

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW #2518

WHEREAS Council wishes to repeal Bylaw No. 1912 “Zoning Bylaw” as amended, and wishes to adopt a new Zoning Bylaw pursuant to the Local Government Act.

AND WHEREAS Council has held a Public Hearing pursuant to the Local Government Act.

NOW THEREFORE Council of the City of Rossland, in open meeting assembled hereby enacts as follows:

SHORT TITLE

- 1. This Bylaw shall be cited as the “City of Rossland Zoning Bylaw No. 2518, 2011.”

ATTACHMENTS

- 2. a) The following schedules attached hereto are hereby made part of this bylaw and adopted as the Zoning Bylaw for the City of Rossland:
 - .1 Schedule A (Zoning Bylaw text)
 - .2 Schedule B (Zoning Bylaw map)

ENACTMENT

- 3. Bylaw No. 1912 cited as “The City of Rossland Zoning Bylaw” and amendments thereto as it applies to the City of Rossland is hereby repealed.

READ A FIRST TIME, this 11th day of October, 2011
READ A SECOND TIME this 11th day of October, 2011
PUBLIC HEARING HELD ON this 14th day of November, 2011
READ A THIRD TIME this 14th day of November, 2011
APPROVED PURSUANT TO THE TRANSPORTATION ACT, this 17th day of November, 2011

Signed Original Attached
Approving Officer - Ministry of Transportation and Highway

RECONSIDERED AND FINALLY ADOPTED, this 28th day of November, 2011

AMENDMENTS

BYLAW NUMBER	DATE	DESCRIPTION
2521	Dec 19, 2011	P5 Residential, MA1-Add cabin

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1.0 BASIC PROVISIONS**1.1 Application**

1.1.1 This Bylaw applies to all land, **Buildings** and **Structures** and the surface of water within the boundaries of the City of Rossland.

1.2 Conformity

1.2.1 Land, including the surface of water, shall not be used and **Buildings** and **Structures** shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

1.3 Severability

1.3.1 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 decision that it is invalid shall not affect the validity of the remaining portions of this Bylaw.

1.4 Units of measure

1.4.1 Metric units are used for all measurements in this Bylaw.

1.5 Applicable Regulations

1.5.1 Where this bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.

1.5.2 Where this bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

1.6 Non-Conforming Uses

1.6.1 A lawful use of land, **Buildings** or **Structures** existing or lawfully under construction at the time of the adoption of this Bylaw, although such use does not conform to the provisions of this Bylaw, may be continued, subject to the provisions of the Local Government Act.

1.7 Rules of Interpretation

1.7.1 Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.

- 1.7.2** The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the Local Government Act.
- 1.7.3** The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
- 1.7.4** Words, phrases, and terms neither defined in this section nor in the Local Government Act, Community Charter or the Interpretation Act, shall be given their usual and customary meaning for the purpose of interpreting this bylaw.
- 1.7.5** Where a regulation involves two or more conditions, provisions, or events connected by the conjunction "and" means all the connected items shall apply in combination; "or" indicates that the connected items may apply singly or in combination; and "either-or" indicates the items shall apply singly but not in combination.