

**THE CORPORATION OF THE CITY OF ROSSLAND**

**BYLAW # 2581**

**A BYLAW TO AMEND ROSSLAND 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 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. 2581, 2015(1)**".

**AMENDMENT**

1. Section 3.1 – DEFINITIONS - of Schedule "A" of the City of Rossland Zoning Bylaw No. 2518 is hereby amended by adding the following new definitions:

**TOURIST CABIN** - means a detached **structure** used for the accommodation of tourists for short term occupancy up to a maximum of 1 month. The maximum **gross floor area** per tourist cabin shall not exceed 50 m<sup>2</sup>, and may include kitchen and washroom facilities. A tourist cabin is not permitted to be used as a **dwelling**.

**RESORT CAMPGROUND** means an area of land, managed as a unit, providing short term accommodation for tents, tent trailers, travel trailers, recreational vehicles, campers and tourist cabins and may include, in conjunction with campsites:

- a) **Recreational facilities** intended for the use of overnight guests only;
- b) Limited **resort commercial use** intended for the use of overnight guests only;
- c) Administration Office;
- d) Common washrooms, laundry, kitchen facilities intended for the use of overnight guests only;
- e) **Accessory buildings and structures**.

2. Section 11.0 – OFF STREET PARKING AND LOADING – Diagram 11.1 – Required Off-street Parking Spaces - of Schedule "A" of the City of Rossland Zoning Bylaw No. 2518 is hereby amended by adding the following new regulation:

<b>Campground or Resort Campground</b>	1 per site/tourist cabin
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3. Schedule A of the City of Rossland Zoning Bylaw #2518 is hereby amended by adding the

following new Section 10.3.3 CD-3- Resort Holiday Park – RHP: the regulations of which are shown in Schedule “1” attached to and forming part of this bylaw.

4. Schedule “B” of Zoning Bylaw #2518 is hereby amended such that the following property is rezoned from R – 1R (Detached Residential Rural), to CD3 - RHP (Resort Holiday Park); as shown on Schedule “2” attached to and forming part of this Bylaw.

SUBLOT 23 TOWNSHIP 28 KOOTENAY DISTRICT PLAN X60 EXCEPT PART INCLUDED IN PLAN 4697, PID 012-733-580

### ENACTMENT

3. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a 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  
APPROVED PURSUANT TO THE TRANSPORTATION ACT


this 27<sup>th</sup> day of January, 2015  
this 10<sup>th</sup> day of February, 2015  
this 9<sup>th</sup> day of March, 2015  
this 9<sup>th</sup> day of March, 2015  
this 24<sup>th</sup> day of March, 2015

  
Ministry of Transportation and Highway

FINALLY ADOPTED

this 13<sup>th</sup> day of April, 2015

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Corporate Officer

## SCHEDULE 1

### 10.3.3 CD 3 -Resort Holiday Park - RHP

- 1. INTENT** The intent of this zone is to permit a variety of forms of accommodation including cabins, tents, RV's or similar. A holiday park also provides facilities such as laundry, showers and picnic/barbeque facilities, limited commercial and recreational facilities.
- 2. PERMITTED USES** The following uses and no others shall be permitted in the CD3 - RHP Zone:
- a) **Resort Campground**
  - b) **One Family Detached Dwelling**
  - c) **Bed and Breakfast Accommodation**
  - d) **Secondary Suite Dwelling**
  - e) **Detached Secondary Suite Dwelling**
  - f) **Agriculture Use;**
  - g) **Agriculture Stand;**
  - h) **Accessory Buildings, Structures and uses**
- 3. CONDITIONS OF USE**
- a) A **Bed and Breakfast Accommodation** shall be permitted subject to the provisions of section 4.1.2 (e)
  - b) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.
  - c) A **Secondary Suite Dwelling** shall be permitted subject to the provisions of Section 4.1.2 (b);
  - d) A **Detached Secondary Suite Dwelling** shall be permitted subject to the provisions of section 4.1.2 (c);

**3. PARCEL SIZE**

On a **Parcel** located in an area **Zoned** CD-3-RHP, no plan of subdivision approved which contravenes the regulations set out below:

Min Parcel Area
2.0 ha

**4. COVERAGE**

Maximum 20% of the parcel area may be covered by **buildings** and **structures** combined.

**5. SETBACKS**

The minimum setback from parcel lines are as follows:

Front	Rear	Interior Side
4.0 m	2.0 m	2.0 m

**6. HEIGHT**

The maximum **Height** for **Principal and Accessory Buildings** is 10.0 m.


**7. DENSITY**

- a) Maximum 20 campsites per hectare,
- b) Maximum 15 **tourist cabins** per hectare.
- c) Maximum 1 **One Family Detached Dwelling** per parcel.

**8. OTHER REGULATIONS**

- a) Outdoor storage areas must be surrounded by a solid **landscape screen** not less than 2.0m in height.
- b) A **landscape buffer** at least 2metres in width shall be maintained in the interior and rear setbacks.

# SCHEDULE 2

 **Location Map**

This map is a static output from the City of Rossland and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, SURVEY OR BUILDING PURPOSES.

North arrow pointing up.

Scale bar: 0, 30, 60 Meters. 1:4,522

