

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.384**

**A Bylaw to Amend Regional District of Nanaimo
Land Use and Subdivision Bylaw No. 500, 1987**

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

- A. This Bylaw may be cited as “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.384, 2013”.
- B. “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is hereby amended as follows:
 1. Under **PART 3 LAND USE REGULATIONS, Section 3.1 Zones** by adding the following Zone Classification and corresponding short title after Section 3.4.143 Schooner Bay Manor Seniors Mobile Home Park Comprehensive Development Zone (CD43):

Lakes District Comprehensive Development Zone (CD44)
 2. By adding Section 3.4.144 (CD44) as shown on Schedule ‘3’ which is attached to and forms part of this Bylaw.
 3. By rezoning the lands shown on the attached Schedule ‘1’ and legally described as
 - a. Lot 1, District Lots 30 and 78, Nanoose District, Plan 26219, except those parts in Plans 28246, 29574, 30072, 30262, 34675, 36514, 48548 and VIP53001;
 - b. Lot 8, District Lot 78, Nanoose District, Plan 30262;
 - c. District Lot 11, Nanoose District, Except that part outlined in red on Plan 1567 OS, 48548 and VIP59496;
 - d. A portion of the lands legally described as District Lot 7, Nanoose District, Except that part outlined in red on Plan 1567 OS, 48548, VIP59496 and VIP80856;
 - e. A portion of the lands legally described as District Lot 30, Nanoose District, Except those parts in Plans 15193, 26219, 48585, VIP51706, VIP51707, VIP52451, VIP53134, VIP57407, VIP60049, VIP60602 and VIP88308; and,
 - f. A portion of the lands legally described as District Lot 78, Nanoose District, Except that part shown outlined in red on Plan deposited under DD 19579I; Except Parcels A and B (DD 7528N); and Except those parts in Plans 813R, 1567 OS, 14212, 14250, 14275, 15075, 15193, 22836, 24012, 25366, 26219, 27129, 27206, 29869, 34675, 47638, 48548, 48585, 49669, 50872, 51142, VIP51603, VIP51706, VIP51707, VIP53134, VIP57407, VIP59180, VIP59494, VIP60049, VIP60602, VIP71781, VIP73214, VIP78139, VIP80854, VIP80855, VIP80856, VIP85588 and VIP88308

from Residential 1 (RS1) Zone, Subdivision District 'P' to Lakes District Comprehensive Development Zone (CD44) as shown on Schedule '1', and with the following CD44 Sub-Zoning Areas as shown on Schedule '2', which is attached to and forms part of this Bylaw:

| | |
|--------------------------------------|------------|
| Regional Park | CD44 – PR1 |
| Community Park | CD44 – PR2 |
| Residential Single Dwelling | CD44 – RS |
| Residential Single Dwelling & Duplex | CD44 – RSD |
| Residential Multiple Dwelling | CD44 – RMD |
| Neighbourhood Mixed Use | CD44 – MU |
| Lakehouse Centre | CD44 – LC |
| Civic Infrastructure | CD44 – CI |

Introduced and read two times this 12th day of November, 2013.

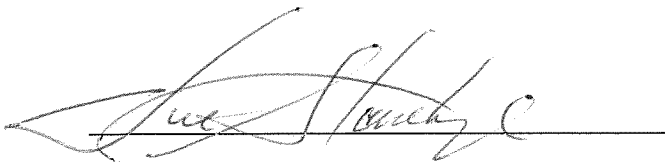
Second reading rescinded this 22nd day of April, 2014.

Read a second time, as amended, this 22nd day of April, 2014.

Public Hearing held this 12th day of May, 2014.

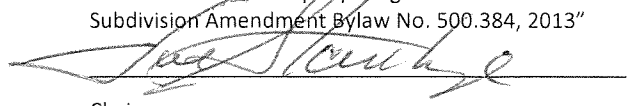
Read a third time this 27th day of May, 2014.

Adopted this 22nd day of July 2014.


