

Relevant Excerpts from Electoral Area B Official Community Plan Bylaw No. 850

(See [Bylaw No. 850](#) for all policies and land use regulations)

Section 5 Commercial

Commercial development in Area 'B' is limited to highway commercial development on the Trans-Canada highway, remote resort developments and small community commercial developments in such areas as Trout Lake. There is also a significant home-based business sector in the plan area, particularly on larger rural parcels.

5.2 Objectives

The objectives for commercial development in the plan area are as follows:

- 5.2.1** To provide for commercial activities servicing the needs of local communities and the traveling public;
- 5.2.2** To minimize land use incompatibility between commercial activities and surrounding Land uses by requiring setbacks, screening and landscaping of new commercial developments;
- 5.2.3** To ensure that the scale of all commercial developments harmonizes with the natural surroundings of the plan area;
- 5.2.4** To encourage home occupations that do not harm the rural residential character of communities;
- 5.2.5** To protect the character and integrity of quiet rural residential areas;
- 5.2.6** To recognize unique recreation and resort opportunities subject to detailed project reviews; and
- 5.2.7** To support the City of Revelstoke as the commercial centre of Area 'B'.

5.4 Commercial Development Permit Area

- 5.4.2** Commercial Development Permit Areas include all areas designated in the OCP for commercial use.
- 5.4.3** The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. The commercial

properties in Area 'B' are located in areas that are highly visible (e.g. Trans-Canada Highway) and/or focal points within communities. Attention to design details will ensure that a high development standard is maintained for commercial areas.

5.4.4 Landscaping shall be provided:

- a. along property lines that are next to public areas;
- b. along the base of buildings that are seen from the public areas;
- c. between parking areas and public roads; and
- d. meet Ministry of Transportation Standards, particularly, BC Reg 513/2004, Provincial Public Undertakings, Regulation, Part 3.

5.4.5 Views from residential areas.

- a. Landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs.
- b. Landscaped berms create a visual buffer. Even a small elevation change in the ground has an impact. Berms are encouraged especially where the creation of a visual screen effect is desired.
- c. Signage and lighting will be revised and managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the highway.

5.4.6 Parking, vehicular traffic and waste collection areas.

- a. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.
- b. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.
- c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.

5.4.7 Existing landscaping.

- a. Integration with, or augmentation of, any existing landscaping is encouraged.
- b. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

5.4.8 Standards.

- a. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the BC Society of Landscape Architects and the BC Landscape and Nursery Association).
- b. Low volume irrigation is encouraged.
- c. All trees must be staked in accordance with the BC Landscape standards.

5.4.9 Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways.

5.4.10 There may be a need to screen storage yards or noxious land uses.

5.4.11 Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

5.4.12 Buildings shall create visual interest, using:

- strong detailing in windows and doors,
- no large expanses of blank wall, and
- localized lighting.

5.4.13 A Development Permit must be approved before demolition of, construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:

- a. Changes to a building or structure are internal alternations that do not affect the exterior of a building, the repair or replacement of roofing.
- b. The construction, alternations or additions of building are:
 - additions up to 200 m² in areas where the addition results in less than a 10% increase in floor area; or
 - minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building; or
 - the construction or alterations in accessory buildings or structures are not in excess of 40 m² where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.
- c. Development applications for residential developments within a Resort Commercial designation (e.g. Mica Creek).

Highway Commercial Zone from Electoral Area B Zoning Bylaw No. 851

(See [Bylaw No. 851](#) for all policies and land use regulations)

5.12 HIGHWAY COMMERCIAL – HC

Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the Highway Commercial zone as principal *uses*, except as stated in Part 3: General Regulations:
- (a) *amusement establishment*
 - (b) *campground*
 - (c) *convenience store*
 - (d) *day care*
 - (e) *hotel*
 - (f) *general trade contracting office and works yard*
 - (g) *mini storage*
 - (h) *motel*
 - (i) *office*
 - (j) *owner/operator dwelling*
 - (k) *outdoor sales*
 - (l) *personal service*
 - (m) *plant nursery and services*
 - (n) *pub*
 - (o) *public assembly facility*
 - (p) *recycling drop-off facility*
 - (q) *rental shop*
 - (r) *restaurant*
 - (s) *retail store*
 - (t) *service station*
 - (u) *single family dwelling*
 - (v) *wholesale establishment*

Secondary Uses

- (2) The *use* stated in this subsection and no others are permitted in the Highway Commercial zone as a *secondary use*, except as stated in Part 3: General Regulations:
- (a) *accessory use*

- (b) *home occupation*
- (c) *secondary dwelling unit*
- (d) *tourist cabin*

Regulations

- (3) On a *parcel* zoned Highway Commercial, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATIO
(a) Minimum <i>parcel</i> size created by <i>subdivision</i> <ul style="list-style-type: none"> ▪ where <i>parcel</i> is serviced by an existing <i>community sewer system</i> ▪ in all other cases 	<ul style="list-style-type: none"> ▪ 0.4 ha ▪ 1 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	40%
(d) Maximum density of <i>tourist cabins</i> or <i>camping spaces</i> per <i>parcel</i> <ul style="list-style-type: none"> ▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i> ▪ in all other cases 	<ul style="list-style-type: none"> ▪ 40 per hectare ▪ 6 per hectare
(e) Maximum number of <i>single family dwellings</i> per <i>parcel</i> (subject to Section 3.7 of this <i>Bylaw</i>)	one
(f) Maximum number of <i>secondary dwelling</i> units per <i>parcel</i> (subject to Section 3.15 of this <i>Bylaw</i>)	one
(g) Maximum <i>gross floor area</i> of <i>secondary dwelling unit</i>	shall not exceed 100 m ² or 60% of the <i>gross floor area</i> of the <i>single family</i>
(h) Maximum <i>gross floor area</i> of a <i>home occupation</i>	shall not exceed 100 m ² or 60% of the <i>gross floor area</i> of the <i>single family</i>
(i) Combined maximum number of <i>camping spaces</i> and <i>hotel/motel/lodge</i> units per <i>parcel</i>	50

(j) Maximum number of <i>sleeping spaces</i> for staff accommodation per <i>parcel</i>	10
(k) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and structures ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(l) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 5 m ▪ 5 m ▪ 5 m
(m) Outdoor sales, plant nursery and services and outdoor display area	shall be sited in conformance with the minimum <i>setback</i> regulations

Screening

- (4) All outside commercial storage, including the storage of garbage, shall be completely contained within a landscape screen of not less than 2 m in height.