

Relevant Excerpts from
Electoral Area B Official Community Plan Bylaw No. 850
Electoral Area B Zoning Bylaw No. 851

(See [Bylaw No. 850](#) and [Bylaw No. 851](#) for all policies and land use regulations)

Bylaw No. 850

2. Planning Strategy

2.1 Growth Patterns - West Revelstoke – Begbie Bench

The Begbie Bench area extends south from the City of Revelstoke, on the west side of Arrow Lakes, to Shelter Bay. This area consists of dispersed homes on large rural properties. Residents may be engaged in a variety of home-based business including many of the services associated with the forestry industries (e.g. trucking, sawmills, logging). The role of the forest industry is also evident in the number of private woodlot licenses that are dispersed throughout the plan area (Schedule C). Recreation is also a significant aspect of the land use in this area with access to large upland areas for snowmobiling, skiing and hiking.

4. Residential

4.1 Community Context

The majority of new residential development in Electoral Area 'B' is to be “rural” residential development. Rural residential development will occur in a variety of settings including: with agricultural operations; in existing rural communities (e.g. Trout Lake); on rural acreages (e.g. Begbie Bench); near the proposed Revelstoke Mountain Resort (RMR); and in recreational areas (e.g. Galena Bay).

Residential policies acknowledge that there will be a number of demographic trends that will influence housing needs. In particular, the overall aging of the population has generated an increased demand for recreational housing opportunities and second homes in the British Columbia interior. Additionally, the attractive natural environment and low density, dispersed settlement pattern continues to appeal to existing and new residents seeking a “wilderness” lifestyle experience. Within the plan area there are also local development initiatives, such as the Revelstoke Mountain Resort project, that are influencing growth patterns. Planning for the future of this area requires the balancing of growth demands with protection of the natural environment to ensure that the area retains the attractive natural context and integrates a variety of housing types and lifestyle needs.

The OCP recognizes that there are a number of unique development areas and provides plan policies that are tailored to specific local conditions, community visions and development pressures for these areas. The residential designations are:

<i>Land Use Designation</i>	<i>Minimum Parcel Size (hectares)</i>
Neighbourhood Residential (NR)	0.2 ha
Rural Residential 2 (RR2)	2 ha
Small Holdings (SH)	4 ha
Residential Cluster Development (CD)	n/a

The majority of the residential development in the plan area is low density, single family development set in a rural context on large lots. This product is expected to continue to be the dominant housing

4.2 Objectives

There are several important objectives that form a framework for the residential policies.

- 4.2.1 Ensure that development is sustainable, with appropriate infrastructure (water and sewer) and utilities (telephone, power) and not costly to maintain and support. Developments are to provide potable water that meets the Canadian Drinking Water Guidelines.
- 4.2.2 Encourage the concentration of new development into existing developed areas.
- 4.2.3 Support the policies of the City of Revelstoke to concentrate growth in their serviced, sustainable urban centre.
- 4.2.4 Support the preservation of buildings and features that have significant heritage values.
- 4.2.5 Ensure comprehensive analysis and a co-ordinated review as part of subdivision application process, including addressing “Environmental Best Management Practices for Urban & Rural Development”, Ministry of the Environment.
- 4.2.6 Provide for a choice of housing types while recognizing single family housing as the dominant housing form.
- 4.2.7 Maintain and encourage support of the rural character and the social and cultural diversity of the plan area and ensure environmental integrity is addressed.

4.3 Land Use & Density Policies

General

4.3.1 The future residential use of land shall be consistent with the residential designations provided on Schedules B and D and include:

- Neighbourhood Residential (e.g. Trout Lake);
- Rural Residential 2;
- Small Holdings;
- Residential Cluster Development on a site specific basis;

Encourage land use compatibility and preserve open space by:

- clustering development;
- incorporating buffers;
- using setbacks;
- density bonusing;
- open space covenants; and
- landscape techniques.

4.3.2 High Density Residential uses are encouraged to locate in serviced urban areas (e.g. Nakusp, Revelstoke).

4.3.3 Mobile Home parks are discouraged in rural areas because they place unacceptably high pressures on the rural area for provision of public facilities and services such as parks, schools and water and sewer utilities.

4.3.4 When considering new residential development ensure that Regional District Park and open space functions are addressed.

4.3.5 Support a range of residential dwelling types.

4.3.6 Development of accessory buildings on lots prior to establishment of a principal use shall be permitted subject to size limitations as identified in zoning.

