

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW No. 2608

A BYLAW TO AMEND THE ZONING BYLAW No. 2518

WHEREAS Part 26 of the *Local Government Act* R.S.B.C. 1996, c.323 authorizes the Council of the City of Rossland to establish and amend a zoning bylaw;

AND WHEREAS the Council of the City of Rossland deems it necessary and expedient to amend the City of Rossland's Zoning Amendment Bylaw No. 2518, 2011.

NOW THEREFORE, the Council of the City of Rossland, in open meeting assembled, ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as the **Zoning Amendment Bylaw, No. 2608, 2016(2)**

AMENDMENT

2. (i) Schedule "A" of Bylaw No. 2518 is hereby amended by deleting Section 6.10 R-5 Residential Resort Mixed Density and replacing it with a new Section **6.10 R-5 RESIDENTIAL RESORT MIXED DENSITY** the regulations of which are shown in Schedule "1" attached to and forming part of this bylaw.

ENACTMENT

3. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
- (2) This Bylaw shall come into full force and effect on the final adoption thereof.

READ A FIRST TIME

this 7th day of March, 2016

READ A SECOND TIME

this 7th day of March, 2016

PUBLIC HEARING

this 11th day of April, 2016

READ A THIRD TIME

this 11th day of April, 2016

APPROVED PURSUANT TO THE TRANSPORTATION ACT


this 27th day of April, 2016


Ministry of Transportation and Highway
FINALLY ADOPTED

this 16th day of May, 2016



Mayor



Corporate Officer

6.10 R-5 RESIDENTIAL RESORT MIXED DENSITY

- 1. INTENT** The intent of this Zone is to allow mixed housing types within a common neighbourhood featuring short term tourist accommodation.
- 2. PERMITTED USES** The following uses only shall be permitted in the R-5 Residential – Resort Mixed Density Zone:
- a) **Bed and Breakfast Accommodation;**
 - a) **Recreation Facilities;**
 - b) **Two Family Detached Dwelling;**
 - c) **One Family Detached Dwelling;**
 - d) **Multiple Family Dwelling;**
 - e) **Tourist Accommodation;**
 - f) **Home Occupation;**
 - g) **Secondary Suite; and**
 - h) **Accessory Buildings and Uses.**
- 3. CONDITIONS OF USE**
- a) A **Secondary Suite Dwelling** shall be permitted subject to the provisions of Section 4.1.2 (b);
 - b) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
 - c) A **Bed and Breakfast Accommodation** shall be permitted subject to the provisions of section 4.1.2 (e)
 - d) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

4. PARCEL SIZE

On a Parcel located in an area Zoned R-5, no plan of subdivision shall be approved which contravenes the regulations set out below.

For One Family Detached Dwelling:

Min Parcel Area	Max Parcel Area	Min Building Width
275 m ²	750 m ²	4.5 m

For Two Family Detached Dwelling Use:

Min Parcel Area	Max Parcel Area	Min Building Width
400 m ²	1,250 m ²	4.5 m

For Multiple Family Dwelling Use:

Min Parcel Area	Max Parcel Area
450 m ²	2,400 m ²

5. COVERAGE

For One Family Detached Dwellings with a Parcel Area less than 550 square meters:

Max Building Parcel Coverage	Max Surface Parcel Coverage
40%	50%

For One Family Detached Dwellings with a Parcel Area equal to or greater than 550 square meters:

Max Building Parcel Coverage	Max Surface Parcel Coverage
35%	40%

For Two Family Detached Dwellings:

Max Building Parcel Coverage	Max Surface Parcel Coverage
40%	50%

For Multiple Family Dwellings:

Max Building Parcel Coverage	Max Surface Parcel Coverage
50%	60%

- 6. FLOOR AREA RATIO**
- a) For **One Family Detached Dwellings**, with a **Parcel Area** less than 550 square meters, the **floor area ratio** shall not exceed a factor of 0.6.
 - b) For **One Family Detached Dwellings**, with a **Parcel Area** equal to or greater than 550 square meters, not to exceed the maximum **Parcel Area**, the **floor area ratio** shall not exceed a factor of 0.5.
 - c) For **Two Family Detached Dwellings** the **floor area ratio** shall not exceed a factor of 0.6.
 - d) For **Multiple Family Dwellings** the **floor area ratio** shall not exceed a factor of 1.0.

- 7. HEIGHT**
- a) The maximum **Height** for **Principal Buildings** is 10.0 m;
 - b) The maximum **Height** is 13.0 m for a **Multiple Family Dwelling**.
 - c) The maximum **Height** is 4.5 m for **Accessory Buildings**.

8. SETBACKS

The minimum **Setbacks** from **Parcel lines** are as follows:

Front	Rear	Interior Side	Exterior Side
4.0 m	2.0 m	1.8 m	3.0 m

The minimum **Setbacks** from **Parcel lines** for **Multiple Family Dwellings** are as follows:

Front	Rear	Interior Side	Exterior Side
4.0 m	3.0 m	3.0 m	3.0 m

9. DENSITY

Equivalent units permitted in the R-5 Zone are separated into specific areas as shown on **Diagram 6.8** below, the map entitled "**R-5 Zone Equivalent Units**".

Diagram 6.8 – R5 Zone Equivalent Units

