Schedule “B”
Zoning Bylaw

10.2 Comprehensive Development Zone 2 (CD-02)

10.2.1 Purpose

The purpose of this zone is to provide for a year-round, multi purpose destination recreational resort. In addition to zoning, parking, *landscaping*, and *screening* regulations, this Section contains guidelines for the issuance of Development Permits.

10.2.2 Permitted Uses *(Resort Neighbourhood – Areas 2, 3, 4, 5, 6, 7, 8 as shown on CD-02 Schedule A)*

Principal Uses:

(1)	*Café*
(2)	*Convenience store*
(3)	*Dwelling, multi-unit*
(4)	*Dwelling, single-detached*
(5)	*Dwelling, two-unit*
(6)	*Emergency and protective services*
(7)	*Golf course*
(8)	*Indoor participant recreation services*
(9)	*Mixed-use building*
(10)	*Outdoor participant recreation services*
(11)	*Restaurant, dine-in*
(12)	*Tourist accommodation*

Accessory Uses:

(13)	*Accessory building*
(14)	*Accessory dwelling unit*
(15)	*Accessory use*
(16)	*Bed and breakfast*
(17)	*Home based business,* type I
(18)	*Long term rental*
(19)	*Short term rental*

10.2.3 Permitted Uses *(Resort Core – Areas 1, 9, 10 as shown on CD-02 Schedule A)*

Principal Uses:

(1)	*Automotive repair services, light*
(2)	*Automotive repair services, heavy*
(3)	*Café*
(4)	*Convenience store*
(5)	*Dwelling, multi-unit*
(6)	*Dwelling, single-detached*
(7)	*Dwelling, two-unit*
(8)	*Emergency and protective services*
(9)	*Equipment sales, rental, and repair services, light*
(10)	*Golf course*
(11)	*Indoor participant recreation services*
(12)	*Information centre*
(13)	*Liquor store*
(14)	*Mixed-use building*
(15)	*Neighbourhood pub*
(16)	*Office*
(17)	*Outdoor participant recreation services*
(18)	*Personal service establishment*
(19)	*Professional service establishment*
(20)	*Public parking area*
(21)	*Restaurant, dine-in*
(22)	*Retail store* (with a maximum *usable floor space* of 1,000.0 sq. m per premise)
(23)	*Retail store, grocery*
(24)	*Tourist accommodation*

Accessory Uses:

(25)	*Accessory building*
(26)	*Accessory dwelling unit*
(27)	*Accessory use*

(28)	*Bed and breakfast*
(29)	*Home based business,* type I
(30)	*Long term rental*
(31)	*Short term rental*

10.2.4 Density Regulations

(1) The number of square metres of commercial floor area (which for certainty excludes *tourist accommodation* units) in each Area of the CD-02 zone shown on CD-02 Schedule A shall not exceed the total number specified in column 7 of Table 1 as shown in Section 10.2.5.

a. Notwithstanding Section 10.2.4(1), up to 30% of the total commercial area (6,688.0 sq. m) allocated to Area 1 may be transferred to Area 2, 3, 4, 5, 8 or 9 without an amendment to this Bylaw. No more than 15% of commercial area (3,344.0 sq. m) may be transferred to any single Area, except within that portion of Area 5 as more particularly shown on CD-02 Schedule B, where no more that 5% of commercial area (1,114.0 sq. m) may be transferred from Area 1.

b. With any transfer of density out of Area 1, a covenant shall be registered on title of the parent *lot*(s) within Area 1 specifying the amount of density that has been transferred and to what area. This covenant shall be updated with any subsequent density transfers out of Area 1.

c. Any transfer of density must be in alignment with the Master Development Agreement between the Province of British Columbia and the primary resort developer who is signatory to the agreement.