Chairperson


Corporate Officer

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.384, 2013"

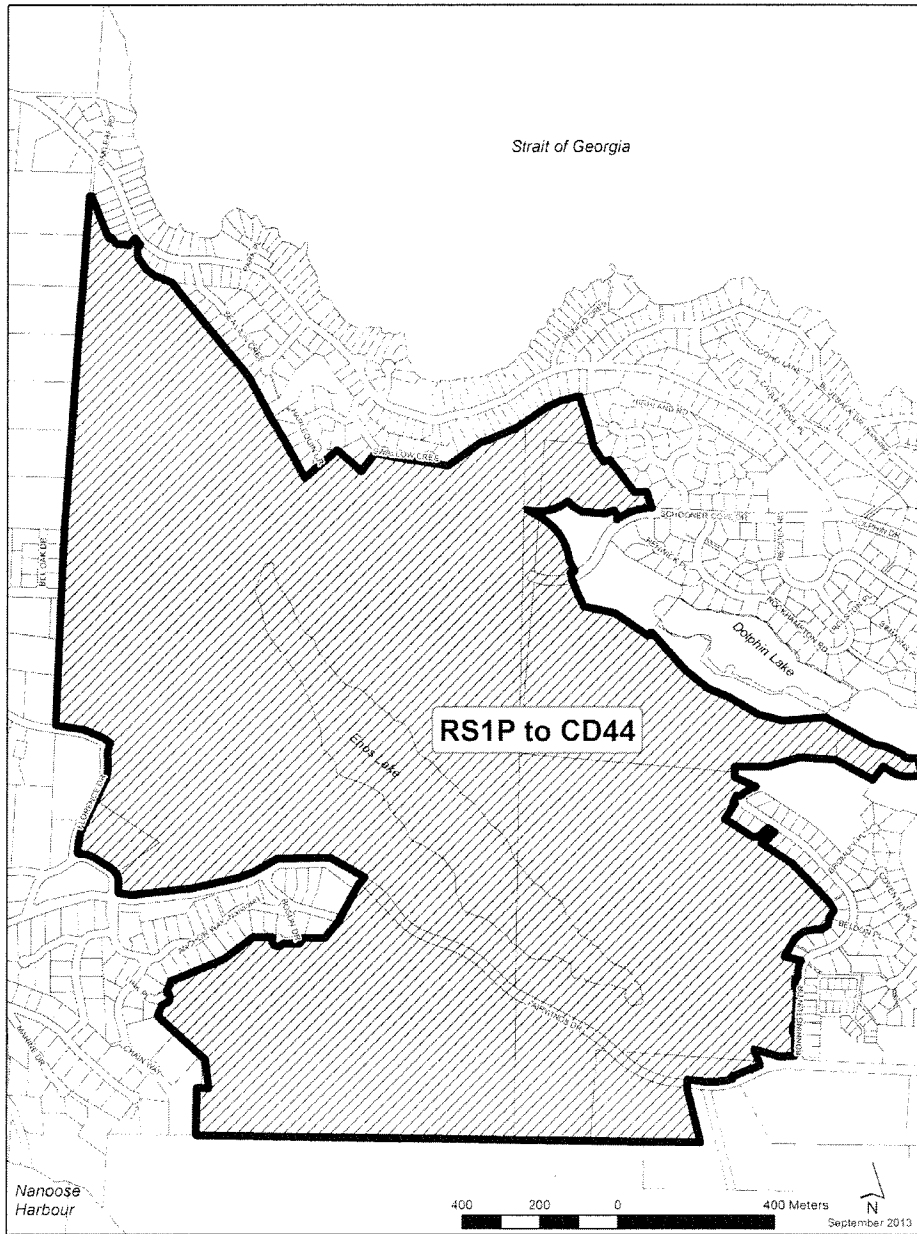


Chairperson



Corporate Officer

Schedule '1'
CD44 Zone Area



Schedule '2' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.384, 2013"

