(2) Vacation Rental Units

SECONDARY USES

(1) Accessory Buildings & Uses

(2) Home Occupations

Sub-Area B REGULATIONS:

MATTER REGULATED	PROPOSED REGULATION
Principal Building	
(a) Minimum setback from:	
i. Front	0.0m min., 3.5m max.
ii. Interior side	0.0m min., 3.5m max.
iii. Side street/civic space	0.0m min., 3.5m max.
iv. Rear	1.0m min.
(b) Building Height	
i. Storeys	2 storeys min., 3 storeys max. with bonus 4th storey*
ii. Overall Height (Top of roof)	13.5m max.
iii. 4th storey setback	4.5m min.
(c) Unit width	6.0m min.
Accessory Building	
(a) Minimum setback from:	
i. Front	12m max. from rear property line
ii. Side	0.0m min.
iii. Rear	0.0m min.
(b) Building Height	
i. Storeys	2 storeys max.
ii. Overall Height (Top of roof)	8.5m max.
Density	
(a) Residential Density***	400 units/hectare max., ~300 units
With a Housing Agreement the maximum density shall be 440 units/hectare max.	
*Fourth storey only allowed if underground parking is provided	
** Includes vacation rentals	

11.A.17.4 Sub-Area C

Intent:

A high-density residential zone with primarily apartment style residences.

PERMITTED USES:

(1) Apartment Building
(2) Apartment House
(3) Multiple Family Dwelling
(4) Townhouse

SECONDARY USES

(1) Accessory Buildings & Uses
(2) Home Occupations
(3) Vacation Rental Units

Sub-Area C REGULATIONS:

MATTER REGULATED	PROPOSED REGULATION
Principal Building	
(a) Minimum setback from:	
i. Front	3.0m min., 6.0m max.
ii. Interior side	3.0m min., 6.0m max.
iii. Side street/civic space	3.0m min., 4.5m max.
iv. Rear	1.0m min.
(b) Building Height	
i. Storeys	2 storeys min., 3 storeys max. with bonus 4th storey*
ii. Overall Height (Top of roof)	13.5m max.
iii. 4th storey setback	4.5m min.
(c) Unit width	6.0m min.
Accessory Building	
(a) Minimum setback from:	
i. Front	12m max. from rear property line
ii. Side	0.0m min.
iii. Rear	0.0m min.
(b) Building Height	
i. Storeys	2 storeys max.
ii. Overall Height (Top of roof)	8.5m max.
Density	
(a) Residential Density**	200 units/hectare max., ~600 units
With a Housing Agreement the maximum density shall be 220 units/hectare max.	
*Fourth storey only allowed if underground parking is provided	
** Includes vacation rentals	

11.A.17.5 Sub-Area D

Intent:

A medium-density residential zone with primarily row houses, fourplexes and sixplexes.

PERMITTED USES

(1) Apartment House
(2) Duplex, side-by-side
(3) Duplex, stacked
(4) Duplex, front-and-back
(5) Multiple Family Dwelling
(6) Townhouse

SECONDARY USES

(1) Accessory Buildings & Uses
(2) Carriage House
(3) Home Occupations
(4) Vacation Rental Units

Sub-Area D REGULATIONS:

MATTER REGULATED	PROPOSED
Principal Building	
(a) Minimum setback from:	
i. Front	3.0m min., 6.0m max.
ii. Interior side	1.5m min., 3.0m max.
iii. Side street/civic space	3.0m min., 4.5m max.
iv. Rear	1.0m min.
(b) Building Height	
i. Storeys	3 storeys max.
ii. Overall Height (Top of roof)	13.5m max.
(c) Unit width	6.0m min.
Accessory Building	
(a) Minimum setback from:	
i. Front	3.0m min.
ii. Side	0.0m min.
iii. Side street/civic space	1.0m min.
iv. Rear	0.0m min.
(b) Building Height	
i. Storeys	2 storeys max.
ii. Overall Height (Top of roof)	8.5m max.
Parcel and Footprint	
(a) Maximum parcel coverage	70% max.
(b) Lot Width	9.0m, 60m max.
(c) Lot Depth	25m min.
Density	
(a) Residential Density*	65 units/hectare max., ~280 units
With a Housing Agreement the maximum density shall be 80 units/hectare max.	
* Includes vacation rentals	

11.A.17.6 Sub-Area E

Intent:

A medium-density residential zone with primarily row houses, fourplexes and sixplexes that provides a visual buffer between adjacent single-family & two-family residential zones. Residential units will mimic a single- and two-family zone character while providing higher density.

PERMITTED USES

(1) Apartment House
(2) Duplex, side-by-side
(3) Duplex, stacked
(4) Duplex, front-and-back
(5) Multiple Family Dwelling
(6) Townhouse

SECONDARY USES

(1) Accessory Buildings & Uses
(2) Carriage House
(3) Home Occupations
(4) Vacation Rental Units

Sub-Area E REGULATIONS:

MATTER REGULATED	PROPOSED REGULATION
Principal Building	
(a) Minimum setback from:	
i. Front	3.0m min., 6.0m max.
ii. Interior side	1.5m min., 3.0m max.*
iii. Side street/civic space	3.0m min., 4.5m max.
iv. Rear	1.0m min.
(b) Building Height	
i. Storeys	3 storeys max.
ii. Overall Height (Top of roof)	13.5m max.
(c) Unit width	6.0m min.
Accessory Building	
(a) Minimum setback from:	
i. Front	3.0m min.
ii. Side	0.0m min.
iii. Side street/civic space	1.0m min.
iv. Rear	0.0m min.
(b) Building Height	
i. Storeys	2 storeys max.
ii. Overall Height (Top of roof)	8.5m max.
Density	
(a) Residential Density**	55 units/hectare max., ~50 units
With a Housing Agreement the maximum density shall be 60 units/hectare max.	
** Includes vacation rentals	

11.A.17.7 Sub-Area F

Intent:

A medium- to low-density residential zone with primarily single-family & two-family houses. This sub area will buffer surrounding single-family housing from higher density housing towards the middle of the lot.

PERMITTED USES

(1) Single-family dwelling

SECONDARY USES

(1) Accessory Buildings & Uses
(2) Carriage House
(3) Home Occupations
(4) Secondary Suites
(5) Vacation Rental Units

Sub-Area F REGULATIONS:

MATTER REGULATED	PROPOSED REGULATION
Principal Building	
(a) Minimum setback from:	
i. Front	3.0m min., 6.0m max.
ii. Interior side	1.5m min., 3.0m max.*
iii. Side street/civic space	3.0m min., 4.5m max.
iv. Rear	1.0m min.
(b) Building Height	
i. Storeys	2.5 storeys max.
ii. Overall Height (Top of roof)	10.5m max.
(c) Unit width	6.0m min.
Accessory Building	
(a) Minimum setback from:	
i. Front	3.0m min.
ii. Side	0.0m min.
iii. Side street/civic space	1.0m min.
iv. Rear	0.0m min.
(b) Building Height	
i. Storeys	2 storeys max.
ii. Overall Height (Top of roof)	8.5m max.
Parcel and Footprint	
(a) Maximum parcel coverage	70% max.
(b) Lot Width	9.0m min., 20m max.
(c) Lot Depth	25m min.
Density	
(a) Residential Density**	35 units/hectare max., ~50 units
With a Housing Agreement the maximum density shall be 60 units/hectare max.	
* Duplexes can have a 0.0m side setback if units are on subdivided parcels	
** Includes vacation rentals	

11.A.17.7 CD – 17 Zone Definitions

APARTMENT means a residential unit sharing a building and a lot with other units and/or uses; may be for long-term rental, vacation rental, or for sale as a condominium.

APARTMENT HOUSE means a building type that is a medium-to-large-sized structure that consists of four to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods.

CARRIAGE HOUSE means an accessory dwelling unit to a primary dwelling on the same site. A carriage house provides on the ground floor or above a garage, permanent provisions for living, sleeping, eating, cooking, and sanitation. A carriage house may only be located on a subdivided lot and must have street access via alley or driveway.

DUPLEX means a building with two attached dwelling units on one lot or parcel. Said units may be attached front-to-back, side-to-side or stacked one atop the other. 1. Front-to-Back: An attached building type with two independent living units with one unit placed behind the other and sharing a common or party wall. 2. Side-by-side: An attached building type with two side–by-side independent living units sharing a common or party wall. 3. Stacked: An attached building type with two independent living units stacked one on top of the other.

DOG DAY CARE means a residential facility where dog(s) are boarded during which, the dog(s) are socialized with other dog(s) in an open (meaning without barriers), controlled and secure setting and typically the dog(s) are not kept in individual kennels and runs. The dogs boarded in a dog day care are typically boarded for short periods of time and during the majority of the dog's stay the dogs are socializing and playing with other dog(s), but does not include,

i. a kennel as defined herein, or
ii. a location where four (4) or less dog(s) are kept and the dogs are licensed and owned by the person residing at that property.

LIVE / WORK UNIT means an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family dwelling or multiple- family dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: 1. Complete kitchen space and sanitary facilities; and 2. Working space reserved for and regularly used by one or more occupants of the unit.

NEIGHBOURHOOD RETAIL SERVICES means retail services that accommodate daily convenience shopping needs of the surrounding neighbourhood, but does not include food products.

TOWNHOUSE means a building containing three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units and occupies the full frontage line. No part of any dwelling shall be placed over another in part or whole and every dwelling shall have a separate, individual, direct access to grade. May contain a secondary suite.

VACATION RENTAL UNIT means the licensed use of a residential dwelling or a licensed secondary suite as temporary lodging (less than 30 days at any one time) for paying guests. The maximum occupancy shall be calculated based on two adults per licensed bedroom with a total maximum occupancy of ten people. No signage shall be permitted. The property owner is to provide a contact number for themselves or a representative located within the City and available 24 hours a day. The contact number is to appear on the Business License posted in the Vacation Rental Unit.

Amended
Bylaw 2114

11.A. Comprehensive Development Zone 19 - CD19

11.A.19.1 Intent

The CD19 zoning district provides for commercial hostel use.