(2) The number of *tourist accommodation* units and *dwelling units* in the form of *multi-unit dwellings, two-unit dwellings*, or *single-detached dwellings* in each Area of the CD-02 zone shown on CD-02 Schedule A shall not exceed the total number specified in column 7 of Table 1 as shown in Section 10.2.5.

a. Notwithstanding Section 10.2.4(2), up to 30% (822 units) of the total units allocated to Area 1 may be transferred to Area 2, 3, 4, 5, 8 or 9 without an amendment to this Bylaw. No more than 15% (411 units) may be transferred to any single Area.

b. No transfer of *tourist accommodation* units is permitted in that portion of Area 5 as more particularly shown in CD-02 Schedule B.

c. With any transfer of density out of Area 1, a covenant shall be registered on title of the parent *lot*(s) within Area 1 specifying the amount of density that has been transferred and to what area. This covenant shall be updated with any subsequent density transfers out of Area 1.

d. Any transfer of density must be in alignment with the Master Development Agreement between the Province of British Columbia and the primary resort developer who is signatory to the agreement.

(3) The density permitted in this Section is a maximum. In the event that the presence of environmentally sensitive areas, including but not limited to those identified in the Official Community Plan, steep slopes or other physical constraints make the *development* of any Area to the maximum permitted density impossible, notwithstanding any transfers of density as may be permitted by this Bylaw, the maximum permitted density of that Area is the density as so constrained.

(4) The owner may, for the purpose of applying the density restrictions in this Section:

a. Substitute permitted *multi-unit dwelling* and *single-detached dwelling uses* for one another within the same Area, on the basis that one *multi-unit dwelling* (apartment) unit equals one *multi-unit dwelling* (row house) unit, and one *single-detached dwelling* unit equals 1.5 *multi-unit dwelling* units.

(5) Prior to the approval of any subdivision of land in the zone, if this Bylaw has not been amended to establish the maximum density of *development* on each proposed *lot* of land in the zone, the owner must grant to the City of Revelstoke a covenant under s.219 of the Land Title Act establishing a maximum density of *development* on each new *lot* of land in the zone, such that the maximum permitted density of *development* permitted by covenant on all *lots* of land in the zone does not exceed that permitted by this Bylaw, and the obligation to provide *resort employee housing units* is distributed proportionately among the new *lots*.

10.2.5 Table 1 – Density Allowances

Area	Commercial Floor Area	Tourist Accommodation Units	Multi-unit Dwelling (Apartment) Units	Multi-unit Dwelling (Row House) and Two-Unit Dwelling Units	Single-Detached Dwelling Units	Total
1	22,295 sq. m	1,420	900	370	52	22,295 sq. m of commercial 2,742 units
2	0	0	0	30	37	67 units
3	1,450 sq. m	150	50	0	0	1,450 sq. m of commercial 200 units
4	0	0	10	0	0	10 units
5	0	0	0	20	20	40 units
6	0	0	0	45	20	65 units
7	0	150	0	35	0	185 units
8	0	0	0	205	180	385 units
9	0	150	50	50	20	270 units
10	8,450 sq. m	784	488	0	0	8,450 sq. m of commercial 1,272 units

10.2.6 Employee Housing Requirements

(1) Following the issuance of a Building Permit for the 1,200th *tourist accommodation* unit or *dwelling unit* in this zone, no owner of land in this zone shall be entitled to construct or occupy any *tourist accommodation* unit or *dwelling unit* in this zone unless the owner has provided a number of *resort employee housing units* equal to 10% of the number of *tourist accommodation* units or dwellings for which a Building Permit is sought.

(2) In addition to the number of *resort employee housing units* required under Section 10.2.6(1), the owner must also provide a number of *resort employee housing units* equal to 10% of the number of *tourist accommodation* units and dwellings already constructed in the zone at the time the first application that is subject to Section 10.2.6(1) is made, by providing *resort employee housing units* at the rate of 15% of the number of *tourist accommodation* units or dwellings for which a Building Permit is sought, until the total number of *resort employee housing units* that have been provided is equal to 10% of the total number of *tourist accommodation* units or dwellings that have been constructed in this zone.

(3) For the purposes of Section 10.2.6(1) and Section 10.2.6(2), the number of each type of *resort employee* housing unit provided must, in relation to each Building Permit issued, be proportional to the number of each type of unit for which the Building Permit is sought, with *multi-unit dwelling* employee housing units being provided in respect of *tourist accommodation* units proposed, except that the owner may propose a different combination of employee housing units for the approval of the municipality on the basis of the municipality's assessment of the demand for employee housing units at the time the Building Permit application is made. The number of each type of *resort employee* housing unit provided must, at the time that the lands in this zone are developed to the maximum extent specified in the third, fourth, fifth and sixth columns of Table 1 in Section 10.2.5, be proportional to the number of each type of unit specified in Table 1 in Section 10.2.5, except that *multi-unit dwelling* (apartment) employee housing units must be provided in respect of *tourist accommodation* units proposed.

