

**CITY OF REVELSTOKE
BYLAW NO. 2261**

Being a Bylaw to Amend 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 desirable to amend section 9.1, the Light Industrial District M1 to provide for Cafe as a permitted use;

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 the “*Zoning Amendment Bylaw No. 2261*”.
2. **THAT** City of Revelstoke Zoning Bylaw No. 1264, 1984 Section 9.1 Light Industrial District M1 is hereby amended by the addition of the following use at the end of Section 9.1.1 Uses Permitted:
 - (s) Cafe
3. **THAT** this Bylaw shall take effect upon adoption.

READ A FIRST TIME THIS 26th DAY OF MARCH, 2020.

READ A SECOND TIME THIS 26th DAY OF MARCH, 2020.

PUBLIC HEARING HELD THE ____ DAY OF _____, 2020.

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

ADOPTED THIS ____ DAY OF _____, 2020.

Director of Corporate Administration

Mayor

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

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:
 - (a) automobile, boat, trailer, and recreation vehicle sales and rental lots.
 - (b) prefabricated house and building dealers and mobile home sales lots.
 - (c) automotive and truck repair shops, including body repair and painting.
 - (d) welding, machine and blacksmith shops.
 - (e) cartage, delivery, and express facilities.
 - (f) car washing establishments.
 - (g) laundries and dry cleaning establishments
 - (h) nurseries and greenhouses.
 - (i) offices, storage buildings, workshops and yards for general contractors and trade contractors.
 - (j) household furniture and appliance stores and building supply establishments
 - (k) sale and repair of machinery, farm implements, and heavy equipment.
 - (l) sale, rental and repair of tools and small equipment.
 - (m) truck and truck-tractor sales or rental lots
 - (n) bulk petroleum products sales.
 - (o) animal hospitals
 - (p) auction rooms
 - (q) amusement and recreation services, including bowling alleys and billiard parlours.
 - (r) Cannabis production facility
- (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.

Amended
[Bylaw 2236](#)
- added (r)

Amended
Bylaw 1666
9.1.1 (9)

- (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:
 - (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 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 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 (19.7 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 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 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.
- (4) A caretaker's residence shall conform to setback provisions of the R2 Urban Residential District.

Amended
Bylaw 1666
9.1.6

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

Notwithstanding “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

Amended
Bylaw 1740

OCP Amendment
Bylaw 2010
Renamed DP
Area C,
replaced
Designation,
Area and
Background text

Development Permit Area C – Commercial and Industrial Development Permit Area

Designation

The Commercial and Industrial Development Permit Area is designated under Section 919.1 (1)(f) of the *Local Government Act* - establishment of objectives and the provisions of guidelines for the form and character of commercial, industrial or multi-family residential development.

Area

Development Permit Areas C – Commercial and Industrial as shown on [SCHEDULE G - Development Permit Areas](#).

Background

The above noted areas are commercial and industrial areas within the City. These areas maintain vital industrial services and employment base within the City. These areas typically occupy large parcels of land, and therefore have the opportunity to significantly affect the streetscape and the quality of the immediate and surrounding area. The purpose of this Development Permit Area is to ensure that the developments project a high quality image of the City and are compatible with adjacent land uses.

Policies

1. All works within the Development Permit Area shall require a development permit. All development permits shall comply with the following policies.
2. The form and character are established and informed by the policies set out in the applicable district study area (see Schedule I – Secondary/Neighbourhood Planning Areas and District Study Area Map). The form and character of new buildings and renovations to existing buildings should build upon the existing neighbourhood character and exhibit unique features that distinguish Revelstoke from other destinations.
3. The scale, mass, materials and colours should project a high quality image and create a pedestrian scale towards the street to encourage residents as well as travelers to utilize the area.
4. Development should minimize impacts to surrounding land uses, particularly existing single family residences. Use of shielded lighting, fencing, building orientation, underground parking, building variation, open space and other mechanisms is encouraged to maximize privacy and minimize adverse impacts.
5. Development should incorporate design elements which complement the historic downtown. Such elements may include building features and detailing such as cornices, parapets and canopies, site furnishings, lighting, walkways, brick work, landscaping and other features.
6. Parking areas should not be located at the front of buildings. Underground parking and parking / service areas at the rear of buildings are strongly encouraged.

OCP Amendment
Bylaw 2010
Replaced DP
Area C Policies
2, 3, 7, 10 & 11

7. Parking areas and service areas should be screened and landscaped. Consideration should be given to ease of pedestrian access as well as vehicular access, including large vehicles / truck trailers, when designing parking areas.
8. Recycling and garbage bins should be screened from view and located in alleyways.
9. Soft landscaping (trees, shrubs, ground covers and flowers) should be of species compatible with Revelstoke's climate conditions, existing City-maintained landscaping and the character of the existing features of the streetscape in order to reinforce continuity of character.
10. Where a development is proposed in an area designated Development Permit Area B - Downtown Revitalization and Development Permit Area F - Multiple Family Residential, conditions with respect to the form and character of the building can be imposed on a mixed use building to enhance the characteristics of the multi family component.
11. All signage shall comply with Sign Bylaws and the Sign Design Guidelines set out in the Appendix to the Sign Bylaw.