

**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)

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**Bylaw No. 850**

**2. Planning Strategy**

**2.1 Growth Patterns - West Revelstoke - West Trans-Canada Highway**

The West Trans-Canada Highway area contains a mixture of commercial, industrial and residential uses. There is support for the long term viability of this area but significant new development is not encouraged because of the lack of servicing and distance from the City of Revelstoke core commercial area.

**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).

### **Small Holdings**

- 4.3.20 The principal use shall be residential or agricultural.
- 4.3.22 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.
- 4.3.23 The minimum parcel size for subdivision of Small Holdings land shall be 4 ha.

### **4.4 Community Specific Policies**

#### **West Revelstoke – Trans-Canada Highway**

- 4.4.24 Recognizing the small geographic area suitable for development and the lack of community services, this area will continue to support existing highway commercial designations but otherwise will maintain a rural character with a minimum parcel size of 4 ha.

## **5. Commercial**

### **5.1 Community Context**

Commercial development in Area 'B' is limited to highway commercial development on the TransCanada 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'.

### **5.3 General Commercial Policies**

5.3.1 Commercial land use designations are shown on Schedules B and D.

5.3.2 The minimum parcel size shall be 1 hectare serviced by an approved water system and approved sewer system subject to relevant regulations and approvals. The CSRD will consider small parcel sizes where community water and sewer system requirements have been met.

5.3.3 Higher order and larger scale commercial uses are encouraged to locate in the City of Revelstoke.

5.3.4 The CSRD will consider regulating commercial signage through the zoning bylaw.

### **Resort Commercial Uses**

5.3.10 Resort Commercial uses may be considered throughout the plan area and should meet the following criteria:

- a. accessible to adequate transportation routes;
- b. capable of being serviced with municipal, private or public utilities;
- c. capable of being sufficiently buffered from adjacent non-compatible land uses to ensure the quality of life (e.g. character and integrity of quiet rural residential area) of those and adjacent occupiers;
- d. accessible to community services, recreation and open space;
- e. cognizant of, and addressing special site features such as mature vegetation, landscaping, topography, adjacent development, environmental sensitive habitat and wildlife corridors, and view sheds; and
- f. all parking requirements, as specified in the zoning bylaw shall be provided on site.
- g. may include primary and accessory residential uses in conjunction with the Resort Commercial use.

5.3.10 New Resort Commercial Developments should consult and implement strategies from the Best Practices Guide for Resort Developments in British Columbia, September 2005, Province of British Columbia.

## **Bylaw No. 851**

### **PART 1: DEFINITIONS**

BACKCOUNTRY LODGE is the use of land, buildings and structures to provide accommodation on a temporary basis to guests engaged in backcountry recreation, within a building, and may also include a helipad, accessory building, and fuel storage;

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*;

HOTEL is the use of land, *buildings* and structures to provide accommodation on a *temporary* basis to the travelling public, within a building, and may also contain meeting rooms & *restaurant*;

LODGE is a building which complies with the definition of a “hotel” except that a lodge does not include a restaurant and areas used for public retail and public entertainment purposes;

PARK MODEL is a trailer or recreational unit which conforms to CSA Z241 Standard for RVs and which has a gross floor area which does not exceed 50 m<sup>2</sup>;

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;

TOURIST CABIN is the use of land for a detached *building* or *park model* used exclusively for tourist accommodation for the temporary accommodation for the traveling public.

### **PART 3: GENERAL REGULATIONS**

#### **3.16 Tourist Cabins**

(1) a tourist cabin must:

- (a) have a floor area of less than 65 m<sup>2</sup>;
- (b) have a door direct to the outdoors; and
- (c) be located on a parcel 1 ha or larger in area.
- (d) have all parking associated with tourist cabin be on-site. Two (2) parking spaces shall be provided:
  - (i) per tourist cabin;
  - (ii) in compliance with the dimensions and access requirements as set out in part 4 of this bylaw;

#### **3.5 Minimum Parcel Size for Subdivision Exceptions**

- (1) The minimum parcel size regulations for subdivisions stated in Part 5 do not apply if all the requirements of this subsection are met:
- (a) the subdivision occurs along a zone boundary;
  - (b) the subdivision occurs within a parcel that has two or more zones;
  - (c) no parcel created by subdivision shall have more than one zone; and
  - (d) the minimum parcel size of each proposed parcel created by subdivision is 1 ha.

