

**4.6.16A**

RDCS  
1723

**COMMERCIAL FIVE  
(C—5)**

**i) PERMITTED PRINCIPAL USES**

- a) On any lot or portion of any lot zoned C-5 only the following principal uses are permitted:
- 1) Agricultural use;
  - 2) Campgrounds;
  - 3) Hotels;
  - 4) Low impact recreation;
  - 5) Park use;
  - 6) Private and public utility use;
  - 7) Recreation Facilities;
  - 8) Service Establishments; and
  - 9) Wharves or floats.

**ii) PERMITTED ACCESSORY USES**

- a) On any lot or portion of any lot zoned C-5 only the following accessory uses are permitted:
- 1) Accessory buildings related to residential use;
  - 2) Offices;
  - 3) Residential use for staff and owners only;
  - 4) Retail; and
  - 5) Bed and Breakfast.

RDCS  
2163

**iii) CONDITIONS OF USE**

- a) "Campgrounds", shall be subject to the following conditions:
- 1) Every camping space shall have a minimum area of not less than 110 square metres (1,184.07 square feet).
  - 2) No camping space shall be continuously occupied for a period of more than sixty (60) days.
  - 3) All recreational vehicle units in a campground must be licensed to travel on a public road in British Columbia for the current year and no additions or skirting around a unit are permitted.

- 4) The maximum density for campground use shall be 30 units per hectare (12.0 units per acre).
- b) No use including parking, loading, storage or supply yards shall be located a minimum of 3.5 metres (11.48 feet) of a side lot line if the adjacent or abutting parcel is zoned Residential, Country Residential, Rural or Upland Resource. The required yard setback shall be landscaped or feature a landscaped berm or uniformly painted solid fence or wall of not less than 2 metres (6.6 feet) in height and located at the required yard setback to maintain the privacy of the adjacent parcels(s).
- c) All landscaping required herein shall be completed not later than twelve (12) months from the date a land use activity is initiated.
- d) No signs shall exceed 8 square metres (86.11 square feet) in size.
- e) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

iv) **DENSITY**

Hotel use shall be limited to facilities capable of accommodating no more than 450 tourists and 120 staff within the entire area zoned Commercial Five (C-5).

v) **SITING OF STRUCTURES**

- a) **Except where otherwise specified by bylaw no use, building or structure shall be located within:**
  - 1) 4.5 metres (14.76 feet) of a front lot line;
  - 2) 7.5 metres (24.6 feet) of a rear lot line; and
  - 3) When a property abuts the sea or lake, or where the area is foreshore lease, no setback applies to the area abutting or within the water area, except for buildings used for storage of goods damageable by floodwaters, habitation or other sewage generating uses. For these exceptions, the following setbacks shall apply as required in Section 4.5.4(a)(i) Watercourse Setbacks and 4.5.4(b) Sea Setbacks:
    - a) 15 metres (49.2 feet) from the natural boundary of the sea or any source of water supply; and
    - b) 7.5 metres (24.6 feet) from the natural boundary of any lake.
- b) **Other specifications include:**
  - 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).

SRD  
84

- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).
- 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 4) For any exceptions to siting, refer to Section 4.5.6(a).
- 5) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

vi) **LOT COVERAGE**

The maximum permitted coverage of all buildings and structures shall not exceed 35% of the site area.

vii) **SUBDIVISION REQUIREMENTS**

a) **Minimum Lot Area:**

- 1) 4.0 hectares (9.88 acres);
- 2) No minimum lot area shall apply to foreshore leases within this zone.
- 3) Existing lots below the minimum lot area for this zone may be used for the permitted uses within this zone.

b) **Minimum Lot Frontage**

Each lot shall have a minimum frontage of 10% of the perimeter of the lot. Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

End • C-5