4.3.7 New development shall meet the standards set out in the CSRD Subdivision Servicing Bylaw.

4.3.8 On land outside the Agricultural Land Reserve, zoning shall regulate subdivision pursuant to Section 946 of the *Local Government Act*.

4.3.9 Support a process to initiate implementation of a Building Inspection Process.

4.3.10 One primary dwelling unit and one secondary dwelling unit shall be permitted in the primary dwelling in all residential zones subject to the relevant parking requirements, the

requirements of the Agricultural Land Commission Act, and the BC Building Code. Once building permits are mandatory and the requirements of the BC Building Code can be addressed, sewage disposal systems must be designed or upgraded to accommodate the total combined number of bedrooms to be serviced by the system.

- 4.3.11 There are several parcels in Area 'B' where, prior to the adoption of this bylaw, landowners have developed their property to a density that is non-conforming to the proposed land use pattern. For these properties, the CSRD recognizes this existing commitment to land uses and density and will work with the landowner to address non-conforming density through the zoning bylaw (e.g. north of Halcyon).

Residential Cluster Development

- 4.3.25 The CSRD recognizes the development potential of this area and the high values assigned to “natural” environmental conditions. The CSRD will consider applications for new Cluster Developments where an application has successfully met the criteria outlined in this section. All applications are subject to legislated public processes for OCP and Zoning Bylaw amendments required for re-designation as Comprehensive Residential Development zones. Cluster developments use the allowable density for the overall parcel and concentrate units close together to create a compact development surrounded by undeveloped open space.

Conditions of Support for Application Processing

- provides required development approval information;
- residential cluster development where net development density should not exceed 1 dwelling unit/2 ha or 1 dwelling unit/1 ha on the lakeshore (see Lakeshore criteria Section 4.3.26);
- maintain rural, wilderness nature of Area 'B' by ensuring that 80% of the area is retained and protected as natural open space (e.g. is without building, road or servicing footprints);
- development areas (residential units) are clustered to minimize the impact of development footprints (e.g. roads, houses);
- the remaining lands are retained as open space and these areas should be large, contiguous areas;
- residential uses are appropriate to the surrounding uses (e.g. setbacks, density, relation to foreshore);
- new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%; and

- addresses transportation planning.

Bed & Breakfast

4.3.31 Bed and Breakfast Residential operations are supported in residential areas, are considered as home occupations, and are regulated through the zoning bylaw.

4.3.32 Policies for Bed and Breakfast Residential operations include:

- a. should be limited to a maximum of 3 let rooms accommodating up to 2 persons per room per single family dwelling;
- b. the residential character of the site is maintained;
- c. subject to the local health authority requirements;
- d. located in the principal structure only;
- e. when located within the Agricultural Land Reserve shall comply within all applicable regulations of the Provincial Agricultural Land Commission; and
- f. advertised by only one small 0.5 m² on-site sign.

4.3.33 Bed and Breakfast Resorts, accommodating more than 3 let units to a maximum of 15 units shall be supported in residential areas on a major highway (Trans-Canada Highway, Highway 6, Highway 23 South or Highway 31) where the Bed & Breakfast Resort:

- a. has good highway visibility and approved access;
- b. buildings and structures are setback a minimum of 10 m from neighbourhood properties;
- c. development is subject to local health authority requirements;
- d. for properties located in the ALR, businesses meet the regulations of the Agricultural Land Reserve (max. 10 units);
- e. let units may be located in principal or accessory structures; and
- f. a minimum parcel size of 4 hectares.

Vacation Rental

4.3.34 Vacation Rentals allow the use of temporary accommodation in residential areas on a commercial basis and are regulated either by a temporary use permit or through the zoning bylaw. Vacations Rentals shall:

- a. first be considered on a three year trial basis by the use of a temporary use permit (refer to Section 14);
- b. not create an unacceptable level of negative impact on surrounding residential uses;
- c. comply with all applicable regulations of the Provincial Agricultural Land Commission when located within the Agricultural Land Reserve; and
- d. be subject to local health authority requirements.
- e. be subject to all Ministry of Transportation and Infrastructure Access Permit requirements.

