

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

(See [Electoral Area B Official Community Plan Bylaw No. 850](#) and [Electoral Area B Zoning Bylaw No. 851](#) for all policies and zoning regulations)

Electoral Area B Official Community Plan Bylaw No. 850

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. Specific policies related to the future development of the West Revelstoke area are outlined in Section 4.4.

Section 4 Residential

Rural Residential 2

4.3.17 The principal use shall be residential.

4.3.18 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.

4.3.19 The minimum parcel size shall be 2 ha.

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.

4.3.24 Notwithstanding Section 4.3.23, Residential Cluster Developments (Section 4.3.25) may be supported or the minimum parcel size for holdings in the Beaton, Galena Bay, Begbie Bench areas may be 2 ha where the development application:

- involves a public consultation process;
- provides all required development approval information (Section 1.5.3);

- provides site details showing that a minimum of 50% of the overall site area can provide a contiguous building site with slopes of less than 25%;
- addresses regulatory conditions of relevant agencies, including the Agricultural Land Commission;
- where new roads are proposed, road design shall meet all requirements of the CSRD Subdivision Servicing Bylaw and MoT standards, including requirements for fire and emergency vehicles, safety and access; and
- new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%.

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.

Electoral Area B Zoning Bylaw No. 851

Part 1: Definitions

ACCESSORY USE is the use of land, buildings or structures in conjunction with and ancillary to an established principal use;

AGRICULTURE is the use of land, buildings and structures for: (a) the growing, rearing, producing or harvesting of agricultural crops, specialty crops, fur bearing animals, game, poultry or other livestock (does not include kennel or medical marijuana production facility); (b) horse boarding and riding stables; (c) apiculture (beekeeping); (d) the storage of agricultural products harvested, reared or produced by the agriculture use; (e) the processing and sale of farm products, if at least 50% of the farm products are harvested, reared or produced on the farm; and (f) the storage and repair of machinery, implements and supplies that are used for the agriculture use on the same parcel;

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

DAY CARE is the use of land, buildings and structures for a facility providing childcare in accordance with the provisions of the Community Care Facility Act;

HOME OCCUPATION is any occupation, profession or craft carried out by a resident that property where such occupation, profession or craft is accessory to the use of the dwelling for residential purposes and which does not alter the residential character of the premises and the character of the residential or rural district where the premises are situated;

HORTICULTURE is the use of land, buildings and structures for growing flowers, fruits, vegetables, or other plants for domestic use and consumption (does not include medical marihuana production facility);

RESIDENTIAL CAMPSITE is the use of land for one (1) camping unit, for temporary free accommodation on a non-commercial basis by guests of the residents of the single detached dwelling or standalone residential campsite that is situated on the same parcel;

SECONDARY DWELLING UNIT is an additional, self-contained, dwelling unit that is accessory to the single detached dwelling on a parcel. For clarity, multiple-dwellings, boarding rooms and rooming houses are excluded from the definition of secondary dwelling unit;

SINGLE DETACHED DWELLING means a detached building containing only one (1) principal dwelling unit and, where permitted by this Bylaw, one (1) secondary dwelling unit. For the purposes of this Bylaw, a manufactured home is considered a single detached dwelling;

SMALL-SCALE SAWMILL is a mill for sawing logs into dimensional lumber having a capacity of less than 10 m³ (4238 F.B.M.) per day. This applies to timber harvested on the property on which the portable sawmill is located or from abutting properties as a result of arrangement with the abutting landowner.

STANDALONE RESIDENTIAL CAMPSITE is the use of land for one (1) camping unit, for rent free accommodation on a non-commercial basis where there is no dwelling unit existing on the parcel;

Part 5: Zones

5.5 Small Holdings – SH

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 detached 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.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(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 detached dwellings per parcel</i>	One
(e) Maximum number of <i>secondary dwelling units per parcel</i>	Subject to Section 3.15 of this bylaw
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ <i>principal buildings</i> and structures ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) DELETED	DELETED
(h) Maximum <i>floor area, net</i> of an <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 (excluding, secondary dwelling unit or home occupation)</i> ▪ <i>interior side parcel boundary</i> ▪ <i>interior side parcel boundary for a detached secondary dwelling unit or home occupation</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m ▪ 5 m
(j) <i>Small-Scale Sawmill</i>	Permitted on a <i>parcel</i> 4 ha or larger. <i>Small-Scale Sawmill</i> must be a minimum of 30 m from a <i>parcel</i> boundary.

5.6 Rural Residential 2 – RR2

Principal Uses

(1) The uses stated in this subsection and no others are permitted in the Rural Residential 2 zone as principal uses, except as stated in Part 3: General Regulations:

- (a) agriculture
- (b) day care
- (c) horticulture
- (d) single detached dwelling
- (e) standalone residential campsite

Secondary Uses

(2) The uses stated in this subsection and no others are permitted in the Rural Residential 2 zone as secondary uses, except as stated in Part 3: General Regulations:

- (a) accessory use
- (b) bed and breakfast
- (c) home occupation
- (d) residential campsite
- (e) secondary dwelling unit

Regulations (3) On a parcel zoned Rural Residential 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) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	Subject to Section 3.15 of this bylaw

<p>(f) Maximum <i>height</i> for:</p> <ul style="list-style-type: none"> ▪ Principal <i>building</i> ▪ Accessory <i>buildings or structure on a parcel less than 2.0 ha</i> <ul style="list-style-type: none"> ○ Accessory <i>buildings containing a dwelling unit</i> ○ All other accessory <i>building of structure</i> ▪ Accessory <i>building or structure on a parcel equal to or greater than 2.0 ha</i> 	<ul style="list-style-type: none"> ▪ 11.5 m (37.73 ft) ▪ 10 m (32.81 ft) ▪ 8.5 m (27.89 ft) ▪ 10 m (32.81ft)
(g) DELETED	DELETED
<p>(h) Maximum <i>floor area, gross</i> of an accessory <i>building</i></p> <ul style="list-style-type: none"> • On a <i>parcel less than 0.4 ha</i> <ul style="list-style-type: none"> ○ Accessory buildings containing a <i>dwelling unit</i> ○ All other Accessory <i>buildings and structures</i> • On a <i>parcel greater than 0.40 ha and less than 2.0 ha</i> 	<ul style="list-style-type: none"> ▪ 250 m² (2690.98 ft²) ▪ 150 m² (1614.59 ft²) ▪ 250 m² (2690.98 ft²)
(i) Maximum <i>floor area, net</i> of an <i>home occupation</i>	100 m ²
<p>(j) 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 for an accessory building (excluding secondary dwelling unit or home occupation)</i> ▪ <i>interior side parcel boundary</i> ▪ <i>interior side parcel boundary for a secondary dwelling unit or home occupation</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m ▪ 5 m