

CITY OF REVELSTOKE

BYLAW NO. 2266

Being a Bylaw to Amend the City of Revelstoke Zoning Bylaw No. 1264, 1984

WHEREAS the Council of the City of Revelstoke has adopted the City of Revelstoke Zoning Bylaw No. 1264, 1984:

AND WHEREAS Council has deemed it necessary to amend City of Revelstoke Zoning Bylaw No. 1264, 1984 to provide for the establishment of Comprehensive Development Zone 20 (CD20) and that the Zoning map referred to as Schedule 'A' (Official Zoning Map) be amended accordingly.

NOW THEREFORE the Municipal Council of the City of Revelstoke, Province of British Columbia, in open meeting assembled **ENACTS AS FOLLOWS:**

1. **THAT** this Bylaw may be cited for all purposes as "*Zoning Amendment Bylaw No. 2266*".
2. **THAT** City of Revelstoke Zoning Bylaw No. 1264, 1984 be amended by adding a new section to Section 11A being Comprehensive Development Zone 20 - CD 20 shown in Schedule B attached to and forming part of this Bylaw.
3. **THAT** the properties described as:

Lot A Section 23 Township 23 Range 2 West of the 6th Meridian Kootenay District Plan NEP21406 (1794 Hay Road);

Portion of Lot 1 Section 23 Township 23 Range 2 West of the 6th Meridian Kootenay District Plan NEP8445 (1836 Hay Road); and

Portion of Lot 1 Section 23 Township 23 Range 2 West of the 6th Meridian Kootenay District Plan NEP9206 except part included in Plans 12689 and NEP21406 (1738 Grizzly Lane)

be rezoned from the Single Family Residential District - R1 zone to the Comprehensive Development Zone 20 - CD20 as shown on Schedule A which is attached to and forms part of this Bylaw.

READ A FIRST TIME THIS 28th DAY OF JULY, 2020.

READ A SECOND TIME THIS 11th DAY OF AUGUST, 2020.

PUBLIC HEARING HELD THIS ____ DAY OF _____, 2020.

READ A THIRD TIME THIS ____ DAY OF _____, 2020.

ADOPTED BY CITY COUNCIL THIS __ DAY OF _____, 2020.

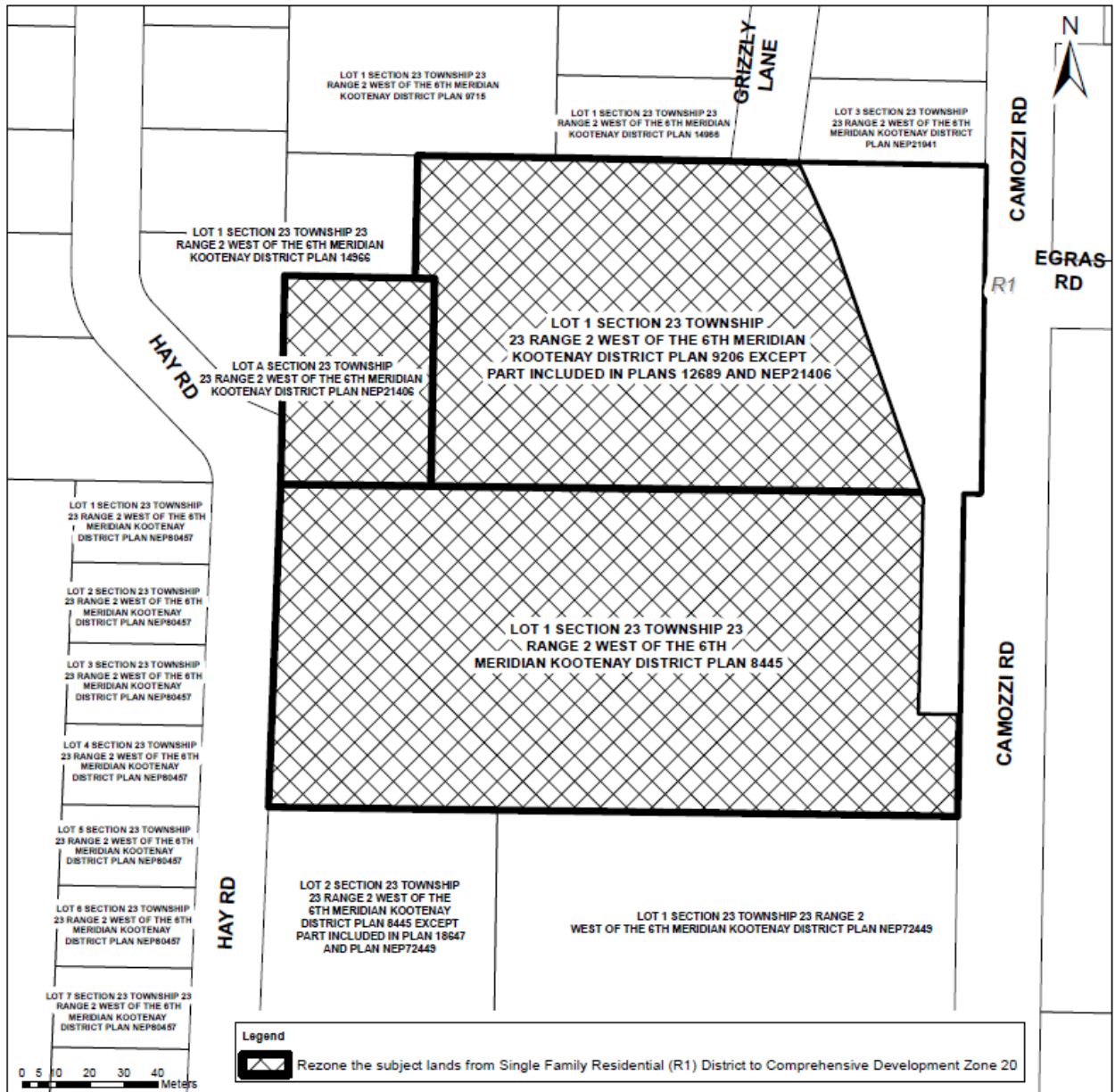
Director of Corporate Administration

Mayor

Certified a true copy this _____ day of _____, _____.

SCHEDULE A

Attached to and forming part of Zoning Amendment Bylaw No. 2266



SCHEDULE B
Attached to and forming part of Zoning Amendment Bylaw No. 2266
(Comprehensive Development Zone 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: <ol style="list-style-type: none"> i. Single Family Dwellings ii. Public Parks and Playgrounds
(b)	The following Secondary Uses and no others, are permitted: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. Two Family Dwellings ii. Row Housing iii. Public Parks and Playgrounds
(b)	The following Secondary Uses and no others, are permitted: <ul style="list-style-type: none"> 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 m ² (interior lot) 375 m ² (corner lot) Two Family Dwelling: 450 m ² (interior lot) 470 m ² (corner lot) Party Wall Subdivision: 225 m ² (interior lot) 235 m ² (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 m ² (interior lot) 470 m ² (corner lot) Row Housing Dwelling: 525 m ² (interior lot) 540 m ² (corner lot) Party Wall Subdivision (Two Family Dwelling): 225 m ² (interior lot) 235 m ² (corner lot) Party Wall Subdivision (Row Housing): 150 m ² (interior lot) 200 m ² (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

