

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW # 2563

A BYLAW TO AMEND THE CITY OF ROSSLAND ZONING BYLAW No. 2518, 2013.

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 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.2563, 2013(5)**

AMENDMENT

2. Schedule "A" of Zoning Bylaw #2518 is hereby amended by adding the following new section **10.6 COMPREHENSIVE DEVELOPMENT CD-6 – COOK AVE-Mixed Residential** the regulations of which are shown in Schedule "1" attached to and forming part of this bylaw.
3. Schedule "B" of Zoning Bylaw #2518 is hereby amended such that:
 - The following property: PARCEL B (BEING A CONSOLIDATION OF LOTS 1-10 INCLUSIVE SEE CA2529369) BLOCK 2 SECTION 34 TOWNSHIP 9A KOOTENAY DISTRICT PLAN 616, PID 028-828-097 on Thompson Ave; is rezoned from P1-Public and Institutional to **CD-6 COOK AVE Mixed Residential**
 - The following property; PARCEL A (BEING A CONSOLIDATION OF LOTS 11-20 INCLUSIVE SEE CA2529368) BLOCK 2 SECTION 34 TOWNSHIP 9A KOOTENAY DISTRICT PLAN 616, PID 028-828-089 at 1541 Cooke Ave; is rezoned from P1-Public and Institutional to **CD-6 COOK AVE Mixed Residential**

as shown on Schedule "2" attached to and forming part of this Bylaw.


ENACTMENT

4. (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
READ A SECOND TIME
PUBLIC HEARING
READ A THIRD TIME
FINALLY ADOPTED

this 14th day of July, 2014
this 14th day of July, 2014
this 11th day of August, 2014
this 11th day of August, 2014
this 11th day of August, 2014



Mayor



Corporate Officer

BYLAW 2563 - SCHEDULE 1

10.6 COMPREHENSIVE DEVELOPMENT CD-6 – COOK AVE-Mixed Residential

- 1. INTENT** The intent of this **Zone** is to allow mixed housing types within specific area formerly known as Cooke Ave School.
- 2. PERMITTED USES** The following uses only shall be permitted in the CD6 Cooke Ave Mixed Residential **Zone**:
- a) **One Family Detached Dwelling;**
 - b) **Two Family Detached Dwelling;**
 - c) **Multiple Family Dwelling;**
 - d) **Home Occupation;**
 - e) **Secondary Suite; and**
 - f) **Accessory Buildings and Uses.**
- 3. REGULATIONS** In this zone, **Height** means the vertical distance from the lowest **natural grade** adjacent to an exterior wall of a building to the highest point of the roof.
- 4. 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) Off Street Parking and loading requirements are subject to the provisions of Section 11 except that the access must **ONLY** be provided on Cook Ave and is limited to 2 driveways. The driveway width may increase to 6.0 metres.
- 5. PARCEL SIZE** On a Parcel located in an area Zoned CD6, 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	840 m ²	4.5 m

For Two Family Detached Dwelling Use:

Min Parcel Area	Max Parcel Area	Min Building Width
550 m ²	840 m ²	4.5 m

For Multiple Family Dwelling Use:

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

6. 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%

7. 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.

8. HEIGHT

- a) The maximum **Height** for **Principal Buildings** is 10.0 m subject to section 10.6.3 above.
- b) The maximum **Height** is 12.0 m for a **Multiple Family Dwelling** subject to section 10.6.3 above.

- c) The maximum **Height** is 4.5 m for **Accessory Buildings** subject to section 10.6.3 above.

9. 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	2.0 m	1.8 m	3.0 m

- a) The exterior side setback along the undeveloped Cliff St Right of Way may be reduced to 2.0 m.

10. DENSITY

The maximum number of **equivalent units** permitted in the CD6 Zone is 16 with a maximum number of 24 **dwelling units**. The maximum number of **dwellings** within a **Multiple Family Dwelling** is 6 **dwelling units**.

11. DENSITY BONUS

The density may be increased to 28 **dwelling units** provided that the 4 additional units are each less than 50 sq. m.

BYLAW 2563 - SCHEDULE 2