(4) For the purposes of Section 10.2.6(1) and Section 10.2.6(2), a *resort employee* housing unit is deemed to have been provided if, at the time the Building Permit in question is issued:

a. An existing *dwelling unit* in the City of Revelstoke has been designated by the owner as a *resort employee* housing unit and the *dwelling unit* is subject to a covenant and housing agreement; or

b. The Building Permit authorizes the construction of one or more *resort employee* housing units as part of the *building* authorized by the permit, the owner has designated the *resort employee* housing units in the *building* and granted a covenant to the City of Revelstoke prohibiting the occupancy of the *building* until the number of *resort employee housing units* required under this Section in relation to the *building* are completed and ready to occupy, and the *resort employee housing units* are subject to a covenant and housing agreement.

10.2.7 Site Servicing

(1) Development Permits may include requirements for emergency vehicle access and water supply for interface fire suppression, if recommended by the Fire Chief on the basis of generally accepted interface fire hazard management practices.

10.2.8 Maximum Building Height

	Regulation	**Requirement**
(1)	*Tourist accommodation*	8 storeys
(2)	*Multi-unit dwelling* (apartment) / *mixed-use building*	8 storeys
(3)	*Single-detached dwelling*, *multi-unit dwelling* (row house), *two-unit dwelling*, and *non-residential buildings*	12.0 m

(4) Whether or not a height regulation is specified, *building height* regulations may be varied or supplemented by Development Permit conditions for the purpose of:

a. Ensuring that fire suppression for each *building* is within the capability of the Revelstoke Fire Department.
b. Protecting and enhancing views of and from the *building* in question and other *buildings* in the vicinity.
c. Enhancing views of the Revelstoke Mountain Resort and adjacent natural areas that are visible from the *City*.
d. Ensuring that pedestrian scale in adjacent *street* and public areas is not lost.

10.2.9 Siting of Buildings

(1) The minimum depth and width of yards and maximum *lot coverage (building)* are not specified in this zone.

(2) Whether or not a siting or *lot coverage (building)* regulation is specified, these regulations may be varied or supplemented by Development Permit conditions for the purpose of:

a. Optimizing the siting of a *building* on a *lot* having regard to the presence of natural features such as rock outcrops, environmentally sensitive areas and natural vegetation, and steep slopes.
b. Providing, in the case of commercial *development* adjacent to a *street*, a sense of enclosure for public areas on the *street*.
c. Ensuring a suitable amount of private open space on the *lot* as well as space for off-street parking.
d. Ensuring that pedestrian scale in adjacent *street* and public areas is not lost.
e. Maximizing privacy of *building* occupants in relation to the siting of other *buildings* and public areas in the vicinity.

f. Protecting *residential uses* from noise and other nuisance problems associated with *non-residential uses*.

g. Minimizing the risk of wildfire spread from forest to *building* and from *building* to *building*.

h. Providing for suitable snow shedding and snow storage areas; and

i. Accommodating the recommendations of a qualified environmental professional with respect to the siting of *buildings* and *structures* in relation to riparian assessment areas.