11.A.19.2 Permitted Uses

The following uses, and no others, are permitted:

(1) Hostels

(2) Accessory buildings and uses, subject to the regulations of Section 5.6 of this Bylaw.

(3) Caretaker residence – accessory to or in conjunction with a principle use.

11.A.19.3 Conditions of Use

(1) Caretaker residence unit shall be restricted to one per lot with a maximum floor area not greater than 45% of the total building floor area on the lot.

11.A.19.4 Lot Area and Width

(1) Minimum lot width is 15.0m.

(2) Minimum lot area is 4000m^2.

11.A.19 Floor Area Ratio and Lot Coverage

(1) The maximum lot coverage shall not exceed 50% of the area of the lot.

(2) The maximum floor area ratio shall be 0.75.

11A.19.6 Height of Buildings

(1) The height of a building or structure shall not exceed two and one-half storeys and 10.5m.

11A. 19.7 Minimum Yard Requirements

(1) The minimum front yard setback shall be 6.0m.

(2) The minimum side yard setback shall be 3.0m, except if directly adjacent to an Residential District the minimum side yard setback shall be increased to 6.0m.

(3) The minimum rear yard setback shall be 3.0m.

11A. 19.8 Landscaping Requirements

(1) Adjacent to the front and side property lines shall be a minimum 3.0m landscape buffer.

(2) Landscape buffers are to include the following:

(a) Trees - 1 per 10.0m of property frontage. Deciduous trees are to be a

minimum 6.0cm calliper and 1.5m clear stem, conifer trees are to be a minimum height of 2.5m

(b) Shrubs / Perennials – 1 per 1.0m of property frontage. Growth form and size is to be appropriate to the shrub location and is not to create conflict with adjacent parking, access, amenities and services. Minimum #2 pot size.

(c) All trees, shrubs and perennials shall be irrigated by an automated drip irrigation system.

(d) All trees, shrubs and perennials are to be appropriate for the region and the location proposed.

(e) Ground Cover – Decorative rock or coarse bark mulch may be used in conjunction with professional grade landscape fabric, material must fully cover landscape fabric. Fine mulch ground cover materials may be used without landscape fabric, material depth shall be a minimum of 12.0cm.

(f) All landscape areas must be edged with durable edging materials.

(g) All landscaping is to be installed and maintained according to the B.C Landscape Standards.

11A. 19.9 Off-Street Parking and Loading

(1) Off-street parking and loading shall be provided and maintained in accordance with Section 12 and 13 of this Bylaw, respectively.

11A. 19.10 Other Regulations

(1) For further regulations which apply to lots within the CD18 zoning district, refer to:

Section 4 - Basic Provisions
Section 5 - Supplementary Regulations
Section 6 - Development Permits

Amended Bylaw 2266 Added CD-20

11A.20 Comprehensive Development Zone 20 (CD-20)

11A.20.1 Intent

The purpose of this residential zone is to provide for a comprehensively designed residential development that includes single family, two family and ground oriented multi-family units located within sub-zones as specified. This zone provides for different density rules, one applicable generally for the zone and the other to apply if the owner of the parcels of land in the zone enters into the City's standard housing agreement (a certified copy of which may be inspected in the office of the City's Corporate Officer) before a building permit is issued in relation to the parcels. The density applicable generally is not more than one Single Family Dwelling Unit for each Residential Sub Zone. The other density applicable if the housing agreement condition is met as set out in section 11A.20.4.

11A.20.2 Residential Sub Zones

1) Residential Sub Zones are shown in Figure 1, contained within subsection 11A.20.7 of this zone.

11A.20.3 Uses Permitted in Residential Sub Zones

1) Primary and Secondary Uses permitted in Single Family Dwelling Residential Sub Zone A are as listed below:

Single Family Dwelling Residential Sub Zone A	
Permitted Uses	
(a)	The following Primary Uses and no others, are permitted: i. Single Family Dwellings ii. Public Parks and Playgrounds
(b)	The following Secondary Uses and no others, are permitted: i. Accessory Buildings ii. Home Occupations iii. Secondary Suites

2) Primary and Secondary Uses permitted in Single or Two Family Residential Sub Zone B are as listed below:

Single or Two Family Dwelling Residential Sub Zone B	
Permitted Uses	
(a)	The following Primary Uses and no others, are permitted: i. Single Family Dwellings ii. Two Family Dwellings, including stacked duplexes iii. Public Parks and Playgrounds
(b)	The following Secondary Uses and no others, are permitted: i. Accessory Buildings ii. Home Occupations iii. Secondary Suites (in single family dwelling units only)

3) Primary and Secondary Uses permitted in Row Housing Residential Sub Zone C are as listed below:

Row Housing Residential Sub Zone C	
Permitted Uses	
(a)	The following Primary Uses and no others, are permitted: i. Two Family Dwellings ii. Row Housing iii. Public Parks and Playgrounds
(b)	The following Secondary Uses and no others, are permitted: i. Accessory Buildings ii. Home Occupations

11A.20.4 Lot Size, Lot Density, Lot Coverage, Building Size and Siting

1) Development Regulations for Single Family Dwelling Residential Sub Zone A are as listed below:

Single Family Dwelling Residential Sub Zone A		
Lot Size		
(a)	Lot Size, minimum	Single Family Dwelling: 400 m^2 (interior lot) 425 m^2 (corner lot)
(b)	Lot Width, minimum	Single-Family Dwelling: 13.0 m (interior lot) 14.5 m (corner lot)
(c)	Lot Depth, minimum	25.0 m
Lot Density		
(d)	Single Family Dwelling, maximum per lot	1 unit
(e)	Secondary Suite, maximum per lot	1 unit
(f)	Total number of Single Family Dwelling units, maximum per Sub Zone A	25 units
Lot Coverage		
(g)	Lot Coverage, building and structures, maximum	55%
(h)	Lot Coverage, building and structures plus impermeable surfaces, maximum	65%
Building Size		
(i)	Single Family Dwelling, maximum height	10 m
(j)	Single Family Dwelling, minimum width	6 m

Siting of Principal Buildings		
(k)	Front yard setback, minimum, measured from the front of the building, including from porches, stairs, bay windows and other projecting features of the building, excluding eaves and gutters which may project 0.75 m into the required setback area	4.5 m (principal building) 6.0 m (attached garage)
(l)	Interior side yard setback, minimum	1.5 m
(m)	Flanking street side yard setback, minimum	3.0 m
(n)	Rear yard setback, minimum	6.0 m

2) Development Regulations for Single or Two Family Residential Sub Zone B are as listed below:

Single Family or Two Family Residential Sub Zone B		
Lot Size		
(a)	Lot Size, minimum	Single Family Dwelling: 350 m2 (interior lot) 375 m2 (corner lot) Two Family Dwelling: 450 m2 (interior lot) 470 m2 (corner lot) Party Wall Subdivision: 225 m2 (interior lot) 235 m2 (corner lot)
(b)	Lot Width, minimum	Single Family Dwelling: 9.0 m (interior lot) 10.5 m (corner lot) Two Family Dwelling: 15.0 m (interior lot) 16.5 m (corner lot) Party Wall Subdivision: 7.5 m (interior lot) 9.0 m (corner lot)
(c)	Lot Depth, minimum	25.0 m
Lot Density		
(d)	Single Family Dwellings, maximum per lot	1 unit
(e)	Two Family Dwellings, maximum per lot	2 units, separated by a common wall
(f)	Two Family Dwellings with party wall subdivision, maximum	1 unit per party wall subdivided lot

(g)	Total number of Single Family and Two Family (with party wall subdivision) Dwelling units, maximum per Sub Zone B	16 units
Lot Coverage		
(h)	Lot Coverage, building and structures, maximum	55%
(i)	Lot Coverage, building and structures plus impermeable surfaces, maximum	75%
Building Size		
(j)	Single or Two Family Dwelling, maximum height	10 m
(k)	Single or Two Family Dwelling, minimum width	6.0 m
Siting of Principal Buildings		
(l)	Front yard setback, minimum, measured from the front of the building, including from porches, stairs, bay windows and other projecting features of the building, excluding eaves and gutters which may project up to 0.75 m into the required setback area	4.5 m (principal building) 6.0 m (attached garage)
(m)	Interior side yard setback, minimum	1.5 m 0.0 m (party wall subdivision)
(n)	Flanking street side yard setback, minimum	3.0 m
(o)	Rear yard setback, minimum	6.0 m

3) Development Regulations for Row Housing Residential Sub Zone C are as listed below:

Row Housing Residential Sub Zone C		
Lot Size		
(a)	Lot Size, minimum	Two Family Dwelling: 450 m2 (interior lot) 470 m2 (corner lot) Row Housing Dwelling: 525 m2 (interior lot) 540 m2 (corner lot) Party Wall Subdivision (Two Family Dwelling): 225 m2 (interior lot) 235 m2 (corner lot) Party Wall Subdivision (Row Housing): 150 m2 (interior lot) 200 m2 (corner lot)

(b)	Lot Width, minimum	Two Family Dwelling: 15.0 m (interior lot) 16.5 m (corner lot) Row Housing Dwelling: 21.0 m (interior lot) 22.5 m (corner lot) Party Wall Subdivision: 6.0 m (interior lot) 9.0 m (corner lot)
(c)	Lot Depth, minimum	25.0 m
Lot Density		
(d)	Two Family Dwellings, maximum per lot	2 units, separated by a common wall
(e)	Two Family Dwellings and Row Housing Dwelling with party wall subdivision, maximum	1 unit per party wall subdivided lot
(f)	Row housing, maximum per lot	9 units
(g)	Total number of Two Family Dwelling (with party wall subdivision) and Row Housing (with party wall subdivision) Dwelling units, maximum per Sub Zone C	19 units
Lot Coverage		
(h)	Lot Coverage, building and structures, maximum	70%
(i)	Lot Coverage, building and structures plus impermeable surfaces, maximum	90%
Building Size		
(j)	Row housing, maximum height	12 m
(k)	Row housing, minimum width	6 m
Siting of Principal Buildings		
(l)	Front yard setback, minimum, measured from the front of the building, including from porches, stairs, bay windows and other projecting features of the building, excluding eaves and gutters which may project up to 0.75 m into the required setback area	4.5 m (principal building) 6.0 m (attached garage)
(m)	Interior side yard setback, minimum	1.5 m 0.0 m (party wall subdivision)
(n)	Flanking street side yard setback, minimum	3.0 m
(o)	Rear yard setback, minimum	6.0 m 1.2 m (attached carport)

11A.20.5 Off Street Parking and Loading

1) Off-street parking and loading shall be provided and maintained in accordance with Sections 12 and 13 of Zoning Bylaw 1264, 1984 respectively, unless otherwise specified.
2) Each row housing dwelling unit shall provide 0.25 visitor parking spaces.
3) Tandem parking spaces in all sub zones is permitted.