## PART 5: ZONES

### 5.5 Small Holdings

#### Principal Uses

- (1) The uses stated in this subsection and no others are permitted in the Small Holdings zone as principal uses, except as stated in Part 3: General Regulations:
- (a) agriculture
  - (b) day care
  - (c) horticulture
  - (d) single family dwelling
  - (e) standalone residential campsite
  - (f) timber harvesting

#### Secondary Uses

- (2) The uses stated in this subsection and no others are permitted in the Small Holdings zone as secondary uses, except as stated in Part 3: General Regulations:
- (a) accessory use
  - (b) bed and breakfast
  - (c) home occupation
  - (d) small-scale sawmill
  - (e) residential campsite
  - (f) secondary dwelling unit

#### Regulations

- (3) On a parcel zoned Small Holdings, 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.

| <b>COLUMN 1<br/>MATTER REGULATED</b>  | <b>COLUMN 2<br/>REGULATION</b> |
|---|--------------------------------|
| (a) Minimum <i>parcel</i> size created by <i>subdivision</i>  | 4 ha                           |
| (b) Minimum <i>parcel width</i> created by <i>subdivision</i>   | 30 m                           |
| (c) Maximum <i>parcel coverage</i>  | 25%                            |
| (d) Maximum number of <i>single family dwellings</i> per <i>parcel</i> (subject to Section 3.7 of this <i>Bylaw</i> )   | One                            |
| (e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.15 of this <i>Bylaw</i> ) | One                            |

|   |   |
|---|---|
| (f) Maximum height for: <ul style="list-style-type: none"> <li>• principal <i>buildings</i> and structures</li> <li>• <i>accessory buildings</i></li> </ul>   | <ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> </ul>  |
| (g) Maximum <i>gross floor area</i> of <i>secondary dwelling unit</i>   | Less than 60% of the <i>floor area</i> of the <i>principal dwelling unit</i>  |
| (h) Maximum <i>gross floor area</i> of an <i>home occupation</i>  | 100 m <sup>2</sup>  |
| (i) Minimum setback from: <ul style="list-style-type: none"> <li>• <i>front parcel boundary</i></li> <li>• <i>rear parcel boundary</i></li> <li>• <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding, <i>secondary dwelling unit</i> or <i>home occupation</i>)</li> <li>• <i>interior side parcel boundary</i></li> <li>• <i>interior side parcel boundary</i> for a detached <i>secondary dwelling unit</i> or <i>home occupation</i></li> <li>• <i>exterior side parcel boundary</i></li> </ul> | <ul style="list-style-type: none"> <li>• 5 m</li> <li>• 5 m</li> <li>• 3 m</li> <li>• 2m</li> <li>• 5 m</li> <li>• 5 m</li> </ul> |
| (j) <i>Small-Scale Sawmill</i>  | Permitted on a parcel 4 ha or larger. <i>Small-Scale Sawmill</i> must be a minimum of 30 m from a parcel boundary.                |

## 5.15 Resort Commercial 2

### Principal Uses

- (1) The uses stated in this subsection and no others are permitted in the Resort Commercial 2 zone as principal uses, except as stated in part 3: general regulations:
- backcountry lodge
  - lodge
  - single family dwelling
  - tourist cabin

### Secondary Uses

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

## Regulations

- (3) On a parcel zoned Resort Commercial 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.

| <b>COLUMN 1<br/>MATTER REGULATED</b>  | <b>COLUMN 2<br/>REGULATION</b>   |
|---|--|
| (a) Minimum <i>parcel</i> size created by <i>subdivision</i>  | 4 ha   |
| (b) Minimum <i>parcel width</i> created by <i>subdivision</i>   | 30 m   |
| (c) Maximum <i>parcel coverage</i>  | 20%  |
| (d) Maximum number of <i>single family dwellings</i> per <i>parcel</i> (subject to Section 3.7 of this <i>Bylaw</i> )   | One  |
| (e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.15 of this <i>Bylaw</i> )   | One  |
| (f) Maximum <i>gross floor area</i> of a <i>secondary dwelling unit</i>   | shall not exceed 100 m <sup>2</sup> or 60% of the gross floor area of the <i>single family dwelling</i>  |
| (g) Maximum number of <i>tourist cabins</i>   | 6 per ha   |
| (h) Minimum number of <i>sleeping units</i>   | 4  |
| (i) Maximum number of <i>sleeping units</i> per <i>parcel</i>   | 15   |
| (j) Maximum number of <i>guests</i> per <i>parcel</i>   | 30   |
| (k) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>• principal <i>buildings</i> and structures</li> <li>• <i>accessory buildings</i></li> </ul>  | <ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> </ul>                               |
| (l) Minimum setback from: <ul style="list-style-type: none"> <li>• <i>front parcel boundary</i></li> <li>• <i>interior side parcel boundary</i></li> <li>• exterior side <i>parcel boundary</i></li> <li>• <i>rear parcel boundary</i></li> </ul> | <ul style="list-style-type: none"> <li>• 10 m</li> <li>• 10 m</li> <li>• 10 m</li> <li>• 10 m</li> </ul> |