(3)	Natural and man-made site features should be recognized and incorporated into the project design, including solar access, trees, topographic features, view corridors and environmentally sensitive areas and buffers.
(4)	The location and configuration of *buildings* should be established to provide privacy to surrounding dwellings through *setbacks*, *screening*, and orientation.
(5)	Site planning should provide for adequate separation between *uses* to mitigate or eliminate potential conflict issues. Mitigation may include orientation of *buildings* or *building* features such as entrances, window locations, *setbacks*, *screening*, limiting operation hours, design features such as window glazing or sound-proofing, or shielding of lighting to provide for privacy and reduction of noise and glare.
(6)	Publicly-used open spaces such as plazas, courtyards and green spaces should be provided in commercial and mixed-used *developments*.
(7)	Useable private and common open space should be provided for *multi-unit dwelling residential uses*.
(8)	All *buildings* should be accessible to and integrated with an onsite pedestrian circulation system.
(9)	Adequate areas should be provided for snow storage and utility requirements.
(10)	Service area *use* should not conflict with pedestrian and vehicular traffic.
(11)	Pedestrian paths should be connected to existing or planned trail networks.
(12)	Recreational trails should be designed to mitigate potential *use* conflicts and negative impacts on nearby residents, including noise pollution from snowmobiles, through site planning, *use* of buffers and trail use restrictions.
(13)	*Buildings* should be designed to keep pedestrian walkways or public areas and *building* entrances free from snow shed. Snow shed areas should be located in areas able to accommodate the snow accumulation and allow for periodic snow removal, but which do not impede access or visibility for pedestrian or vehicular flow.
(14)	Play areas and parks should be incorporated into multiple-unit dwelling neighbourhoods.
(15)	No *structures*, site furnishings or objects should be located as to inhibit snow removal, snow storage or pedestrian movement.

10.2.10 Environmentally Sensitive Areas and Areas Subject to Slope Hazards

(1) Development Permits may include conditions and requirements for the planting or retention of trees or other vegetation to preserve, protect, restore, or enhance fish habitat or riparian areas, if recommended by a qualified environmental professional in a report prepared under Section 10.2.10(2).

(2) No *building* or *structure* may be sited within any riparian assessment area unless a qualified environmental professional has provided the assessment report and certification described in the Riparian Areas Protection Regulation and the owner implements the protection measures identified in the report, and for the purposes of this Section, the terms “riparian assessment area”, “qualified environmental professional” and “assessment report” shall have the meanings prescribed in the Regulation.

(3) Development Permits may include conditions and requirements as they relate to construction activities and land alteration in proximity to Williamson Lake to ensure measures for environmental protection during all phases of *development* as may be recommended by a qualified environmental professional to minimize any impacts to sensitive environmental or ecological features.

(4) Development Permits may include conditions and requirements as it relates to *development* in proximity to Williamson Lake to ensure appropriate pedestrian connectivity as per any approved *City* master plans when completed in accordance with the recommendations of a qualified environmental professional.

(5) Areas identified in the Official Community Plan should be protected. Any *structures* within these areas should be built in a manner which ensures the preservation and protection of the natural resources identified within these areas.

(6) Development Permits should include, as required, conditions and requirements for protection of slopes over 30% or unstable slopes from *development*, if recommended by a geotechnical engineer.

(7) Steep slopes exposed during construction should be re-vegetated.

(8) Contour lines should be provided for all site plans, with intervals no less than three metre.

(9) Silt fencing should be provided between disturbed land and riparian areas and / or their buffers.

(10) Any required buffer or area to be protected should be marked on site with highly visible construction fencing prior to any disturbance.

(11) *Landscaping* adjacent to riparian areas or wetlands must be with plantings requiring no pesticide or herbicide use.

(12) Grading plans with sediment and erosion control measures for all *development* must be submitted to the City of Revelstoke for prior to any ground disturbance.

10.2.11 Off-Street Parking and Loading

(1) The off-street parking regulations as contained in Section 11 shall apply, except where otherwise noted within this Section.

(2) The off-street loading regulations as contained in Section 12 shall apply, except where otherwise noted within this Section.

(3) *Public parking areas* provided in association with ski lifts and related facilities shall be divided into identifiable sub-areas through the use of *landscaping*, and elevation changes, and screened from view from adjacent public and residential areas by a *landscaping* screen or *landscaped* berm with a minimum height of 1.83 m. Curbing is not required for any permeable surface *public parking areas*.

(4) Development Permit conditions may vary or supplement the parking regulations as contained in Section 11 and this Section in relation to Areas other than Areas 1, 9 and 10 on CD-02 Schedule A for the purpose of:

a. Accommodating the recommendations of a Qualified Environmental Professional with respect to the siting of off-street parking and loading areas in relation to riparian assessment areas.

b. Acknowledging the complementary nature of land uses in particular *buildings* that may result in a reduced aggregate requirement for off-street *parking spaces*.

c. Acknowledging the extent to which resort users arrive at the resort by means of transportation other than motor vehicles and do not require off-street *parking spaces*.

