

602

MIXED USE FIVE A (MU-5A)

SRD
181

This Mixed Use Five A (MU-5A) zone is intended to permit a variety of land uses including residential, commercial, industrial and resource uses in close proximity and is divided into the following subzones: 'Resort Waterfront', 'Resort Residential', 'Resort Industrial/Resource' and 'Resort Open Space' as shown on Appendix 3.

1) PERMITTED PRINCIPAL USES

a) Within any MU-5A Subzone:

- i) Agricultural use;
- ii) Low impact recreation;
- iii) Park use;
- iv) Public assembly use; and
- v) Utility use.

b) Within Subzone RW 'Resort Waterfront':

- i) Licensed establishment pursuant to the Liquor Control and Licensing Act and amendments thereto;
- ii) Marinas, moorage, boat ramps, wharves or floats;
- iii) Marine craft sales/service;
- iv) Offices;
- v) Retail and wholesale sales;
- vi) Residential use;
- vii) Restaurant;
- viii) Service establishment; and
- ix) Tourist commercial accommodation.

c) Within Subzone RR 'Resort Residential':

- i) Residential use.

d) Within Subzone RIR 'Resort Industrial/Resource':

- i) Industrial use;
- ii) Marine craft sales/service;
- iii) Retail and wholesale sales;
- iv) Offices; and
- v) Outdoor storage.

e) Within Subzone ROS 'Resort Open Space':

- i) Low impact recreation; and
- ii) Park Use.

2) PERMITTED ACCESSORY USES

a) Within any MU-5A Subzone:

- i) Accessory buildings and structures.

b) Within Subzone RR 'Resort Residential':

- i) Home occupation; and
- ii) Bed and breakfast.

3) CONDITIONS OF USE

a) Subzone RW 'Resort Waterfront' and Subzone 'RIR' 'Resort Industrial/Resource shall be subject to the following conditions:

i) Screening and Landscaping:

- a. Loading, public parking, storage areas or supply yards shall be screened from adjacent or adjoining dwelling units and located a minimum of 7.5 metres (24.6 feet) of any dwelling and where the adjacent or abutting lot is zoned primarily for residential use, 3.5 metres (11.5 feet) of any lot line. Parking for dwelling units is excluded from this requirement.
- b. Any nuisance associated with industrial, commercial and utility uses such as noise, glare, odours, dust, unsightliness or vibrations shall be screened and buffered from adjacent uses by means of the following: landscaped berm; dense combination of vegetation; painted fence; wall or any combination thereof which creates a solid 2.0 metre (6.6 foot) screen.

ii) Signage:

- a. Signs shall not exceed 8.0 square metres (86.0 square feet) in size.
- b. Only one fascia sign per building face is permitted.

4) DENSITY

a) In Subzone RR 'Resort Residential':

- i) Residential use shall be limited to one single family dwelling per lot and is limited to an overall density of 120 dwelling units.

b) In Subzone RW 'Resort Waterfront':

- i) Tourist commercial accommodation units shall be limited to a maximum of 100 units.
- ii) Residential use shall be limited to dwelling units contained within mixed use buildings and is limited to an overall density of 10

dwelling units per 1.0 hectare (2.5 acres) to a maximum of 20 dwelling units.

5) PUBLIC AND OPEN SPACE

- a) The MU-5A zone requires that a minimum of 40% of the lot area of the parent parcel be retained as open space.

6) SERVICING REQUIREMENTS

- a) All residential and public buildings within the MU-5A zone must be connected to a community sewer and water system approved by the appropriate government agency.

End • MU-5A