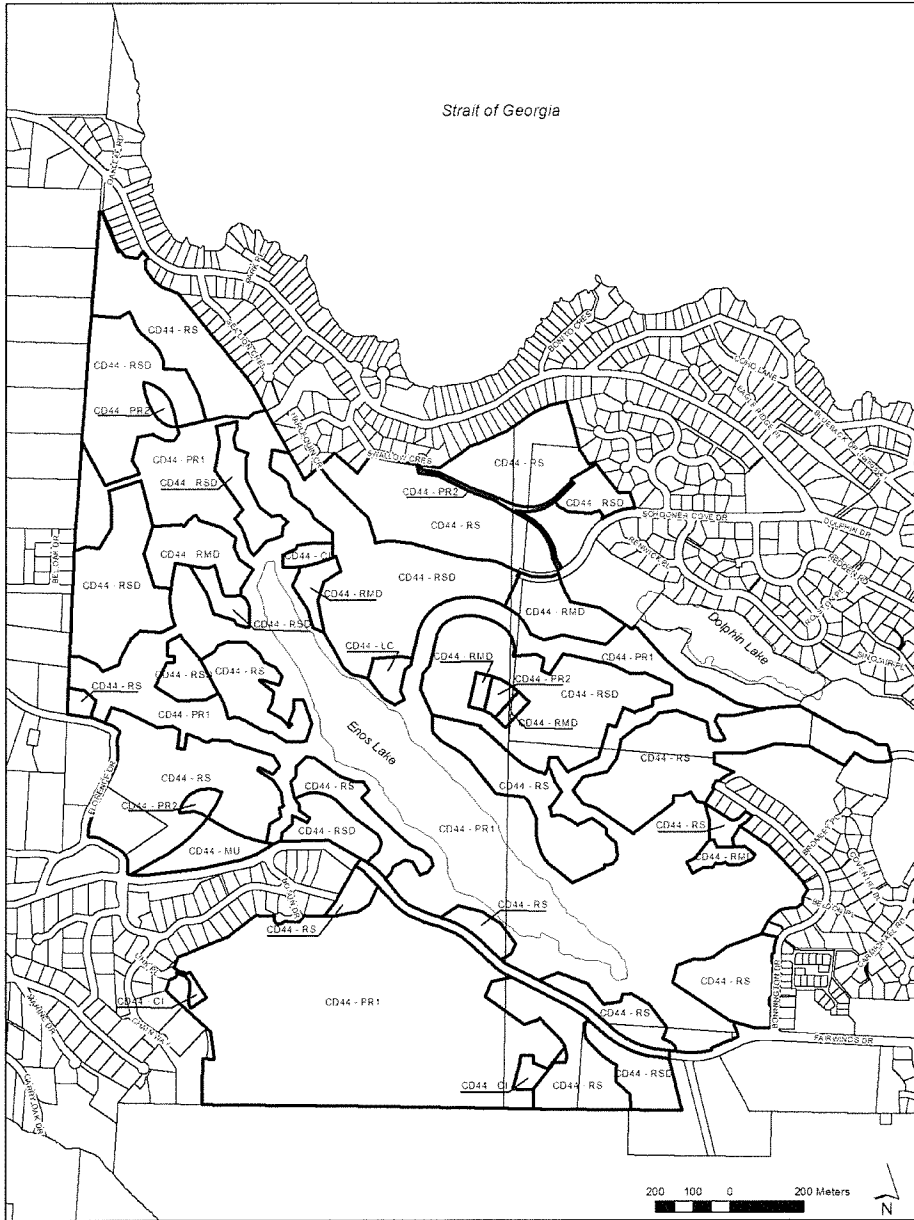
[Signature]

Chairperson

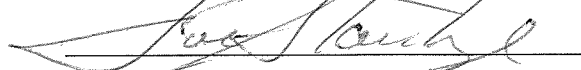
[Signature]

Corporate Officer

Schedule '2'
CD44 Sub-Zoning Areas



Schedule '3' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.384, 2013".



Chairperson



Corporate Officer

Schedule '3'

Lakes District Comprehensive Development Zone Regulations

Section 3.4.144

LAKES DISTRICT COMPREHENSIVE DEVELOPMENT ZONE

CD44

3.4.144.1 APPLICABILITY OF THE BYLAW

The regulations of Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 shall apply to the lands zoned CD44. In addition to these regulations, and where there is a conflict with these regulations, the regulations of the CD44 Zone shall apply.

3.4.144.2 PURPOSE

The purpose of the CD44 Zone is to allow a range of land uses and residential densities with diverse housing types, recreational opportunities, and locally serving commercial services in accordance with Schedule 'B' - Lakes District Neighbourhood Plan in the Nanoose Bay Official Community Plan Bylaw No. 1400, 2005.

The lands encompassed within the CD44 Zone are divided into eight sub-zoning areas including: Regional Park (CD44 - PR1), Community Park (CD44 - PR2), Residential Single Dwelling (CD44 - RS), Residential Single Dwelling & Duplex (CD44 - RSD), Residential Multiple Dwelling (CD44 - RMD), Neighbourhood Mixed Use (CD44 - MU), Lakehouse Centre (CD44 - LC), and Civic Infrastructure (CD44 - CI). Specific regulations apply to each zoning area, in addition to the Definitions and General Regulations as set out in the CD44 Zone.