(5) A Development Permit may authorize the use of permeable surfaces for off-street *parking areas* when it is developed in a manner to promote low impact *development*, enhanced infiltration and stormwater management, reduction of green house gas emissions, or to enhance the appearance of a *parking area*.

(6) Parking should be placed beneath and / or behind *buildings* to the maximum extent possible.

(7) Any *parking areas* visible from the *street* or publicly used open spaces should be *landscaped*.

(8) *Landscaping* should be incorporated into parking *lot* design and used to define traffic circulation patterns and to provide for snow storage areas.

(9) Surface *parking areas* should be screened from pedestrian and vehicular traffic.

(10) Notwithstanding Section 10.2.11(1), minimum *parking space* requirements shall be in accordance with Table 2 as shown in Section 10.2.12.

10.2.12 Table 2 – Minimum Parking Requirements

Use	Number of Parking Spaces
Multi-unit dwelling	Studio suite – 0.5 *parking spaces* per unit
	One bedroom – 1 *parking space* per unit
	Two bedroom – 1.5 *parking spaces* per unit
	Three or more bedroom – 2 *parking spaces* per unit
	10% of the total required *parking spaces* per *building* or row house *dwelling units* that share a *common wall* shall be provided as dedicated visitor parking.
Dwelling units used for *resort employee* housing	0.15 *parking spaces* per bed unit
Tourist accommodation units located within Resort Core neighbourhoods 1 and 9	0.5 *parking spaces* per unit
All *non-residential uses* within a 450.0 metres radius of the designated day use parking *lot*	0 *parking spaces*

10.2.13 Garbage, Recycling and Service Areas

(1) Loading areas, garbage containers and recycling bins shall be screened from view by a *landscaping* screen, a solid decorative fence, or a combination of both to a minimum height of 2.5 m. The *screening* shall not include locking mechanisms or enclosure devices that prohibit access to bins or containers.

(2) Service areas should be screened from view from *street*s or *buildings* to minimize visual impacts.

(3) Centralized wildlife proof garbage, composting and *recycling depots* should be provided for commercial and *residential use*.

(4) All trash or recycling receptacles and storage containers should be wildlife proof.

10.2.14 Landscaping

(1) The general regulations as contained in Section 4.10 for *landscaping* are not applicable for *development* within this zone.

(2) Development Permits may include *landscaping* conditions and requirements for the protection of *development* from wildfire hazard and in particular:

a. Specify plant materials that may and may not be used and the locations where they may be used.

b. Require the removal of accumulations of woody fuel and the maintenance of forest interface areas free of woody fuel.

(3) Trees adjacent to roads on private *lots* are encouraged, provided they do not cause safety problems for pedestrian or vehicular traffic, including emergency vehicles, and do not impede snow removal operations.

(4) *Landscaping* provided should be sited appropriately to distance wildfire 'fuel' from *structures* or *buildings* and provided in a manner that mitigates potential fire hazards.