11A.20.6 Other Regulations

1) Where development has access to a rear lane, then vehicular access is only permitted from the rear lane.
2) Siting of all buildings and structures shall be undertaken in such a manner that minimizes disturbance to the existing vegetation in accordance with an approved Landscape Plan for the site.
3) Siting and size of accessory buildings shall be as regulated in Section 5.6 of Zoning Bylaw 1264, 1984.
4) The maximum number of accessory buildings shall not exceed the total number of units (excluding secondary suites) per lot.
5) Unless otherwise specified in this Comprehensive Development Zone, all other regulations within Zoning Bylaw No. 1264 shall apply.

11A.20.7 Figure 1 Sub Zones

Amended
Bylaw 1786

SECTION 11B – AIRPORT DISTRICT

11B.1 Airport District – A1

The intent of this district is to provide for the operation of an airport or heliport.

11B.1.1 Uses Permitted

(1) The following uses:

(a) Airports and heliports, including all uses, structures and services customarily associated therewith, including:

i) Aircraft take-off and landing,
ii) Aircraft hangars,
iii) Aircraft storage and maintenance,
iv) Aircraft fuel storage and sale,
v) Airport administrative offices,
vi) Airport terminal including facilities for the processing of people and goods for trans-shipment by air and auxiliary commercial activities contained with the terminal building.

11B.1.2 Conditions of Use

Notwithstanding any provisions of this Bylaw, the location of all buildings, structures, facilities or any other use shall conform to the requirements of Transport Canada.

Heliports are to be provided with effective and/or adequate noise screening.

11B.1.3 Lot Area

Each lot shall have an area of not less than 2.0 hectares (4.9 acres).

11B.1.4 Lot Coverage

The maximum coverage shall be 10 percent of the lot area.

11B.1.5 Height of Buildings

The height of a building or structure shall not exceed 12 metres (39.4 ft).

11B.1.6 Minimum Setback Requirements

(1) No part of any building shall be closer than 40 meters to the centre line of a controlled access highway designated pursuant to Section 3 of the Controlled Access Highways Act, no closer than 15 meters to the centre line of any other

highway, except that in no case shall a building be closer to the boundary of said highway than permitted pursuant to Section 43 of the Highway Act.

(2) No part of any building shall be closer than 10 meters to any site boundary other than the common boundary with a highway.

11B.1.7 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section 12 and 13 of this Bylaw, respectively.

11B.1.8 Other Regulations

For further regulations, which apply to lots within the Airport District – A-1, refer to:

Section 4 - Basic Provisions
Section 5 - Supplementary Regulations
Section 6 - Development Permits

Amended
Bylaw 1786

11B.2 Airport Industrial District – A2

The intent of this district is to provide for airport related or dependent uses.

11B.2.1 Uses Permitted

(1) The following uses:

(a) Industrial activities associated with aircraft and airports and shall include the following, or similar, activities:

(i) Manufacture, sale, service and storage of aircraft and aircraft parts;
(ii) Storage of goods and materials awaiting trans-shipment by air;
(iii) Commercial, charter or private airline;
(iv)Flying school;
(v) Federal, Provincial and Municipal government operations.

11B.2.2 Conditions of Use

Notwithstanding any provisions of this Bylaw, the location of all buildings, structures, facilities or any other use shall conform to the requirements of Transport Canada.

Heliports are to be provided with effective and/or adequate noise screening.

11B.2.3 Lot Area

Each lot shall have an area of not less than 930m 2 (10010ft 2)

11B.2.4 Lot Coverage

The maximum coverage shall be 50 percent of the lot area.

11B.2.5 Height of Buildings

The height of a building or structure shall not exceed 12 metres (39.4 ft).

11B.2.6 Minimum Yard Requirements

(1) A front yard shall be provided of not less than 6 meters (l9.7 ft.) in depth except where a lot is separated from a lot in a "R" District by a street (being less than 80 ft. in width), such front yard shall not be less than l0 meters (32.8 ft.) in depth.

(2) A side yard shall be provided on each side of the building of not less than 3 meters (9.8 ft) in width, except that:

(a) a side yard not flanked by a street, lane, or an R District may be reduced to nil, provided that the other side yard has a width of not less than 6 meters (19.7 ft).

(b) where a lot abuts a lot in an R District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 10 meters (32.8 ft) in width.

(3) A rear yard shall be provided of not less than 3 meters (9.8 ft) in depth except where a lot abuts a lot in an R District or is separated by a lane therefrom, each rear yard shall be not less than 10 meters (32.8 ft) in depth.

11B.2.7 Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section 12 and 13 of this Bylaw, respectively.

11B.2.8 Other Regulations

For further regulations, which apply to lots within the Airport Industrial District – A2, refer to:

Section 4 - Basic Provisions
Section 5 - Supplementary Regulations
Section 6 - Development Permits

Amended
Bylaw 1725

SECTION 12 - SECTION 12 - OFF-STREET PARKING

Subject to the provisions of Section 5.1, when any development takes place on any lot, off-street parking shall be provided and maintained in accordance with the regulations contained in this Section.

The number of spaces required includes allowance for employees, customers and visitors, but does not include any allowance for other company vehicles, or for loading facilities, which are subject to Section 13 of this Bylaw.

12.1 Existing Buildings, Structures and Uses

(1) This By-Law does not apply with respect to land or a building or structure existing at the time the By-Law came into force, so long as the land, building or structure continues to be put to a use that does not require more parking or loading spaces than were required for the use existing at the time the By-Law came into force.

(2) Buildings and structures existing at the time the Bylaw came into force:

(a) to which this Bylaw applies despite subsection (1); and

(b) are situated within the C1 or C2 districts as delineated and defined on schedule "A" of the City of Revelstoke Zoning Bylaw No. 1264, 1984

are exempt, unless altered to add additional floor area, from the requirement to provide the number of parking spaces required for any use as set out in Section 12.4 of the Bylaw, provided that such buildings and structures continue to maintain and provide the same number of parking spaces provided at the time this Bylaw came into force.

(3) Parking for all residential units within the area defined in subsection 2 (b) above shall provide the required number of parking spaces as set out in Section 12.4 of the Bylaw, except for those units existing at the time the Bylaw came into force.

12.2 Voluntary Establishment of Parking Facilities

Where off-street parking facilities are provided when not required, the location, design and operation of such facilities shall comply with the regulations of this section.

12.3 Units of Measurement

(1) Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, heating or storage.

(2) Where the number of employees is used as a unit of measurement it shall mean the greatest number of persons at work, at any time of the day or night in a particular building or for a particular use during any season of the year, or, where applicable, it shall mean the number of employees counted as the total of two shifts, whichever is greater.

(3) Where seating accommodation is used as a unit of measurement, and such accomodation consists of benches, pews, booths, and the like, each 0.5 meters (1.6 ft) of width of such seating accommodation shall be counted as one seat.

(4) When the calculation of parking requirements results in a fraction parking space, one parking space shall be provided to meet this fractional requirement.

12.4 Required Off-Street Parking

(1) Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this section. In the case of a use not specifically mentioned, the required off-street parking spaces shall be the same as for a similar use.

(2) Where a use is subject to a requirement associated with its location in addition to a requirement associated with its nature, the more stringent requirement shall apply.

A. Residential Use

USE		**REQUIRED PARKING SPACES**
(1)	Single family, two family dwellings	
(a)	lots 370 sq m and less	1 for each dwelling unit
(b)	lots over 370 sq m	2 for each dwelling unit
(2)	Row housing dwellings	2 for each dwelling unit
(3)	Multiple family dwellings	1.5 for each dwelling unit
(4)	Boarding, lodging or rooming houses	2 for each boarding house plus 1 for each 2 rented sleeping units
(5)	Senior citizens housing	1 for each 5 dwelling units
(6)	Secondary suites	1 for each secondary suite
(7)	Bed and Breakfast	1 parking space per sleeping unit in addition to the parking spaces required for the home. No more than two parking spaces are permitted within the front yard area.
(8)	Vacation Rentals	1 parking space per licensed bedroom within the vacation rental unit up to a maximum of four parking spaces. No more than two parking spaces are permitted within the front yard area. The property owner is to request that Vacation Rental guests park all vehicles within the allocated parking areas on the property.
(9)	Caretaker Residences	
(a)	Gross floor area of 70sq.m. (755.4 sq.ft.) or less	1 for each dwelling unit
(b)	Gross Floor Area greater than 70sq.m. (755.4 sq.ft.)	Gross Floor Area greater than 70sq.m. (755.4 sq.ft.)

