

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW # 2541

A BYLAW TO AMEND THE CITY OF ROSSLAND ZONING BYLAW No. 2518, 2011.

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.2541, 2012(6)**

AMENDMENT

2. Schedule "A" of Zoning Bylaw #2518 is hereby amended by adding the following new section **10.6 COMPREHENSIVE DEVELOPMENT CD-6 – COOKE 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 COOKE 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 COOKE AVE Mixed Residential**
 - The following property: PARCEL E (BEING A CONSOLIDATION OF LOTS 1 AND 2 SEE CA2529370) BLOCK 5, DISTRICT LOT 535 KOOTENAY DISTRICT PLAN 579, PID 028-828-101 at 1606 Thompson Ave; is re-zoned from P1 Public and Institutional to **R-II - Detached Infill 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 12th day of October, 2012
this 12th day of October, 2012
this 10th day of December, 2012
this # day of Month, 2012
this # day of Month, 2012

Mayor

Corporate Officer

BYLAW 2541 - SCHEDULE 1

10.6 COMPREHENSIVE DEVELOPMENT CD-6 – COOKE 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. 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 driveway width along Cooke Ave may increase to 6.0 m and must be limited to 2 driveways between Cliff St and Monita St.
- 4. 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

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 12.0 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	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.

9. DENSITY

The maximum number of equivalent units permitted in the CD6 Zone is 16.

BYLAW 2541 - SCHEDULE 2