10.2.15 Form and Character of Buildings and Neighbourhoods

(1)	*Building* forms should provide view corridors between *building* clusters.
(2)	*Buildings* should minimize the blocking of sunlight to areas used by the public including plazas, pedestrian walkways, and accessible open spaces.
(3)	Commercial and mixed-used *buildings* should be scaled to enhance outdoor spaces for pedestrian use and comfort. This may include distinct *building* bases, detailing at the ground level, giving scale to upper levels, and providing high-quality wall materials.
(4)	Rooflines with generous overhangs should be provided for weather protection.
(5)	Roofs should incorporate design interest features such as changes of height, dormers, or special architectural features to avoid uninterrupted or long horizontal roof forms.
(6)	Slight steps in *building* walls or changes in alignment, color or materials should be incorporated to provide variety in *building* character.
(7)	*Building* features such as balconies or decks should be complementary to the character and materials of the *building*.
(8)	Entrances should give character to the *building* by including careful detailing of moldings, frames, paneling and hardware.
(9)	*Building* entryways, lobbies, stairs, corridors, and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, pedestrian access grades and more durable materials should be provided to accommodate skier traffic.
(10)	Entrances to *buildings* should be connected to *parking areas*, sidewalks and public areas in a manner that allows for wheelchair access.
(11)	Roof mounted mechanical equipment should be concealed from view and *screening* should be complementary to the overall *building* design.
(12)	Above grade equipment should be screened from view and located in areas of limited visibility to pedestrian or vehicular traffic.
(13)	All mechanical equipment areas and *structures* should be shown on drawings submitted for Development Permit approval.
(14)	Roof materials should be of Class A fire resistant materials.
(15)	Materials should be complementary to those of *abutting lots*.
(16)	Stone-faced walls, horizontal lap siding or vertical board and batten, heavy timber and easy-to-maintain materials should be used on *building* exteriors. Consideration should be given to fire-resistance of materials.
(17)	All materials and colours to be used must be submitted to the City of Revelstoke with the Development Permit application.
(18)	Colours should be colours found in the natural setting of the resort lands or compatible with such colours, which have low reflectivity and are combined in complementary compositions.

(19)	Appropriate lighting should be provided to all entrances, arcades, passageways for safety and aesthetic quality.
(20)	Light fixtures attached to *buildings* should be reflected to enhance the architecture.
(21)	Exterior lighting should not project above the horizontal or onto *abutting lots* or *uses*.
(22)	All *street*s, *lanes*, pedestrian walkways, and *parking areas* should provide adequate illumination for safety and directional orientation.
(23)	All on-*building*, and *street* lighting should minimize ambient light pollution and should include hooded fixtures.
(24)	All *development* should adhere to initiatives provided in the Fire Smart Manual, including providing chimney spark-arrestors, fire-retardant roofing, fire-resistant siding, non-combustible or fire-resistant materials for balconies and decks, and the enclosure of undersides of decks or overhangs.
(25)	Commercial *use* signage should comply with the regulations set forth in the City of Revelstoke Sign Bylaw, as amended from time to time.
(26)	*Residential use* signage should comply with the regulations set forth in the City of Revelstoke Sign Bylaw, as amended from time to time.
(27)	Internally lit signs are discouraged.
(28)	Lighting fixtures for signage should be aimed and shielded to minimize glare and should complement the *buildings* architectural detailing.
(29)	Commercial signage should be at a pedestrian scale.
(30)	A comprehensive sign plan must be submitted with the Development Permit application.
(31)	Commercial *use* signage should comply with the regulations set forth in the City of Revelstoke Sign Bylaw, as amended from time to time.

10.2.16 Other Conditions of Use

Accessory Buildings

(1)	The use-specific regulations as contained in Section 5.1 shall apply to all *accessory buildings*.

Accessory Dwelling Units

(2)	The use-specific regulations as contained in Section 5.2 shall apply to *accessory dwelling units* in this zone.

Bed and Breakfast

(3)	The use-specific regulations as contained in Section 5.5 shall apply to all *bed and breakfasts*.

Beekeeping (Apiculture)

(4) The use-specific regulations as contained in Section 5.4 apply to all beekeeping.

Building Height Exemptions

(5) The general regulations as contained in Section 4.2 apply to all *buildings* with respect to exemptions to the maximum *building height*.

Home Based Businesses

(6) The use-specific regulations as contained in Section 5.9 shall apply to all *home based businesses*.

Fences, Retaining Walls, and Similar Features

(7) The general regulations as contained in Section 4.8 shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

(8) The general regulations as contained in Section 4.3 apply to all irregular shaped *lots*.

Permitted Uses in all Zones

(9) The general regulations as contained in Section 4.1 of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Short Term Rental

(10) The use of a *dwelling unit* for *temporary* commercial tourist accommodation whether by means of a rental pool or not, is permitted anywhere within this zone.