The extent of each zoning area in the Lakes District Comprehensive Development Zone is shown on Schedule '3A' Zoning Maps of Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987.

3.4.144.3 DEFINITIONS

artisan workshop means production, service, repair or maintenance of an article, substance, material, fabric or compound, provided uses are not noxious or offensive to the immediate neighbourhood or the general public by reason of emitting odours, dust, gas, noise, effluent, or hazard; and having a gross floor area not exceeding 200 m² including retail sales accessory to the principal use;

bulk grade means the elevation of the surface of the ground at any point within a parcel as established on a parcel contour plan and which may not increase above natural grade by more than 2.0 m at any point;

commercial use means the occupancy or use of a building or land for the purpose of carrying out business, professional activities, artisan workshop, retail or personal service use;

community garden means a non-commercial facility for the cultivation of fruits, flowers, vegetables or ornamental plants;

community park means use of land, buildings or structures primarily for recreation, including playgrounds, band shells, skateboard parks, canoe and kayak docks, boathouses, playfields, field houses, multi-purpose courts and the like;

duplex means two self-contained dwelling units with separate ground level entrances, and which are adjoined by a common wall;

height means the elevation of a point directly below:

- a) That part of the building or structure being measured above the land (or surface of water at high water), and;
- b) On a line connecting the two intersections of the natural grade and the outermost exterior walls or supports as indicated on a plan showing any complete vertical section of that part of a building or structure where permitted in the applicable zone; or,
- c) On a line connecting the two intersections of the bulk grade, as defined on a parcel contour plan, and the outermost exterior walls or supports as indicated on a plan showing any complete vertical section of that part of a building within a Residential Single Dwelling & Duplex, Residential Multiple Dwelling, Neighbourhood Mixed Use or Lakehouse Centre zoning area;

garden centre means the use of land, buildings, or structures for the purpose of retail sales of fruits, flowers, vegetables or ornamental plants, trees, and associated gardening and landscaping supplies and outdoor garden equipment;

impermeable surface area means the sum total horizontal area as measured from the outermost perimeter of all buildings or part thereof together with any ground covering that does not naturally exist on the site and cannot be readily penetrated by water, such as roads, paved parking areas, driveways, patios, games courts and the like, on the parcel expressed as a percentage of the total parcel area;

mobile food cart means a mobile cart from which food and/or drink is dispensed, and where the entire stock of goods offered for sale is carried and contained in the cart and which may change locations from time to time, and which is not located in a permanent building or structure, and is removed from public access when not in use;

multiple dwelling unit development means the establishment of three or more dwelling units within a building on a parcel;

natural grade means the elevation of the surface of the ground in its natural state prior to any human-made alterations as determined by a BC Land Surveyor;

nature park means the use of land, buildings or structures primarily for conservation and enjoyment of natural areas and may include boardwalks, trails, environmentally sensitive areas, nature sanctuaries and the like;

parcel contour plan means a survey plan prepared by a BC Land Surveyor or Professional Engineer at minimum 0.5 m contours and showing natural grade and bulk grade of the surface of the ground;

restaurant means an eating establishment providing for the sale of prepared foods and beverages to be consumed on or off the premises, and may include café, delicatessen, and take-out restaurant, but specifically excludes neighbourhood pub, drive-in and drive-thru establishment;

retail store means a sales outlet contained under one roof, having a gross floor area not exceeding 250 m², and providing for the retail sale and display of goods, but specifically excludes industrial uses and gasoline service station;

secondary suite means one or more habitable rooms, but not more than two bedrooms and one cooking facility, constituting a self-contained dwelling unit with a separate entrance, but which is clearly subordinate to the principal dwelling, and is limited to residential use;

seniors' congregate housing means a residential or institutional facility which provides for seniors' congregate housing units with common living facilities, one or more meals per day and housekeeping services, contains a common dining area with a capacity sufficient to accommodate all residents of the facility, and may contain accessory personal service use and accessory convenience store use;

seniors' congregate housing unit means a sleeping unit or a dwelling unit containing one or more sleeping units within a seniors' congregate housing facility;

sleeping unit means a bedroom or other area which is used or intended to be used for sleeping, or sleeping and living purposes, and which does not contain provisions for cooking;

storage means the use of the land, buildings or structures for the temporary storing of property or goods;

storey means that portion of a building situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it;

temporary building means a building which is not supported on permanent foundations and which may or may not be connected to community water or sewer;

tourist accommodation means the rental of a lodging unit in a hotel, motel, or cabin for the temporary accommodation of the traveling public with continuous occupancy not exceeding ninety (90) calendar days and specifically excludes a manufactured home and residential use;

unit density means a measurement of development intensity on a parcel, represented by the total number of dwelling units on a parcel divided by the parcel area in hectares (units per hectare) but excludes dedicated road and dedicated park; and,

utility use means a system of works or services or a facility operated by or on behalf of a government or a utility company to provide or in connection with the provision of water, sewer, drainage, gas, electricity, surface transportation or communication services.