4.4 Community Specific Policies

Begbie Bench

- 4.4.17 Recognize the strong community interest in maintaining the rural character of the area and continue to support the existing minimum parcel size of 4 ha with lands designated as Small Holdings.
- 4.4.18 Minimum parcel sizes may be reduced in the Begbie Bench area to 2 ha subject to applications meeting the guidelines outlined in Section 4.3.24.
- 4.4.19 Recognize and support community participation in the woodlot licencing process for Licence 1834 through the Woodlot Advisory Committee. The involvement of an Advisory Committee is in response to local needs for participation and is not a legal requirement of the Forest & Range Practices Act.

14. Temporary Use Permits

Temporary use permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain very detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.

14.1 Objectives

There are important objectives that form a framework for the policies.

- 14.1.1 Allow opportunity for the consideration of the issuance of a temporary use permit in order to permit a temporary use to continue while a more suitable location for the use is determined or a rezoning application is completed.

14.1.2 Allow opportunity for the consideration of interim activities such as gravel extraction prior to development.

14.1.3 Ensure that temporary permits are not considered a substitute for a rezoning application.

14.2 Policies

The specific policies are:

14.2.1 Consider the issuance of temporary use permits based upon the following general conditions:

- a. The use must be clearly temporary or seasonal in nature;
- b. The temporary use should not create an unacceptable level of impact on surrounding permanent uses;
- c. In the case of the discovery of a use already underway that does not conform with zoning regulations, there is either an undertaking to initiate a rezoning application, or, an outline provided of when and how the temporary use in that location will be ended.

14.2.2 Consider applying conditions in the temporary permit such as, but not limited to; the buildings to be used, the area of use, the hours of use, appearance, site rehabilitation, noise control, and means of ensuring compliance.

14.2.3 The issuance of temporary use permits can be considered in all Official Community Plan designations.

Bylaw No. 851

PART 1: DEFINITIONS

BED AND BREAKFAST is the use of not more than three (3) bedrooms within a principal *single family dwelling* to provide *temporary* accommodation to the traveling public, and includes food service to guests;

DWELLING UNIT is the *use* of one or more habitable rooms in a *building* that constitute a single self-contained unit with a separate entrance, and used together for living and sleeping purposes for not more than one *family*, and containing a bathroom with a toilet, wash basin, and a bath or shower and only one room which due to its design, plumbing, equipment and furnishings may be used primarily as a kitchen. *Dwelling unit* does not include *camping unit, park model, tourist cabin, or sleeping unit* in a *hotel, lodge or motel*;

PRINCIPAL USE is the main purpose that land, *buildings* or structures on a *parcel* are ordinarily used;

RESIDENTIAL USE is the *use* of land, *buildings*, structures and stationary vessels for sleeping, eating and other activities generally associated with habitation for more than 14 consecutive days;

SECONDARY DWELLING UNIT means one or more rooms located within a single family dwelling, or in an accessory building (where permitted by this Bylaw) for either guest accommodation or long-term/seasonal rental accommodation. A secondary dwelling unit has direct access to outside without passing through any part of the principal dwelling unit and may have its own separate cooking, sleeping and bathing facilities.

SECONDARY USE is a *use* which is permitted only in conjunction with an existing principal *use*;

SINGLE FAMILY DWELLING is the *use* of land, structures and one detached *building* used exclusively for one *dwelling unit*, except where additional *uses* are specifically permitted in this *Bylaw* as a part of a *single family dwelling*;

TEMPORARY means less than four (4) consecutive weeks;

VACATION RENTAL is the *use* of a residential *dwelling unit* or *secondary dwelling unit* for *temporary* accommodation on a commercial basis;

PART 3: GENERAL REGULATIONS

3.14 BED AND BREAKFAST

- (1) A *bed and breakfast* must comply with the following regulations:
 - (a) there may be a maximum of one (1) *bed and breakfast* on a *parcel*;
 - (b) a *bed and breakfast* shall not be operated in conjunction with a *vacation rental*;
 - (c) a maximum of three (3) bedrooms in a *single family dwelling* may be used for a *bed and breakfast* and no more than six (6) guests are permitted in a *bed and breakfast* at any one time;
 - (d) a *bed and breakfast* must be operated by a permanent resident of the *single family dwelling* with which it relates;
 - (e) a maximum of one (1) person who is not a resident of the *single family dwelling* may be on the *parcel* at any one time to assist a resident in the operation of a *bed and breakfast*;
 - (f) a *bed and breakfast* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents quiet and enjoyment of their property;

- (g) meet all provincial and Interior Health requirements regarding water and sewer servicing; and
- (h) total signage (excluding framing) used for the purpose of advertising the *bed and breakfast* on each *parcel* shall not exceed 0.5 m² in area. *Signs* shall have a minimum setback of 1 m from *parcel* lines.