Swimming Pools, Hot Tubs, and Saunas

(11) The general regulations as contained in Section 4.9 shall not apply to all swimming pools, hot tubs, and saunas within this zone.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(12) The general regulations as contained in Section 4.7 apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

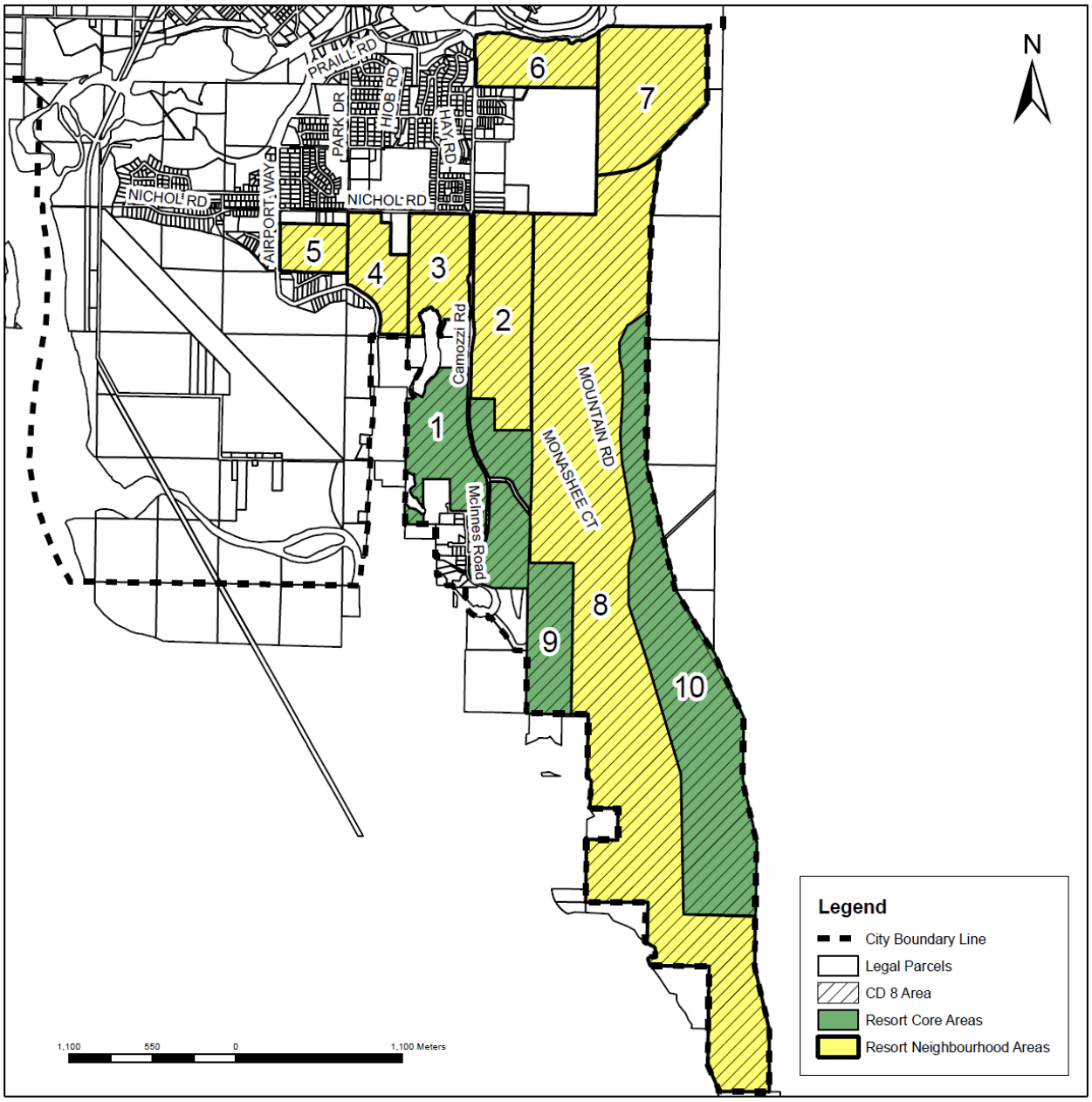
Vehicle Storage

(13) The general regulations as contained in Section 4.6 shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

Vision Clearance at Intersections

(14) The general regulations as contained in Section 4.4 apply to all *development* within this zone.

10.2.17 CD-02 Schedule A – Resort Neighbourhood and Resort Core Areas



10.2.18 CD-02 Schedule B – Area 5 Restriction