Amended
Bylaw 2051
Section 12.4(8)

Amended
Bylaw 2114
Section 12.4 (9)

B. Institutional and Recreational Use

USE		REQUIRED PARKING SPACES
(1)	Churches	1 for each 10 seats
(2)	Hospitals	1 per 2 employees plus 1 per 5 beds
(3)	Schools	
	(a) Elementary and Jr. Secondary	1 for each staff member
	(b) Sr. Secondary	1 for each staff member plus 1 per 10 students
(4)	Place of public assembly, including arenas, assembly halls, auditoriums, clubs, lodges, and fraternal buildings not providing overnight accommodation, community centres, convention halls, funeral parlour and undertaking establishments, gymnasiums, meeting halls, theatres and similar uses	1 for each 10 seats, or 1 for each 10 square meters (107.6 sq.ft) of floor area in areas without fixed seats which are used or intended to be used for public assembly, exclud ing playing areas.
(5)	Recreational uses, including curling rinks, skating rinks, swimming pools and similar uses	1 for each 50 square metres (538.2 sq.ft) of gross floor area plus 0.5 for each spectator seat
(6)	Museums and public libraries	1 for each 50 square meters (538.2 sq.ft) of gross floor area, plus 1 for each 10 square meters (157.6 sq.ft.) of floor area in areas which are intended to be used for public assembly.
(7)	Ambulance Stations	1 for each 50 square metres (538.2 sq.ft) of gross floor area
(8)	Recreational Commercial Accommodation	1 per licensed bedroom

Amended Bylaw 1902 **Section 12.4(7)**

Amended Bylaw 2051 **Section 12.4(8)**

Amended Bylaw No. 2068

C. Commercial Uses

(a) Commercial Uses within:
C1 - Central Business District
C2 - Downtown Fringe Commercial

USE		REQUIRED PARKING SPACES
(1)	Banks, business administrative and professional offices	1 per each 50 square metres (538.2 sq.ft) of gross floor area
(2)	Medical or dental offices and clinics	1 per each 50 square metres (538.2 sq.ft) of gross floor area
(3)	Retail stores, personal service establishments, department stores and supermarkets, except as otherwise specified	1 per each 50 square metres (538.2 sq.ft) of gross floor area
(4)	Furniture and appliance sales, automobile and boat sales	1 space for each 70 square metres (735.5 sq.ft) of gross floor area
(5)	Restaurants, lounges, beer parlours and similar establishments for the	1 space for each 12 square metres (129.7 sq.ft) of gross floor area

	consumption of food or beverage on the premises	
(6)	Hotels	0.5 spaces for each sleeping unit plus 1 space for each 12 square metres (129.7 sq.ft) of gross floor area used for dining rooms, restaurants, lounges, beer parlours, etc.
(7)	Motels and motor hotels	1.1 per unit for each dwelling or sleeping unit plus 1 space for each 12 square metres (129.7 sq.ft) of gross floor area used for dining rooms, restaurants, lounges, beer parlours, etc.
(8)	Commercial recreation facilities	
	(a) Billiard and pool halls	1 space for each table
	(b) Theatres	1 space for 10 seats
	(c) Bowling alley	2 spaces for each alley
(9)	Laundromat	1 space for 4 washing machines
(10)	Gasoline service stations	1 space for 2 employees plus 2 per service bays
(11)	Microbreweries	1 space for each 100 square metres (1,086.3 sq.ft) of floor area, except that parking shall be provided for retail uses in accordance with Section 12.4 C. (a) (3).
(12)	Hostels	1 per 5 dormitory beds, 0.5 for each non-dormitory sleeping unit, plus 1 per employee on duty

Amended Bylaw 1856

Amended Bylaw 2114 Section 12.4 C. (12)

(b) Commercial Uses within:
C3 - Shopping Centre Commercial District

USE		**REQUIRED PARKING SPACES**
(1)	All commercial uses and establishments	1 space for each 30 square metres (322.9 sq.ft) of gross floor area

(c) Commercial Uses within:
C4 - Highway Commercial District
C5 - Tourist Commercial District
C6 - Victoria Road Commercial District
C7 - Service Commercial District
C8 - Local Commercial District
C9 - Recreation Commercial District
C10 - Drive-in Theatres
C11 - Neighbourhood Public House
C12 - Fringe Area Service Commercial

USE		**REQUIRED PARKING SPACES**
(1)	Auto sales and repairs	1 per 70 square metres (135.5 sq.ft)
(2)	Auction (indoor)	1 per 10 square metres auction floor

(3)	Bank	1 per 20 square metres (216.1 sq.ft) gross floor area
(4)	Boat sales and repair	1 per 2 employees plus 1 per 100 square metres(1080 sq.ft) covered display area
(5)	Building materials supply	1 per 2 employees plus 1 per 200 square metres (2160 sq.ft) gross floor area of covered sales and storage
(6)	Gasoline service station	1 per 2 employees on duty plus 2 per service bay
(7)	Laundromat	1 per 3 washing machines
(8)	Motels and motor hotels	0.9 per unit plus 1 per 3 seats in café, eating or drinking establishments
	(a) # units exceed # seats in cafe	1.1 per unit plus 1 per 3 seats in café, eating or drinking establishments
	(b) # units less than # seats in cafe	0.9 per unit plus 1 per 3 seats in café, eating or drinking establishments
(9)	Machinery sales	1 per 2 employees plus 1 per 100 square metres sales floor
(10)	Offices	1 per 35 square metres gross floor area
(11)	Public bus depot	1 per 20 square metres waiting rooms plus 1 per 2 employees counted as total 2 shifts
(12)	Restaurants, lounges and similar eating and drinking establishments	1 per 3 seats
(13)	Retail stores, including local convenience stores, and neighbourhood shopping centres	1 per 15 square meters gross floor area
(14)	Theatre (not drive-in)	1 per 4 seats
(15)	Craft distillery	1 per 100 square metres

Amended Bylaw 2101

D. Industrial Uses

USE		**REQUIRED PARKING SPACES**
(1)	Contractors or Public Works Yard	1 per 2 employees
(2)	Machinery sales and repair	1 per 2 employees plus 1 per 100 square metres (1076.4 sq.ft.) sales floor
(3)	Warehousing, storage buildings	1 per 2 employees as total of 2 shifts
(4)	Tire Repair	1 per 2 employees plus 1 per bay
(5)	Manufacturing and Industrial buildings	1 per 2 employees counted as total of 2 shifts

12.5 Provision of Parking Facilities

Amended Bylaw 1883

(1) Required parking spaces must be located on the same lot as the use which they serve, subject to the condition that for commercial uses in the Cl or C2 Districts,

required parking spaces may be located on a property within 300 meters (984 ft.) of the use which they serve.

(2) In the Cl, or C2 Districts, required parking spaces for separate commercial uses may be provided collectively if the total number of spaces provided is not less than the sum of the separate requirements for each use and provided that all regulations governing location of parking spaces in relation of the use are adhered to.

Amended Bylaw 1883

(3) In the C-l or C-2 Districts at the option of Council, Council may permit monies to be paid to a Municipal Reserve Fund, in lieu of providing on-site parking.

(4) The monies referred to in Section (3) above are due and payable

Amended Bylaw 1883

(a) at the time of issuing a Building Permit, or

(b) when the use that requires the extra parking begins.

Amended Bylaw 1799

(5) The monies referred to in Section 12.5(3) shall be the amount stated in City of Revelstoke Fee and Charges for Various Municipal Services and Goods Bylaw No. 1706 as amended from time to time, per parking space required.

12.6 Use of Parking

Required off-street parking spaces shall not be used for off-street loading, driveways, commercial repair work, display sale or storage of goods of any kind.

12.7 Location and Siting of Parking Facilities

(1) No parking area shall be located within a required front yard, except:

(a) In an R1, R2 or R2A Zoning District, or

(b) In a C4, C6, C7, C8 or M District,

i. where parking may be located in a required front yard subject to the conditions that any parking area shall be separated from an adjoining street or from a directly abutting lot in an R District by a fully landscaped strip of not less than 2 metres (6.6 feet) in width.

ii. for the C8 District, parking shall be permitted in the front yard setback only if the area is paved and provided with appropriate drainage.

(2) No parking area shall be located within the following required yards:

(a) A side yard which adjoins a side street on a corner lot in an R2, R2A or R3 District, provided that in no case need the setback for such parking area exceed a distance of 4.5 meters (14.8 ft).

(b) Any yard in an M District which abuts a lot in an R District or is separated by a street or lane therefrom.

(3) No parking area in any required rear yard shall be located closer to any side street than is permitted in the side yard which flanks the same street.

(4) For residential buildings the parking facilities for all residents shall be wholly provided on the same lot as the building required to be served.

(5) No part of any parking area shall be located closer than 3.5 meters (11.5 ft) to any multiple family dwelling.

12.8 Development and Maintenance Standards

(1) The location of all points of ingress and egress to a parking area shall be subject to the approval of the Administrator of this Bylaw.

(2) All off-street parking spaces shall have a clear length of not less than 5.5 meters (18.0 ft), a clear width of not less than 2.6 meters (8.5 ft), and a clear height of not less than 2.2 meters (7.2 ft). When a parking space adjoins a fence or structure over 0.3 meters (1 ft) in height, the width of the parking space shall be increased by 0.3 meters (1 ft) on the side or sides which abut such fence or structure to enable the opening of vehicular doors.

(3) Adequate provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvering aisles. Manoeuvering aisles of not less than the following widths shall be provided:

Parking Angle in Degrees	Width of Aisle in Metres
90	7.3 metres (23.9 ft)
60	5.2 metres (17.0 ft)
45 or less	3.7 metres (12.2 ft)

(4) All parking areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking area, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.

(5) All parking areas for more than 4 vehicles shall be surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.

(6) Any lighting used to illuminate any parking area or parking garage shall be so arranged that all direct rays of light are reflected upon such parking area or parking garage, and not on any adjoining premises.

SECTION 13 - OFF-STREET LOADING

Subject to the provisions of Section 5.1 when any development takes place on any lot, off-street loading shall be provided and maintained in accordance with the regulations contained in this section.

13.1 Existing Buildings, Structures and Uses

The regulations contained in this section shall not apply to buildings, structures or uses existing on the effective date of this Bylaw, except that:

(1) Off-street loading shall be provided and maintained in accordance with this section where there is a change in the principal use, or where the total floor area is increased in excess of 10 percent over the existing floor area.

(2) Off-street loading existing on the effective date of this Bylaw shall not be reduced below the applicable off-street loading requirements of this section.

13.2 Unit of Measurement

When calculating off-street loading requirements, the gross floor area shall include the floor area of accessory buildings or basements, except where they are used for parking or heating.