3.4.144.4: GENERAL REGULATIONS

1) Total Number of Dwelling Units

The total number of dwelling units within the lands zoned CD44 shall not exceed 1,675 dwelling units.

2) Uses Permitted in all Zones

The following uses are permitted in all zoning areas of the CD44 Zone:

- a) *Community garden*
- b) *Utility use*

3) Secondary Suites

Secondary suites are permitted in the *Residential Single Dwelling* and *Residential Single Dwelling & Duplex* zoning areas, provided that:

- a) A *secondary suite* is permitted only within a principal single dwelling unit on a parcel and is not permitted within a *duplex*;
- b) Not more than one *secondary suite* shall be permitted per single dwelling unit on a parcel;
- c) The size of a *secondary suite* within the principal building shall not exceed 40% of the habitable floor space of the principal building to a maximum of 90 m²;
- d) Secondary suites are not counted as dwelling units for the purpose of calculating the Total Number of Dwelling Units in accordance with the General Regulations Section 3.4.144.4 1) in this Zone;
- e) A principal dwelling unit may contain either a *secondary suite* or a bed and breakfast, but not both; and,
- f) A minimum of one off-street parking space is required for a *secondary suite*, in addition to parking requirements for the principal dwelling unit set out in Schedule '3B' Off-Street Parking and Loading Spaces.

4) Rainwater Harvesting

Where a Building Permit is not required for rainwater harvesting structures, equipment and apparatus, including rain barrels and cisterns, they are excluded from the building setback requirements.

5) Seniors' Congregate Housing

Seniors' congregate housing, where permitted in the zone, is subject to the following regulations:

- a) For the purposes of calculating unit density, each *sleeping unit*, and each *sleeping unit* within a dwelling unit within a seniors' congregate housing facility is equal to 0.2 units;
- b) The gross floor area of a *seniors' congregate housing unit* shall not be less than 26 m² and not more than 50 m²; and

- c) Accessory personal service and convenience store uses, where provided, shall be contained within the seniors' congregate housing facility and shall be accessible only from an internal hallway or corridor. The combined total floor area of all accessory personal service and convenience store uses shall not exceed 150 m² per seniors' congregate housing facility.

6) Temporary Buildings, Structures and Uses for Seasonal Vending

Temporary buildings, structures, or mobile food carts for the purpose of seasonal vending on properties are permitted within any regional park, community park, and commercially zoned properties provided that:

- a) The parking requirements of Schedule '3B' Off-Street Parking and Loading Spaces are met; and,
- b) Potable water and washroom facilities are available on-site if food is served.

7) Tourist Accommodation

Temporary stays within *tourist accommodation* is limited to a maximum consecutive or non-consecutive stay of ninety (90) calendar days per visitor in any twelve (12) month period within any tourist accommodation unit on a parcel. The relocation of a visitor to another unit within the parcel does not constitute the start of a new stay.

8) Building Height

The following regulations apply to building height within all zoning areas of the CD44 Zone:

- a) A *parcel contour plan* defining areas where natural grade has been disturbed shall be submitted to the Regional District upon the earlier of the submission of a development permit application or prior to registration of a subdivision plan.
- b) Structures such as antennae, chimney stacks, steeples, elevator housings, roof stairway entrances, ventilating equipment or enclosures for such equipment, skylights, flagpoles and the like are exempt from the height requirement.
- c) Structures for sustainable building technologies, such as wind turbines, solar panels and rain barrels, cisterns and the like are permitted to exceed the height requirement provided that:
 - i) No such structure covers more than 20% of the parcel area; or
 - ii) If located on a building, no such structure covers more than 10% of the roof area; and,
 - iii) No such structure shall exceed twice the maximum building height permitted by the zone.

