

**CITY OF REVELSTOKE  
BYLAW NO. 2264**

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

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**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 Central Business District – C1 and Downtown Fringe Commercial – C2 zones of Zoning Bylaw No. 1264, 1984 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. 2264*”
2. **THAT** City of Revelstoke Zoning Bylaw No. 1264, 1984, Schedule B DEFINITIONS be amended by adding the following definitions, inserted in alphabetical order:

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.

And deleting the following definition:

ANIMAL HOSPITAL means any building, structure or premises in which animals are cared for, treated, maintained or hospitalized.

3. **THAT** Zoning Bylaw No. 1264, 1984 Section 8.1 Central Business District – C1 be amended as follows:
  - a. Deleting Section 8.1.1. Uses Permitted in its entirety, and replacing it with new Section 8.1.1 as follows:
    - 8.1.1. Uses Permitted
      - 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)
      - 7) cannabis retail sales
      - 8) clubs or lodges
      - 9) commercial schools
      - 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
- 15) health service centers and clinics
- 16) hotels, motels, motor hotels, and hostels
- 17) libraries
- 18) liquor primary establishments
- 19) microbrewery
- 20) offices of municipal, provincial and federal governments
- 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
- 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.)]

4. **THAT** Zoning Bylaw No. 1264, 1984 Section 8.1.7 – Rear Yards be amended as follows:

- a. Deleting Section 8.1.7(1) in its entirety, and replacing it with a new Section 8.1.7(1) as follows:

8.1.7 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.

5. **THAT** Zoning Bylaw No. 1264, 1984 Section 8.2 Downtown Fringe Commercial – C2 be amended as follows:

- a. Deleting Section 8.2.1. Uses Permitted in its entirety, and replacing it with new Section 8.2.1 as follows:

8.2.1 Uses Permitted

- 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
- 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

6. **THAT** Zoning Bylaw No. 1264, 1984 Section 8.2.5 – Rear Yards be amended as follows:

- a. Deleting Section 8.2.5(1) in its entirety, and replacing it with a new Section 8.2.5(1) as follows:

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.

7. **THAT** Zoning Bylaw No. 1264, 1984 Section 8.7 Service Commercial – C7, Section 8.7.1 – Uses Permitted be amended as follows:

- a. Deleting the use animal hospitals in Section 8.7.1(1); and
- b. Adding in the following use permitted to Section 8.7.1:
  - 1) animal clinics, minor

8. **THAT** Zoning Bylaw No. 1264, 1984 Section 9.1 Light Industrial – M1, Section 9.1.1(1) – Uses Permitted be amended as follows:

- a. Deleting the use animal hospital in Section 9.1.1(1)(o); and

- b. Adding in the following uses permitted to Section 9.1.1(1):
  - (a) animal clinics, major
  - (b) animal clinics, minor

and the balance of the section be renumbered.

**READ A FIRST TIME THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

**READ A SECOND TIME THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

Pursuant to Section 464 (2) of the *Local Government Act*, the Public Hearing for Zoning Amendment Bylaw No. 2264 was waived and notice was given in accordance with Sections 466 and 467 of the *Local Government Act* by advertising in the Revelstoke Review on the \_\_\_\_ **DAY OF \_\_\_\_\_, 2020** and the \_\_\_\_ **DAY OF \_\_\_\_\_, 2020.**

**READ A THIRD TIME THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

**APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE, PURSUANT TO THE *TRANSPORTATION ACT*, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

**ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

\_\_\_\_\_  
Director of Corporate Administration

\_\_\_\_\_  
Mayor

*Certified a true copy, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.*

\_\_\_\_\_

## ***Development Permit Area B - Downtown Revitalization Development Permit Area***

### **Designation**

The Downtown Revitalization Development Permit Area is designated under Section 919.1 (1) (d) of the *Local Government Act* - revitalization of an area in which commercial use is permitted.

OCP  
Amendment  
[Bylaw 2010](#)  
Replaced DP  
Area B text

### **Area**

Development Permit Area B is as shown on [SCHEDULE G – Development Permit Areas](#).

### **Background**

Downtown is the commercial core of the community. In the mid 1980's, the City, in conjunction with property owners, undertook a major downtown revitalization project. The Downtown continues to be a tourist destination highlighting the history, social fabric and commercial sector of Revelstoke. The purpose of this development permit area is to ensure new development adheres to standards of high quality and celebrates the existing heritage character and previous revitalization efforts.