13.3 Required Off-Street Loading Spaces

(1) On every site used as a retail store, business, industry, warehouse, or other similar use, the minimum number of spaces shall be as follows:

	Total Gross Floor Area of Building(s)	Spaces Required
(a)	Less than 465 square metres (5017.5 sq.ft)	1
(b)	465 square metres to 2300 square metres (24, 817 sq.ft)	2
(c)	Greater than 2300 square metres	3

(2) On every site used as an office building, place of public assembly, hospital, institution, hotel, club, or lodge, auditorium, public utility, school or other similar use, the minimum number of spaces shall be as follows:

	Total Gross Floor Area of Building(s)	Spaces Required
(a)	Less than 2800 square metres (30,212 sq.ft)	1
(b)	Greater than 2800 square metres	2

(3) In the case of mixed uses, the total requirements for off-street loading facilities shall be the sum of the requirements for the various uses computed separately.

13.4 Location and Siting of Loading Facilities

Off-street loading spaces and facilities shall be located on the same lot as the use served, but not within the required front or side yard nor closer than 7.5 meters (24.6 ft) to the nearest point of intersection of any two street allowances.

13.5 Development Standards

(1) The location of all points of ingress and egress to a loading area shall be subject to the approval of the Administrator of this Bylaw.

(2) All off-street loading and unloading spaces shall be of adequate size and with adequate access thereto, to accommodate the types of vehicles which will be loading and unloading, but in no case shall they be insufficient to accommodate a vehicle 9 meters (29.5 ft) in length, 2.5 meters (8.2 ft) in width and 3.5 meters (11.5 ft) in height.

(3) All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas, and to ensure that required fences, walls, hedges, or landscaped areas, as well as any buildings, will be protected from parked vehicles.

(4) Each loading space shall be surfaced with an asphalt, concrete, or similar pavement so as to provide a durable, dust-free surface, and shall be so graded and drained as to properly dispose of all surface water.

(5) Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area, and not on any adjoining premises.

SECTION 14 - ADMINISTRATION AND ENFORCEMENT

14.1 Administration

This Bylaw shall be administered by the Building Inspector or any other official of the City of Revelstoke who may be appointed by Council.

14.2 Permits & Licenses

The Administrator of this Bylaw shall not issue any permit or licence for a building, structure or use which violates any provisions of this Bylaw.

14.3 Utilities Required Before Commencement

No building shall be constructed, erected or occupied on any lot until;

(1) a sufficient supply of pure and wholesome drinking water is present, as required by the Sanitary Regulations pursuant to the Health Act;

(2) an access permit other than a provisional permit has been granted by the Ministry of Transportation, Communication and Highways; and

(3) on any lot not serviced by a community sewer system, a permit is issued under provisions of the Sewage Disposal Regulations.

14.4 Inspection

The Administrator of this Bylaw or any other official of the City who may be appointed by Council, is hereby authorized to enter, at all resonable times, upon any property or premises to ascertain whether the provisions of this Bylaw are being obeyed.

14.5 Enforcement

(1) Every person who violates any provision of the Bylaw or who causes, suffers or permits any contravention of its regulations, shall be deemed to be guilty of an infraction thereof and shall be liable to the penalties herein imposed.

(2) Where the administrator of this Bylaw is of the opinion that an infraction exists, and has confirmed his opinion by inspection of the property, he shall give to the Owner, Agent or the responsible person written notice specifying the violation, and ordering the cessation thereof.

(3) In the event or failure to comply with the notice within the time specified, the person shall be given an opportunity to demonstrate to the Council that the failure was due to other than wilful negligence and the Council shall determine whether to seek penalties and costs by due process of law.

14.6 Penalties

Any person who violates the provisions of this Bylaw is liable on summary conviction to a penalty not exceeding two hundred dollars $200)
for each infraction or offence, and also the cost of prosecution. Each day that a violation or infraction exists or is permitted to exist, shall constitute a separate offence under this Bylaw. Upon conviction the magistrate may direct that no prosecution may be made with respect to continuance of this violation for such period of time as he directs.

14.7 Bylaw Amendments

(1) This Bylaw shall not be amended or repealed except after a Public Hearing under Section 720 of the Municipal Act.

(2) An application for rezoning shall be treated as an application to amend this Bylaw.

(3) Any person applying to have this Bylaw amended shall apply in writing to the Administrator of this Bylaw describing the proposed change and furnishing reasons in support of the application. In addition, if such application is for an amendment to the Official Zoning Map, it shall include a legal description and the location of the property sought to be rezoned, name and address of the owners of the property and if the applicant is not the owner, a statement from the owner as to the applicant's interest in the property to be reclassified.

(4) Every application for rezoning shall be accompanied by a fee specified in the City of Revelstoke Bylaw No. l237, l982 and amendments thereto.

(5) No application for an amendment to this Bylaw shall be again considered by Council where the request change has been denied within the six (6) month period immediately preceding the filing of such application.

(6) Notice of the Public Hearing shall be mailed to the owners and occupiers of all real property within a distance of one (l) block as specified in Bylaw No. 96l.

14.8 Bylaw Amendment Procedure

This Bylaw may be amended in the following manner.

(1) The body of the Bylaw may be amended by way of page replacement, noting on the page the amendment year Bylaw number and section number for reach amended subsection. Following are examples illustrating the additions and deletions:

(a) [amended l982; Bylaw 204; section 2]

(b) [added l982; Bylaw 2l5; section 1]

(c) [repealed l982; Bylaw 6l0; section la]

(2) These amended pages may be inserted into the existing Bylaw and for consolidation purposes, be considered as part of the existing Bylaw.

(3) These amendments must still comply with the requirements of Section 720 of the Municipal Act.

14.9 Board of Variance

The Board of Variance shall hear and determine any appeal resulting from the enforcement of this Bylaw upon the grounds referred to, and in the manner provided for, in Section 727 of the Municipal Act, as amended from time to time.

14.10 Severability

If any section, subsection, sentence, clause of phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

SECTION 15 - SECTION l5 - REPEAL OF PREVIOUS BYLAWS

15.1 Bylaw Number 1194, City of Revelstoke Zoning Bylaw and all amendments thereto is hereby repealed.

15.2 Those sections of Bylaw Number 299, Revelstoke Rural Zoning Bylaw and amendments thereto, which regulated properties now within the City of Revelstoke, are hereby repealed.

SECTION 16 - EFFECTIVE DATE OF BY-LAW

16.1 This Bylaw shall come into force and take effect upon the adoption thereof.

READ A FIRST TIME THIS l9th day of December , l983

READ A SECOND TIME THIS l9th day of December , l983

PUBLIC HEARING HELD THIS l2th day of December , l983

PUBLIC HEARING HELD THIS l2th day of March , l984

READ A THIRD TIME THIS 26th day of March , l984

APPROVED UNDER THE "CONTROLLED ACCESS HIGHWAYS ACT" this 27th day of August , l984.

_____

B. Pearce
Regional Approving Officer.

RECONSIDERED AND FINALLY ADOPTED THIS l0th day of September, l984.

SCHEDULE B - DEFINITIONS

All words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

ACCESSORY BUILDINGS - means

(1) A detached building, the use or intended use of which is ancillary to that of a principal building situated on the same lot, or

(2) A building which is ancillary to a principal use being made of the lot upon which such building is located, provided always that no building directly used in the practice of farming shall be construed to be an accessory building.

ACCESSORY USE - means

(1) A use which is ancillary to a principal building, or use of a principal building, situated on the same lot, or,

(2) A use which is ancillary to a principal use being made of the lot upon which such accessory use is located.

Amended Bylaw 1917

AFFORDABLE HOUSING DWELLING UNIT means a dwelling unit under a Housing Agreement with the City of Revelstoke as per section 905 of the *Local Government Act* in accordance with the City's Inclusionary Zoning Policy, and which the dwelling units sale, purchase or rental is managed by the Revelstoke Community Housing Society.

Amended Bylaw 1902

AMBULANCE STATION means a building primarily used for the dispatch, storage and maintenance of emergency medical care vehicles.

Amended Bylaw 2264 (animal clinics)

ANIMAL CLINICS, MAJOR means those premises where livestock, domestic pets, animals and birds are given medical and surgical care by a veterinarian and may include outdoor space as deemed necessary for the operation of the clinic. This use also includes ANIMAL CLINIC, MINOR.

ANIMAL CLINICS, MINOR means those premises where domestic pets, animals and birds are treated inside a building and kept for medical or surgical purposes and are directly or indirectly under the care of a veterinarian. This use also includes animal grooming, training and domestic animal daycare, and may include outdoor space as deemed necessary for the operation of the clinic. Animals are to be kept overnight only when required for medical supervision.

APARTMENT BUILDING means any building which contains three or more dwelling units, two or more of which have a common entrance from the ground level.

Amended Bylaw 1842

ASSEMBLY HALL means a building or portion of a building in which facilities are provided for public or membership groups to gather for civic, educational, political, religious or social purposes.

Amended Bylaw 1842

ASSISTED LIVING RESIDENCE means a multiple-unit residential building or part thereof in which a person provides care to 3 or more persons who are not related by blood or marriage to the person and is registered as an “Assisted Living Residence” under the *Community Care and Assisted Living Act*, which may or may not be for financial gain. A not-for-profit assisted living residence is subject to a housing agreement, pursuant to Section 905 of the *Local Government Act*, between the City of Revelstoke and the building owner, which states:

1. the facility is registered as an "Assisted Living Residence" under the *Community Care and Assisted Living Act*,
2. the building shall not be strata-titled or further subdivided,
3. the building shall be occupied by seniors or people who require care due to mental or physical disability, and
4. the rental or lease prices that may be charged, and the rate at which these may be increased over time.

AUTOMOBILE, MOBILE HOME OR BOAT SALES OR RENTAL LOT means an open area used for the display, sale or rental of new or used passenger motor vehicles, mobile homes, boats or recreation vehicles in operable condition, and where no repair work is done except minor incidental repair vehicles to be displayed, sold or rented on the premises.

AUTOMOBILE WRECKING YARD means an area outside of an enclosed building where motor vehicles are disassembled, dismantled or junked or where vehicles not in operable condition or used parts of motor vehicles are stored.