9) Storage

Storage use, where permitted in the zone, is subject to the following regulations:

- a) Boats, vehicles and recreational vehicles must be operational and capable of being licensed by the applicable licensing authority. Storage use excludes on-site fuel dispensing.
- b) Storage is accessory to the principal use and is limited to 33% of a parcel area.

- c) A continuous landscaping buffer with a minimum vegetation height of 2.0 m and width of 2.0 m shall be provided and maintained along all property lines adjacent to a storage use.

Purpose

The intent of the Regional Park zoning area is to provide recreational opportunities associated with passive outdoor activities, and to protect the natural features and wildlife habitat that form an integral part of the landscape in the Lakes District neighbourhood.

Permitted Principal Uses

- a) nature park

Maximum Size of Buildings and Structures

| | |
|-----------------|---|
| Height | 6.0 m within the setback area 9.5 m outside the setback area |
| Parcel coverage | 10% |

Minimum Setback Requirements

- a) Buildings
 - Front lot line 4.5 m
 - Exterior side lot line 4.5 m
 - All other lot lines 3.0 m

- b) Structures
 - Front lot line 0.0 m
 - All other lot lines 3.0 m

Off-Street Parking Requirements

| | |
|--------------------|--|
| Major staging area | 10 spaces |
| Minor staging area | 4 spaces |
| Bicycle parking | 4 spaces per major or minor staging area |

Purpose

The intent of the Community Park zoning area is to provide programmed park spaces and recreational opportunities and amenities for social gathering and outdoor activities in close proximity to residential neighbourhoods.

Permitted Principal Uses

- a) community park

Maximum Size of Buildings and Structures

| | |
|-----------------|---|
| Height | 6.0 m within the setback area 9.5 m outside the setback area |
| Parcel coverage | 20% |

Minimum Setback Requirements

- a) Buildings
 - Front lot line 4.5 m
 - Exterior side lot line 4.5 m
 - All other lot lines 3.0 m

- b) Structures
 - Front lot line 0.0 m
 - All other lot lines 3.0 m

Off-Street Parking Requirements

| | |
|-----------------|---------------------|
| Bicycle parking | 6 spaces per parcel |
|-----------------|---------------------|

Purpose

The Residential Single Dwelling zoning area allows residential development on larger urban lots and provides flexibility in building siting for the retention of natural site features and a range of architectural forms.

Permitted Principal Uses

- a) residential use

Accessory Uses

- a) home based business
- b) secondary suite

Maximum Density

| | |
|-----------------|----------------------------|
| Residential use | 1 dwelling unit per parcel |
|-----------------|----------------------------|

Minimum Parcel Size

800 m² or 850 m² (corner parcel)

Maximum Size of Buildings and Structures

Height

| | |
|-------------------------------------|-------|
| Principal building | 9.5 m |
| Accessory buildings & structures | 6.0 m |

| | |
|-----------------|-----|
| Parcel Coverage | 40% |
|-----------------|-----|

| | |
|--------------------------|--|
| Impermeable Surface Area | 50% (excluding a driveway not exceeding 6.0 m in width and located within a panhandle) |
|--------------------------|--|

Minimum Setback Requirements

| | |
|----------------|---|
| Front lot line | 4.5 m 6.0 m to any garage door or carport entrance way facing a highway. |
|----------------|---|

| | |
|------------------------|-------|
| Interior side lot line | 2.0 m |
| Exterior side lot line | 4.5 m |
| Rear lot line | 4.0 m |

except one accessory building is permitted to be 1.0 m from an interior or rear lot line provided the building does not exceed 10 m² in floor area and 3.0 m in height.

Purpose

The intent of the Residential Single Dwelling & Duplex zoning area is to increase the range of housing types offered and provide transition between larger lot single dwelling residential land uses and low to medium density housing. The provision of smaller single dwelling units and duplex homes serves to facilitate cluster development to maintain high conservation and recreation value in the adjacent areas.