3.21 VACATION RENTAL

- (1) A *vacation rental* may be permitted in both the *single family dwelling* and the *secondary dwelling unit*. *Residential campsites, camping units, and park models* shall not be used for *vacation rental* unless otherwise permitted in this *Bylaw*;
- (2) Where a *vacation rental* is permitted, a maximum of five (5) bedrooms per *parcel* may be used for a *vacation rental* and no more than ten (10) guests are permitted in a *vacation rental* at any one time;
- (3) A *vacation rental* located in a detached *secondary dwelling unit* is only permitted on a *parcel* 2 ha in size or larger;
- (4) A *vacation rental* shall not be operated in conjunction with a *bed and breakfast*;
- (5) A *vacation rental* shall not include ancillary uses typical of a *hotel, motel, lodge* or inn. These *uses* include, but are not limited to: meeting rooms, *restaurant, concierge, and retail sales*;
- (6) A *vacation rental* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents quiet and enjoyment of their property;
- (7) A *vacation rental* must not alter the residential character of the *dwelling unit* or property in which it is operated;
- (8) One (1) on-site *parking space* shall be provided for each bedroom used for *vacation rental*;
- (9) Total signage (excluding framing) used for the purpose of advertising the *vacation rental* on each *parcel* shall not exceed 0.5 m² in area and 2 m in height if free standing. *Signs* shall have a minimum setback of 1 m from *parcel* lines; and
- (10) A *vacation rental* must be sited in accordance with setback regulations and meet all provincial and Interior Health requirements regarding water and sewer servicing.

PART 5: ZONES

5.9 COMPREHENSIVE DEVELOPMENT B1 (MT MCPHERSON RD.) – CDB1

Development Area 1

Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the area zoned CDB1 Development Area 1 as *principal uses*, except as stated in Part 3: General Regulations:
 - (a) *single family dwelling*

Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the area zoned CDB1 Development Area 1 as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *accessory use*
 - (b) *home occupation*
 - (c) *secondary dwelling unit*

Regulations

- (3) On a *parcel* zoned CDB1 Development Area 1, 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 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	1.29 ha
(b) Maximum <i>parcel coverage</i>	20%
(c) Maximum number of <i>single family dwellings per parcel</i>	One
(d) Maximum number of <i>secondary dwelling units per parcel</i> (subject to Sections 3.7 and 3.15 of this <i>Bylaw</i>)	One
(e) 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 ▪ 6 m
(f) Maximum gross floor area of <i>secondary dwelling unit</i>	100 m ²
(g) Maximum gross floor area of an <i>accessory building</i>	100 m ²
(h) Maximum gross floor area of a <i>home occupation</i>	100 m ²
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary for an accessory building</i> (excluding <i>guest</i> 	<ul style="list-style-type: none"> ▪ 4.5 m ▪ 4.5 m ▪ 3 m

<i>accommodation secondary dwelling unit or home occupation)</i> <ul style="list-style-type: none"> ▪ <i>interior side parcel boundary</i> ▪ <i>interior side parcel boundary for an guest accommodation or home occupation)</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 2 m ▪ 4.5 m ▪ 4.5 m
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Development Area 2

Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the area zoned CDB1 Development Area 2 as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *open space*
 - (b) *passive recreation*

Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the area zoned CDB1 Development Area 2 as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *accessory use*

Regulations

- (3) On a *parcel* zoned CDB1 Development Area 2, 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 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	2 ha
(b) Maximum <i>parcel coverage</i>	20%
(c) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 6 m
(d) Maximum gross floor area of an <i>accessory building</i>	100 m ²

<p>(e) Minimum <i>setback</i> from:</p> <ul style="list-style-type: none">▪ <i>front parcel boundary</i>▪ <i>rear parcel boundary</i>▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding <i>guest accommodation secondary dwelling unit</i> or <i>home occupation</i>)▪ <i>interior side parcel boundary</i>▪ <i>exterior side parcel boundary</i>	<ul style="list-style-type: none">▪ 4.5 m▪ 4.5 m▪ 3 m ▪ 3 m▪ 4.5 m
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