AUTOMOBILE REPAIR SHOP means a building used or intended to be used for major repairs to motor vehicles, trailers and parts thereof, but shall not include motor vehicle manufacture, assembly or body building.

BACHELOR UNIT means a dwelling unit having no rooms used or intended to be used solely as a bedroom.

Amended Bylaw 2067

BACKYARD HEN KEEPING means the keeping of hens as defined in the Animal Control and Licensing Bylaw, and as permitted in this bylaw, except wherein authorized in farming use.

BALCONY means an extension of floor projecting from the wall to a building and enclosed by a parapet or railing.

BASEMENT means that portion of a building between two floor levels which is partly underground. The height measured between floor and ceiling surfaces shall not be less than 2 m (6.6 ft).

Amended Bylaw 1854

Amended Bylaw 2037

BED AND BREAKFAST means the licensed use of a detached dwelling by a resident of the dwelling for the provision of temporary lodging of paying guests in not more than four guest rooms in the dwelling and the serving of a morning meal to such guests, and includes the use of common living and dining areas in the dwelling by such guests. Bed and Breakfast use is prohibited in conjunction with a Secondary Suite.

BEDROOM when used as a unit of measurement for determining minimum suite floor area or useable open space requirements, includes dens, libraries, recreation rooms, sewing rooms or other rooms of like character or kind.

BOARDING, LODGING OR ROOMING HOUSE means a dwelling in which more than 2 sleeping units are rented, with or without meals being provided, to more than 2 and not exceeding 5 persons, other than members of the family of the lessee, tenant, owner, and excludes the preparation of meals within the rented suites.

BUILDING means a structure located on the ground, which is designed, erected or intended for the support, enclosure or protection of persons or property. When a structure is separated by party walls located upon lot lines, then each portion of such structure shall be deemed a separate building.

BUILDING, FRONT LINE OF means the extended line of the wall of the building (or of any projecting portion of the building, except balconies, steps, sills, cornices, eaves, fire escapes, and unroofed porches) which faces the rear line of the lot.

BUILDING, TEMPORARY means a building (except a private garage or other accessory building) not having its' exterior walls supported on continuous concrete or masonry foundations or walls, and includes boat shelters, bunkhouses, ski shacks, huts, tents, trailers, or any other similar types of portable buildings or structures, whether or not the same be placed on foundations or affixed to the land in any way, but shall not include a mobile home which is located in a mobile home park nor permanent prefabricated residential dwellings, industrial warehouse or storage buildings.

Amended Bylaw 1854

CAFÉ means a small restaurant limited to the serving of beverages, snacks and light meals.

CAMPGROUND means a site operated and occupied as temporary accommodation not exceeding one month for holiday makers in tents and recreation vehicles; but a campground is not a mobile home park, motel or hotel.

Amended Bylaw 2236

CANNABIS means a cannabis plant and anything referred to in Schedule 1 of Bill C-45, the Cannabis Act.

CANNABIS RETAIL SALES means a public or private business that sells cannabis but excludes the sale of cannabis for medical purposed where that sale is made in accordance with the federal Access to Cannabis for Medical Purposes Regulations.

CANNABIS PRODUCTION FACILITY means a federally-licensed business or service growing, cultivating germinating, producing, storing, warehousing or packaging any product or thing containing Cannabis.

Amended Bylaw 2114

CARETAKER'S RESIDENCE means a detached accessory dwelling unit or a suite constructed within the principle building, used to accommodate a caretaker or watchperson.

CARPORT means a detached accessory building or a portion of a principal building used solely for the parking or temporary storage of private motor vehicles. The carport structure shall consist of a roof supported by posts, with no front, side or rear walls.

CARTAGE, DELIVERY AND EXPRESS FACILITY means a building or property used as an origin or destination point from which trucks are dispatched for the local delivery or pick-up of goods and which may include necessary warehouse space for the transitory storage of such goods.

Amended Bylaw 1803

CASINO GAMING means a commercial facility where patrons wager money on the outcome of a game, including but not limited to a card game or a slot machine but does not include bingo facilities or charity events.

Amended Bylaw 2180

~~CELLAR means a storey which is wholly or partly underground, other than a basement or first storey.~~

Amended Bylaw 1842

CHURCH means a place of public worship. It includes but is not limited to churches, chapels, mosques, temples and synagogues. Residential uses associated with churches shall include residences for religious order or individuals of a religious profession. It includes but is not limited to covenants, monasteries, manses or rectories.

CLUB OR LODGE means a building or establishment used by an association or organization for fraternal, social or recreational purposes which may include limited private sleeping unit

accommodation without private cooking facilities and which shall be operated for use of club members and their guests only.

COMMERCIAL VEHICLE means a vehicle engaged in carrying or which is designated to carry goods, wares or merchandise and which is licenced as a commercial vehicle under the appropriate municipal or provincial laws or regulations.

Amended Bylaw 1920

COMMON AREA means land within a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. Common areas may include complementary buildings, structures and improvements, including but not limited to storage buildings, laundry facilitates and meeting places.

COMMON WALL means a continuous, unbroken wall of which at least one half the height and length subdivides a building, or a combination of walls and floors having the effect of such a wall.

Amended Bylaw 1842

COMMUNITY CARE FACILITY means a multiple-unit residential building or part thereof in which a person provides care to 3 or more persons who are not related by blood or marriage to the person and is registered as a "Community Care Facility" under the *Community Care and Assisted Living Act*, which may or may not be for financial gain. A not-for-profit community care facility is subject to a housing agreement, pursuant to Section 905 of the *Local Government Act*, between the City of Revelstoke and the building owner, which states:

1. the facility is registered as a "Community Care Facility" under the *Community Care and Assisted Living Act*,
2. the building shall not be strata-titled or further subdivided,
3. the building shall be occupied by seniors or people who require care due to mental or physical disability, and
4. the rental or lease prices that may be charged, and the rates at which these may be increased over time.

CONFORMING BUILDING OR USE means any building or use which conforms with all the regulations of the Bylaw or of any amendment thereto, for the zoning district in which such building or use is located.

COUNCIL means the Municipal Council of the City of Revelstoke.

COVERAGE means the combined area covered by all buildings or structures on the lot, or any projecting portions thereof, measured at the height of the lowest storey above grade, excluding:

(l) Balconies, bay windows, canopies and sun shades, cornices, eaves and gutters, fire escapes, sills, steps, open and enclosed terraces at grade and similar projection.

Amended Bylaw 2101

Amended Bylaw 1666

CRAFT DISTILLERY means a commercial operation manufacturing and selling liquor with a maximum annual production of 50,000 liters and licensed by the Liquor Control and Licensing Branch.

CURB LEVEL means the level of the established curb in front of a building, measured at the centre of such front. When no curb has been established, the administrator of this Bylaw may establish such curb level of its' equivalent, for the purpose of this Bylaw.

Amended Bylaw 1842

DAY CARE means a building or part thereof intended or used for the care of children in a group setting permitted under the *Community Care and Assisted Living Act* as amended from time to time.

Amended Bylaw 1817

DEVELOPMENT means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:

(a) removal, alteration, disruption or destruction of vegetation;
(b) disturbance of soils;
(c) construction or erection of buildings and structures;
(d) creation of non-structural impervious or semi-impervious surfaces;
(e) flood protection works;
(f) construction of roads, trails, docks, wharves and bridges;
(g) provision and maintenance of sewer and water services;
(h) development of drainage systems;
(i) development of utility corridors;
(j) subdivision as defined in Section 872 of the *Local Government Act;*

Amended Bylaw 1966

DEVELOPMENT REVIEW COMMITTEE means the delegate appointed pursuant to City of Revelstoke Delegation Bylaw no. 1967, to issue Development Permits in the prescribed development permit areas in the City of Revelstoke excepting Comprehensive Development Zone No. 8.

DISPLAY YARD means an open area used for the display of new or used passenger automobiles, motor vehicles, trailers, trucks, truck trailers, equipment, machinery or boats in operable condition, which are continually available for sale or rental, and where no repair work is done except of a minor or incidental nature. A display yard shall also include an open area where samples of the finished products can be assembled or constructed from the materials (new only) available for sale upon the premises.

DWELLING, SINGLE FAMILY means a permanent home or structure on a permanent, continuous foundation used as a place of residence of not more than one family, where such place of residence is completely detached from the place of any other family.

DWELLING, TWO FAMILY means any semi-detached building, divided by a common wall into two dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family.

DWELLING, MULTIPLE FAMILY means any building consisting of three or more dwelling units, each of which is occupied as the permanent home or residence of one family.

DWELLING, ROW HOUSING means a block of at least three and not more than eight side by side family dwelling units, with each dwelling unit having separate yard space and attached o its neighbour at its side and in which side family dwelling unit shall be separated from each other by a common wall.

Amended Bylaw 2254 Replaced definition of Dwelling Unit

DWELLING UNIT means one or more habitable rooms containing cooking facilities, eating, living and sleeping areas and bathroom facilities, and occupied or constructed to be occupied by a person or persons living together as a single house hold unit.

Amended Bylaw 1854

EMERGENCY HEALTH SERVICES FACILITIES means facilities providing immediate, interim medical care, including but not limited to ambulance stations and first aid posts.

FAMILY means an individual, or two or more persons related by blood, marriage or adoption or a group of not more than three unrelated non-transient persons.

FLOOR AREA, GROSS means the total area of all the floors, measured to the extreme outer limits of the building, including all suites or dwelling units and all areas giving access thereto such as corridors, hallways, landings, foyers, staircases and stairwells. Enclosed balconies and mezzanines, enclosed porches or verandas and elevator shafts shall also be included.

FLOOR AREA RATIO means the figure obtained when the Gross Floor Area of all the buildings on a lot is divided by the area of the lot except that the following shall not be included as floor area for the purpose of computing floor area ratio:

l. Any portion of a storey used for parking purposes, unless such parking is a principal use.
2. Any portion of a storey used for laundrey purposes, unless laundry is a principal use.
3. Any portion of a basement containing heating, laundry, recreational or storage facilities, but excluding areas used for habitable accommodation, and necessary access to habitable accommodation.
4. Architectural features which are permitted as projections into required yards in Section 6.ll of this Bylaw.
5. Swimming pools and open sun deck.