Permitted Principal Uses

- a) residential use
- b) duplex use

Accessory Uses

- a) home based business
- b) secondary suite

Maximum Density

| | |
|-----------------|-----------------------------|
| Residential use | 1 dwelling unit per parcel |
| Duplex use | 2 dwelling units per parcel |

Minimum Parcel Size

| | |
|-----------------|--|
| Residential use | 400 m ² or 450 m ² (corner parcel) |
| Duplex use | 750 m ² or 800 m ² (corner parcel) |

Maximum Size of Buildings and Structures

| | |
|-------------------------------------|--|
| Height | |
| Principal building | 9.5 m |
| Accessory buildings & structures | 6.0 m |
| Parcel Coverage | |
| Residential use | 60% |
| Duplex use | 65% |
| Impermeable Surface Area | |
| Residential use | 70% (excluding a driveway not exceeding 6.0 m in width and located within a panhandle) |
| Duplex use | 75% (excluding a driveway not exceeding 6.0 m in width and located within a panhandle) |

Minimum Setback Requirements

| | |
|------------------------|---|
| a) Residential use | |
| Front lot line | 4.5 m 6.0 m to any garage door or carport entrance way facing a highway. |
| Interior side lot line | 1.5 m |
| Exterior side lot line | 4.5 m |
| Rear lot line | 3.0 m |
| b) Duplex use | |
| Front lot line | 4.5 m 6.0 m to any garage door or carport entrance way facing a highway. |
| Interior side lot line | 2.0 m |
| Exterior side lot line | 4.5 m |
| Rear lot line | 4.0 m for a duplex |
| Strata road | 3.0 m |

except one accessory building per principal dwelling unit is permitted to be 1.0 m from an interior or rear lot line provided the building does not exceed 10 m² in floor area and 3.0 m in height.

Purpose

The Residential Multiple Dwelling zoning area allows for the development of a range of multiple dwelling housing types including duplexes, ground-oriented rowhomes and townhomes, and low-rise condominium buildings. These smaller unit types are intended to provide opportunities for ageing-in-place.

Permitted Principal Uses

-
- a) duplex use
 - b) multiple dwelling unit development use

Maximum Density

| | |
|---------|----------------------------|
| Density | 75 units per hectare (uph) |
|---------|----------------------------|

Minimum Parcel Size

| | |
|--|--|
| Duplex use | 600 m ² or 650 m ² (corner parcel) |
| Multiple dwelling unit Development use | 700 m ² or 750 m ² (corner parcel) |

Maximum Size of Buildings and Structures

| | |
|------------------------------------|--|
| Height | |
| Duplex | 9.5 m |
| Multiple dwelling unit development | 21.0 m or 5 storeys, whichever is less |
| Accessory buildings & structures | 6.0 m 8.5 m for one accessory building in a multiple dwelling unit development |
| Parcel Coverage | 60% 70% where the required parking spaces are located directly beneath the principal building. |
| Impermeable Surface Area | 70% 75% where the required parking spaces are located directly beneath the principal building (excluding a driveway not exceeding 6.0 m in width and located within a panhandle). |

Minimum Setback Requirements

| | |
|------------------------|---|
| Front lot line | 4.5 m 6.0 m to any garage door or carport entrance way facing a highway. |
| Interior side lot line | 2.0 m |
| Exterior side lot line | 4.5 m |
| Rear lot line | 4.0 m |
| Strata road | 3.0 m |

except one accessory building per principal dwelling unit is permitted to be 1.0 m from an interior or rear lot line provided the building does not exceed 10 m² in floor area and 3.0 m in height.

Off-Street Parking Requirements

In addition to the requirements of Schedule '3B' Off-Street Parking & Loading Spaces, the following bicycle parking is required:

| Use | Required Bicycle Parking Spaces |
|--|---|
| Multiple dwelling unit development use | 1 secure interior space per 2 dwelling units, and 4 spaces adjacent to the primary building entrance. |

Purpose

As a complement to the existing commercial centres at Red Gap and Schooner Cove, the Neighbourhood Mixed Use zoning area is intended to accommodate locally serving civic, commercial and residential uses at the entrance of the Lakes District neighbourhood. A mix of small scale retail, professional office use, live/work, compact housing and other compatible uses will provide community gathering spaces with flexibility to accommodate the future needs of the community.

Permitted Principal Uses

- a) artisan workshop
- b) garden centre
- c) multiple dwelling unit development
- d) office
- e) personal care
- f) personal service use
- g) retail store
- h) restaurant
- i) school
- j) seniors' congregate housing
- k) tourist accommodation

Accessory Uses

- a) storage

Maximum Density

| | |
|---------|---|
| Density | 75 units per hectare (uph) for residential uses |
|---------|---|

Minimum Parcel Size

| | |
|--|--|
| Commercial / Mixed use | 2,500 m ² |
| Multiple dwelling unit development use | 700 m ² or 750 m ² (corner parcel) |