### **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 development of new buildings and renovations to existing buildings should be sympathetic to the scale, mass, materials and colours found in commercial heritage buildings, without being imitational. Additional details on Building Design Guidelines are set out in Appendix I of the Zoning Bylaw. Buildings should engage the street with a positive pedestrian presence, reducing or eliminating car, delivery or parking dominated elements; and consistent with the urban fabric already prevalent on Mackenzie Avenue.
3. Site furnishings, lighting, brick work and other materials should be designed to be compatible with materials currently in place to reinforce continuity of character, to soften the visual effect of the streetscape and to promote comfort for pedestrians.
4. 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.
5. 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. Parking should be managed off-site through a transportation demand management system that encourages public parking.
6. Parking areas and service areas should be screened and landscaped. Consideration should be given to ease of pedestrian access as well as vehicular access when designing parking areas.

OCP  
Amendment  
[Bylaw 2010](#)  
Replaced DP  
Area B Policies  
2, 5 & 10

7. Recycling and garbage bins should be screened from view and located in alleyways.
8. Canopies over sidewalks are encouraged to enhance the pedestrian streetscape and provide weather protection.
9. 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.
10. All signage shall comply with Sign Bylaws and the Sign Design Guidelines set out in the Appendix of the Sign Bylaw.

## **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**

- (1) The following general commercial and service uses:
  - (a) automobile, boat, trailer, and recreational vehicle showrooms and sales and rental lots, including related minor repair shops.
  - (b) banks
  - (c) business and professional offices
  - (d) cafes and restaurants (excluding drive-in restaurants)
  - (e) clubs or lodges
  - (f) commercial schools
  - (g) funeral parlors
  - (h) gasoline service stations and accessory buildings subject to the conditions stated in Section 8.1.2
  - (i) health service centers and clinics
  - (j) hotels, motels, motor hotels, and hostels
  - (k) personal service establishments, including: barber shops, beauty parlors, dry cleaning establishments, electrical appliance repair shops, florist shops, laundries and laundrettes, optical or watch repair shops, outdoor garden shops, photographic studios, shoe repair shops, tailor shops and similar establishments.
  - (l) public assembly and entertainment uses, including: auditoriums, amusement arcades, billiard and pool halls, pools, and theatres (excluding drive-in theatres)
  - (m) public transportation depots, including taxi despatch offices.
  - (n) retail sale of new automobile parts and accessories
  - (o) retail stores - new and used
  - (p) shopping centres
  - (q) racquet ball courts
  - (r) wholesale in conjunction with retail establishments [to a maximum of six hundred and fifty decimal three (650.3) square meters (7,000 sq. ft.)]
  - (s) parking areas
  - (t) microbrewery
  - (u) liquor primary establishments
  - (v) craft distillery

Amend  
[Bylaw 2032](#) (j)

Amend  
[Bylaw 1734](#)  
(o)

Amended  
[Bylaw 1847](#)  
(s)  
Amended  
[Bylaw 1856](#) (t)  
Amended  
[Bylaw 1890](#)  
(u)  
Amended  
[Bylaw 2101](#)  
(v)

Amended  
[Bylaw 2236](#)  
added (x)

- (w) cannabis retail sales
- (2) 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
- (3) 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.
  - (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.

Amended  
[Bylaw 1858](#)



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

- (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.
- (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

- (1) For general commercial, service, institutional and combination residential/commercial uses, a rear yard shall be provided of not less than 3 meters (9.8 ft) in depth, subject to the condition 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.
- (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

- (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
  - (d) boarding, lodging and rooming houses, as permitted in the R2 District, subject to the regulations contained therein.
  - (e) motels, motor hotels and hostels

Amended  
[Bylaw 2236](#)  
added (g)

Amend [Bylaw 2032](#) (e)

### 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 residential/commercial uses, a rear yard shall be provided of not less than 3 meters (9.8 ft) in depth, subject to the condition 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.
- (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).

### 8.2.7 Height of Building

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

### 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.

Amended  
[Bylaw 1858](#)

Amended  
[Bylaw 1858](#)  
and [2138](#)  
Section 8.2.8

### 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.