GARAGE PRIVATE means a detached accessory building or a portion of a principal building used solely for the parking or temporary storage of private motor vehicles and in which there are no facilities for repairing or servicing such vehicles.

GASOLINE SERVICE STATION means any building or land used or intended to be used for the retail sale of motor fuels and lubricants and may include the servicing and minor repairing of motor vehicles and the sale of automotive accessories.

GOLF COURSE means a tract of land for playing golf, such tract shall include not less than nine tees, greens and full length or par three fairways, and may include a clubhouse and additional practice fairways, but a golf course is not a golf driving range, pitch and putt or miniature golf establishment. For the purpose of this definition only and without prejudice to more restrictive regulations which may be promulgated pursuant to the Agricultural Land Commission Act, clubhouse means a principal building containing office and using the golf course; where lounge or dining facilities are included they maybe operated independently of a standard (average par four) golf course, provided parking and loading requirements for such lounge or dining facilities are computed separately from those of the golf course itself.

GRADE OR GRADE LEVEL means the finished ground level at the centre of the exposed wall of a building.

Amended Bylaw 1842

GROUP HOME means a residence occupied by non-related people acting as a household for the purpose of care or support in daily living.

HABITABLE ROOM means a room designed for living, sleeping, eating or food preparation, including a living room, dining room, bedroom or kitchen.

Amended Bylaw 1842

HEALTH CENTRE means an establishment primarily engaged in furnishing medical, surgical, or other services to individuals, including the offices of physicians, dentists and other health

practitioners, medical and dental laboratories, out-patient care facilities, blood banks, and oxygen and miscellaneous types of medical supplies and services. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature.

Amended Bylaw 1803

HEALTH CLUB means a facility where members or non-members use equipment or space for the purpose of physical exercise.

HEIGHT OF BUILDINGS means the vertical distance from the ground level to the highest point of the roof surface if a flat roof; the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof. Ground level is established by determining the average elevation of the finished grade of the lot along the front of the building.

Amended Bylaw 1854

HELI-SKI FACILITIES means a building containing facilities for the use of passengers using helicopters to access ski trails or areas such as personal lockers, change rooms, lounges, and restaurants, and does not include facilities for fueling, maintenance, repair or storage of helicopters.

Amended Bylaw 1854

HELIPAD means a constructed pad or other area designated for use as a helicopter landing area and used for the purpose of picking up and discharging passenger or cargo, and does not include facilities for fueling, maintenance, repair or storage of helicopters.

Amended Bylaw 1803

HIGHWAY RETAIL means a retail establishment catering to the travelling public.

HOME OCCUPATION means an occupation or profession which is clearly incidental to the use of a dwelling unit for residential purposes, or to the residential use of a dwelling and includes:

l. the office of an accountant, architect, clergyman, dentist, engineer, lawyer, physician or other professional person;
2. the office or studio of an artist, chiropractor, dressmaker, music teacher, musician, seamstress, writer or of persons engaged in home crafts or hobbies;
3. the keeping of not more than two boarders or lodgers.
4. the operation of a kindergarten or day nursery for not more than five children.

Amended Bylaw 1842

HOSPITAL means an institution whether private or public for the reception and treatment of persons suffering from physical illness or disability, convalescing from or being rehabilitated after illness or injury or requiring extended care and licensed under the *Hospital Act*.

Amended Bylaw 1854

HOSTEL means a building used as a temporary place of lodging containing one or more dormitories, and containing common washroom facilities and common areas for preparing and eating meals.

Amended Bylaw 2224

HORTICULTURE means the cultivation of the ground for the purpose of growing fruits, vegetables, plants or flowers, including non-soil bound operations such as hydroponics but shall exclude the growing of Cannabis.

Amended Bylaw 1854

HOTEL means a building used exclusively for the temporary lodging of the general public in rooms or suites which may have kitchen facilities, wherein payment for occupancy is on a daily or weekly basis, and which contains a lobby and a restaurant or public dining room and may also contain licensed beverage facilities, banquet rooms, retail stores, personal services uses, and indoor recreation, entertainment and conference facilities.

HOTEL, MOTOR means a building in which there are more than six sleeping units wherein accommodation without private cooking facilities is provided, occupied or intended to be occupied primarily by transient motorists, and having a public dining room or care. Each sleeping unit shall be self contained with its own parking space conveniently located on the lot.

HOUSEKEEPING UNIT means two or more rooms, used or designed to be used together as living quarters for not more than one family and containing at least one living room, one kitchen or kitchenette and one bathroom; and equipped with at least one water closet, one basin, one sink and one bath or shower.

JUNK YARD means an area outside of an enclosed building where junk, waste, used building materials, used industrial materials, scrap metal, used, discarded or salvage materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled. A junk yard shall not be construed to include establishments for the sale, purchase, or storage of used furniture, used cars in operable condition, or the processing of used, discarded or salvaged materials as a minor part of manufacturing operations.

KENNEL means any building, structure, compound, group of pens or cages or property in which or where three or more dogs or cats are or are intended to be trained, cared for, bred, boarded or kept for any purpose whatsoever, and shall specifically include any building or part thereof in which two or more dogs are kept for breeding purposes. A dog or cat means a member of the canine or feline species which is two or more months of age.

KINDERGARTEN means an establishment for pre-school children whose parents send them for educational experience but not for supplemental parental care.

LANDSCAPING means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative fences and the like, tastefully arranged and maintained so as to enhance and embellish the appearance of a property, or where necessary to effectively screen a property, and shall not include paved parking areas, sidewalks, uncleared natural bush, undergrowth or weed growth.

LAND means a public thoroughfare or way which affords only a secondary means of access to a lot, at the side or rear.

Amended Bylaw 1890

LIQUOR PRIMARY ESTABLISHMENT refers to an establishment that holds a British Columbia Liquor Licence where the service of liquor, as opposed to food, is the primary focus of the business.

LOCAL CONVENIENCE STORE means a retail establishment for the convenience shopping of persons residing in the adjacent residential areas and is intended to satisfy those limited basic shopping needs which occur daily or frequently and therefore require shopping facilities in close proximity to places of residence.

Amended Bylaw 1854

LODGE means a hotel without a restaurant or public dining room.

LOT means an area of land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Registry Office and having a principal frontage upon a public street or place.

LOT AREA means the total horizontal area within the lot lines of a lot.

LOT COVERAGE means the horizontal area within the vertical projection of the outermost walls of all buildings on a lot, expressed as a percentage of the lot area.

LOT DEPTH means the mean horizontal distance between the front and rear lot lines.

LOT WIDTH means the mean horizontal distance between side lot lines measured at right angles to the lot depth.

LOT, CORNER means a lot at the intersection or junction of two or more streets.

LOT, INTERIOR means a lot other than a corner lot.

LOT THROUGH means a lot abutting two parallel or approximately parallel streets.

LOT LINE, FRONT means the boundary line of the lot and the street on which the lot abuts. In the case of a corner lot, a lot line abutting a street shall be considered a front lot line if the adjacent lots front on the same street, except that only one front lot line need be provided. In the case of a through lot, the lot lines abutting two parallel or approximately parallel streets shall both be considered as front lot lines.

LOT LINE, REAR means the lot line furthest from and opposite to the front lot line, except that there shall not be more than one rear lot line.

LOT LINE, SIDE means a lot line marking the boundary between two lots, or between a lot and a lane, or between a lot and a public street in the case of a corner lot; of which one or both ends intersect a front lot line.

MANUFACTURING OR PROCESSING includes those operations which are a necessary part of, and clearly related to, the production of the articles or goods specified. For the purposes of this Bylaw the term "manufacturing" may also include repairing of the items specified.

Amended Bylaw 1856 and 2066

MICROBREWERY means a facility at which malt beverages fermented on he premises are packaged and sold for distribution, retail or wholesale. The maximum brewing capacity shall not exceed 15,000 hectoliters per year. The facility may include retail sales, tours and tastings.

MOBILE HOME means a single family dwelling, factory built as a unit or units, suitable for year round occupancy, and capable of being drawn or moved from place to place.

MOBILE HOME LOT means an area of land located within a mobile home park occupied or intended to be occupied by one mobile home.

MOBILE HOME PARK means a mobile home development of mobile home spaces under single ownership managed by a mobile home park operator. Mobile home space may be rented.

MOBILE HOME SKIRTING means a wall of lumber of metal construction extending from the underside of the mobile home to the ground level, completely enclosing the space beneath the mobile home.

MOBILE HOME SUBDIVISION means a mobile home development registered as a subdivision containing lots under either freehold or leasehold tenure.

MOBILE HOME, SINGLE WIDE means a mobile home equal to or less than 4.5 meters (l4.8 ft.) in width.

MOBILE HOME, DOUBLE WIDE means a mobile home equal to or greater than six (6) meters (l9.7 ft.) in width.

MOTEL means a group of two or more detached or semi-detached buildings providing separate sleeping or dwelling units, occupied or intended to be occupied primarily by transient motorists, and each unit having its own parking space conveniently located on the lot and each sleeping unit being self-contained and having its own bathroom with a water closet, wash basin and bath or shower.

NATURAL BOUNDARY means 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 upon the soil of the lake, river, stream or other body of water, a character distinct from that of the banks thereof in respect to vegetation as well as in respect to the nature of the soil itself.

Amended Bylaw 1854

NEIGHBOURHOOD PUB means a liquor primary licensed establishment licensed as such under the Liquor Control and Licensing Act with or without restaurant facilities.

NOISE SCREENING means the attenuation of noise by means of naturally occurring, planted or fabricated barriers or by means of physical separation between noise generators and noise receptors.

NON-CONFORMING BUILDING OR USE means any building or use which does not conform with all the regulations of the Bylaw, or any amendment thereto for the rezoning district in which such building or use is located.

NON-RESIDENTIAL when used in reference to a building, structure or use, means designed, intended or used for purposed other than those of a residential use building.