Maximum Size of Buildings and Structures

| | |
|---|--|
| Height | |
| Commercial use | 10.0 m or 3 storeys, whichever is less |
| Mixed use or Multiple dwelling unit development | 21.0 m or 5 storeys, whichever is less |

| | |
|----------------------------------|--|
| Accessory buildings & structures | 6.0 m 8.5 m for one accessory building in a multiple dwelling unit development |
| Parcel Coverage | 70% 80% where the required parking spaces are located directly beneath the principal building. |
| Impermeable Surface Area | 80% 85% where the required parking spaces are located directly beneath the principal building (excluding a driveway not exceeding 6.0 m in width and located within a panhandle). 75% for storage use only |

Minimum Setback Requirements

| | |
|------------------------------|---|
| a) Commercial | |
| Lot lines fronting a highway | 4.5 m |
| All other lot lines | 0.0 m |
| b) Residential or Mixed use: | |
| Front lot line | 4.5 m 6.0 m to any garage door or carport entrance way facing a highway. |
| Interior side lot line | 2.0 m |
| Exterior side lot line | 4.5 m |
| Rear lot line | 4.0 m |
| Strata road | 3.0 m |

except one accessory building is permitted to be 1.0 m from an interior or rear lot line provided the building does not exceed 10 m² in floor area and 3.0 m in height.

Off-Street Parking Requirements

Seniors' congregate housing 1 space per 2 employees and 1 per 5 beds

For other uses permitted in this zone, parking shall be provided as set out under Schedule '3B' Off-Street Parking & Loading Spaces.

In addition to the requirements of Schedule '3B' Off-Street Parking & Loading Spaces, the following bicycle parking is required:

| Use | Required Bicycle Parking Spaces |
|----------------|--|
| Commercial use | 1 space per 475 m ² commercial floor area adjacent to primary building entrances. |

Multiple dwelling unit
development use

1 secure interior space per 2 dwelling units, and
4 spaces adjacent to the primary building entrance.

Seniors' congregate housing

1 secure interior space per 10 employees.

Other Regulations

- a) No single use may occupy more than 80% of the total building floor area within a parcel.
- b) Commercial use on the ground floor of a building is only permitted where an additional storey is provided above.

Purpose

The intent of the Lakehouse Centre zoning area is to allow a commercial recreational centre in the Lakes District community adjacent to Enos Lake park and trails. This privately operated facility may also be used to accommodate Lakes District regional park administration and limited programs for regional park staging as well as some tourist accommodation and other compatible accessory uses.

Permitted Principal Uses

- a) assembly use
- b) recreational facility

Accessory Uses

- a) convenience store
- b) inn
- c) office
- d) personal care
- e) personal service use
- f) restaurant
- g) retail store
- h) school
- i) theatre
- j) tourist accommodation
- k) tourist information booth
- l) tourist store

Maximum Density

| | |
|---------|--|
| Density | 12 units per hectare (uph) for tourist accommodation |
|---------|--|

Minimum Parcel Size

9,000 m²

Maximum Size of Buildings and Structures

| | |
|----------------------------------|--------|
| Height | |
| Principal building | 10.0 m |
| Accessory buildings & structures | 6.0 m |

| | |
|-----------------|-----|
| Parcel Coverage | 40% |
|-----------------|-----|

| | |
|--------------------------|-----|
| Impermeable Surface Area | 50% |
|--------------------------|-----|

Minimum Setback Requirements

| | |
|---------------|------|
| All lot lines | 6.0m |
|---------------|------|

Off-Street Parking Requirements

In addition to the requirements of Schedule '3B' Off-Street Parking & Loading Spaces, the following parking is required:

| | |
|-----------------|--------------------------------------|
| Bicycle parking | 1 space 95 m ² floor area |
|-----------------|--------------------------------------|

Purpose

The Civic Infrastructure zoning area allows for community servicing infrastructure and utilities, specifically related the provision of potable water and sanitary sewer servicing and rainwater management.

Permitted Principal Uses

- a) utility use

Maximum Size of Buildings and Structures

| | |
|-----------------|-------|
| Height | 10.0m |
| Parcel coverage | 25% |

Minimum Setback Requirements

| | |
|---------------|------|
| All lot lines | 6.0m |
|---------------|------|

Other Regulations

Notwithstanding Schedule '3F' Landscaping Regulations and Standards, Section 3.2.1, a minimum 3.0m wide landscape buffer shall be provided within the setback area of a parcel adjacent to a highway or residential use where buildings or structures are proposed for utility use.