Amended Bylaw 1842

OFFICE means a building or part thereof, designed, intended or used for the practice of a profession, the carrying on of a business, the conduct of public administration or, where not conducted on the site thereof, the administration of an industry but shall not include a retail commercial use, any industrial use, clinic, financial institution or place of amusement or place of assembly.

PARKING AREA means an open area of land, other than a street, used for the parking of vehicles or clients, customers, employees, members, residents or tenants.

PARKING SPACE means a space within a building or parking area, for the parking of one vehicle, excluding driveways, ramps, columns, office and work areas.

Amended Bylaw 1842

PLAYGROUND means a publicly owned area for active play and recreation that includes play apparatus, courts or fields, intended primarily for children.

PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used.

Amended Bylaw 2068

RECREATIONAL COMMERCIAL ACCOMMODATION means an accessory use for motor sport oriented recreation visitors seeking accommodation in conjunction with indoor and outdoor storage for vehicles and equipment, shops, and other light industrial oriented uses. Maximum occupancy per licensed bedroom is two (2), maximum number of permitted licensed bedrooms shall be no more than three (3), total maximum unit occupancy would be six (6). Units must be accessory to and in conjunction with a primary industrial and/or commercial use. Maximum occupancy shall be 120 days per calendar year per individual. The property owner is to provide a contact number for themselves or a representative located within the City and available 24 hours a day. The contact number is to appear on the Business License posted in the Recreation Commercial Accommodation Unit.

Amended Bylaw 1842

RELIGIOUS ORDER means an organization of people living together in accordance with religious devotion and who are recognized by their church. It includes but is not limited to monks, nuns or clergy.

RESIDENTIAL USE means the main purpose for which land, buildings or structures are ordinarily used.

RESIDENTIAL USE BUILDING means a dwelling, boarding, lodging or rooming house.

Amended Bylaw 1854

RESORT EMPLOYEE means an individual either employed or self-employed in the CD-8 zone, and includes, for a period not exceeding 6 months, an individual who has ceased employment or self-employment in the CD-8 zone after having been so employed or self-employed for at least five of the six years prior to ceasing employment.

Amended Bylaw 1854

RESORT EMPLOYEE HOUSING UNITS means housing located in the City of Revelstoke that is charged by a covenant under s.219 of the Land Title Act in favour of the City of Revelstoke and subject to a housing agreement between the owner and the City of Revelstoke under s.905 of the Local Government Act, each of which restricts the occupancy of the unit to a resort employee and individuals related to the resort employee by blood, adoption, foster parenthood, or marriage, including common law marriage, and cohabiting with the resort employee in a single household.

RESTAURANT means an eating establishment where food is sold to the public for immediate consumption within the premises, but where no provision is made for the consuming of food in motor vehicles which are parked on the site.

Amended Bylaw 1817

RIPARIAN AREAS REGULATION B.C. Reg. 376/2004(RAR) means regulations established to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

Amended Bylaw 1858

ROW HOUSING means a building containing three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units. No part of any dwelling shall be placed over another in part or whole and every dwelling shall have a separate, individual, direct access to grade.

Amended Bylaw 1842

SCHOOL, PUBLIC means an establishment licensed under the *School Act* as amended from time to time and (a) a body of students that is organized as a unit for educational purposes under the supervision of a principal, vice principal or director of instruction, (b) the teachers and other staff members associated with the unit, and (c) the facilities associated with the unit, and includes a Provincial resource program and a distributed learning school operated by a board.

Amended Bylaw 1842

SCHOOL, COMMERCIAL means an establishment, other than that defined as a Public or Private School, used for training, instruction and certification in a specific trade, skill or service for which the service is intended for the owner's financial gain. Typical uses include but are not limited to secretarial, business, hairdressing, dancing, music or driving schools.

Amended Bylaw 1842

SCHOOL, PRIVATE means (a) a body of students that is organized as a unit for educational purposes under the supervision of a principal, vice principal or director of instruction, (b) the teachers and other staff members associated with the unit, and (c) the facilities associated with the unit which are privately owned and operated.

SCREENING means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting that would effectively screen the property which it encloses, and is broken only by access drives and walks.

Amended Bylaw 1879

SECONDARY SUITE means a dwelling unit which is accessory to a single family residential use and is contained within the principal building.

Amended Bylaw 1842

SENIORS APARTMENT means a multiple unit residential building designed for and occupied by senior citizens, which may or may not be intended for financial gain. Such facilities may include a congregate meals program in a common dining area or a social support system to residents, but exclude medical or nursing care and are distinguished from a "Community Care Facility" or "Assisted Living Residence". Not-for-profit seniors apartments are subject to a housing agreement, pursuant to Section 905 of the *Local Government Act*, between the City of Revelstoke and the building owner, which states:

1. the building shall not be strata-titled or further subdivided,
2. the building shall be occupied by seniors or people who require care due to mental or physical disability, and
3. the rental or lease prices that may be charged, and the rates at which these may be increased over time.

SETBACK means the required minimum distance between a building or use and each of the respective property lines.

SHOPPING CENTER means a group of retail stores in one or more buildings designed as an integrated unit.

Amended Bylaw 1854

SKI LIFTS means chair lifts, surface lifts, gondolas or cable cars provided for the purpose of transporting people to designated areas or trails for downhill skiing, cross-country skiing, snowshoeing, cycling or hiking.

SLEEPING UNIT means one or more habitual rooms used or intended to be used for sleeping, or sleeping and living purposes, but not including a sink or cooking facilities. A bathroom containing a water closet, wash basin and bath or shower may be shared.

Amended Bylaw 1858

STACKED ROW HOUSING means row housing, except that dwellings may be arranged two deep, either horizontally so that dwellings may be attached at the rear as well as the side, or vertically so that dwellings may be placed over others. Each dwelling will have an individual access to outside, not necessarily at grade, provided that no more than two units share a corridor, steps or path.

STORAGE YARD means an area outside of the enclosed building where contractors or construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public services and utility equipment, or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed, whether a principal or an accessory use. A storage yard shall not be construed to include an automobile wrecking yard, a display yard or a junk yard.

STORE, RETAIL means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such stores, but does not include any retail outlet otherwise classified or defined in this Bylaw.

Amended
Bylaw 2180

STOREY means a habitable space between two floors, or between any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above. A basement, which contains habitable accommodation shall be considered as a storey.

STOREY, FIRST means the storey with its floor closest to the grade and having its ceiling more than 2.0 m (6 ft.) above the finished building grade.

Amended
Bylaw 2180

STOREY, HALF means a storey under a gable, hip or gambrel roof, and the wall plates of which on at least two opposite exterior walls are not more than 0.6 m (2.0 ft.) above the floor of such a storey. Notwithstanding the definition of a STOREY, a BASEMENT having its ceiling less than 2.0 m (6.6 ft.) above the finished grade on at least two opposite exterior walls is considered a half storey.

Amended
Bylaw 1817

STREAM includes any of the following that provides fish habitat:
(a) a watercourse, whether it usually contains water or not;
(b) a pond, lake, river, creek or brook;
(c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

STREET means a public highway, road or thoroughfare which affords the principal means of access to abutting lots.

STRUCTURE means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include fences and walls that are less than the maximum fence height permitted in any district.

TRAILER means any structure or vehicle used or designed to be used for living or sleeping purposes and which is designed or intended to be mobile on land, whether or not self-propelled. Mobile homes are not considered a trailer.

Amended
Bylaw 1858

USABLE OPEN SPACE means a private outdoor area or a common area for recreation, outdoor living or landscaping designed for the benefit of residents but excluding parking areas, driveways, loading, storage or service areas. A private outdoor area shall have no dimension less than 1.5 metres (4.9 feet) and a public area shall have no dimension less than 3.0 metres (9.85 feet).

USE means the purpose for which any lot, parcel, tract of land, building or structure is designed, arranged or intended, or for which it is occupied or maintained.

Amended
Bylaw 1847

UTILITIES, MINOR means water, sewage, storm water, electrical, or solid waste disposal systems and their appurtenances, which are likely to have a minor impact only on the environment or adjacent land uses by virtue of their appearance, noise, size, traffic generation or operational characteristics. These include but are not limited to telephone exchanges, electrical kiosks, generators, minor pump stations, reservoirs, lift station buildings, pressure reducing stations, and pump houses.

Amended
Bylaw 1847

UTILITIES, MAJOR means water, sewage, storm water, electrical or solid waste disposal systems and their appurtenances, which are likely to have a greater impact on the environment or adjacent land uses than minor utilities. These include but are not limited to land fills, sewage treatment plants, water treatment plants, major pump houses, water towers or tanks, sewage lagoons, snow dumping sites, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, district heating plants, incinerators and waste recycling plants.

VACANT means not occupied for business purposes for the period of thirty (30) days and where there is no visible evidence of retail trade and the premises are not open for business purposes during normally accepted business hours.

Amended
Bylaw 2051

Vacation Rental – means the licensed use of a residential single detached dwelling or a licensed secondary suite as temporary lodging (less than 30 days at any one time) for paying guests. Vacation Rental use is restricted to a total of no more than 120 days per calendar year. The maximum occupancy shall be calculated based on two adults per licensed bedroom with a total maximum occupancy of eight people. No signage shall be permitted. The property owner is to provide a contact number for themselves or a representative located within the City and available 24 hours a day. The contact number is to appear on the Business License posted in the Vacation Rental Unit.

WATERCOURSE is any natural or man-made depression with well-defined banks and a bed of 0.6 m (2 ft.) or more below the surrounding land serving to give direction to a current of water at least six months of the year, or having a drainage area of one square mile or more, or as required by a designated official of the Ministry of the Environment.

YARD, FRONT means that portion of the lot, extending from one side lot line to the other, between the front line of the lot and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the front line of the lot and the parallel line. In the case of a through lot, there shall be two such front yards.

YARD, REAR means that portion of the lot, extending from one side of the lot line to the other, between the rear line of the lot and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the rear line of the lot and the parallel line.

YARD, SIDE means that portion of the lot, extending from the front yard to the rear yard, between the side line of the lot and a line drawn parallel thereto. The width of such yard shall mean the perpendicular distance between the side line of the lot and the parallel line.