

4.6.14

COMMERCIAL TWO (C-2)

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Campgrounds;
- 2) Hotels;
- 3) Restaurants;
- 4) Marinas sales/service;
- 5) Agricultural use;
- 2) Utility use; #2483
- 7) A licensed establishment pursuant to the Liquor Control and Licensing Act and amendments thereto;
- 8) Park;
- 9) Bed and Breakfast. #2163

ii) PERMITTED ACCESSORY USES

a) On any lot:

- 1) Accessory buildings;
- 2) Offices;
- 3) Residential use limited to one dwelling unit.

iii) CONDITIONS OF USE

- a) All permitted uses listed in Section (i)(a)(l), "Campgrounds", shall be subject to the following conditions:
- 1) Every camping space shall have a minimum area of not less than 110.0 square metres (1184.07 square feet).
 - 2) No camping space shall be located within 3.0 metres (9.84 feet) of an internal access road.
 - 3) One washroom for each sex shall be provided for every 20 camping spaces in accordance with Ministry of Health requirements.
 - 4) A minimum of one container for every two camping spaces shall be provided for purposes of garbage disposal. Each container must be durable, insect-tight, water-tight, and rodent proof.
 - 5) No camping space shall be continuously occupied for a period of more than 30 days.
 - 6) All recreational vehicle units in a campground must be licenced to travel on a public road in B.C. and no additions or skirting around a unit are permitted.
 - 7) The maximum density for campground use shall be 30 units per hectare.

- b) No parking loading or storage areas shall be located within 7.5 metres (24.6 feet) to any property line.
- c) All outdoor storage or supply yards shall be separated from an adjoining lot zoned for residential use or mobile home park whether a highway intervenes or not, by a landscaped screening to a width of the required yard setback or uniformly painted solid fence or wall of not less than 2 metres in height to be located at the required yard setback.
- d) Drawings submitted for a building permit shall include landscaping and screening plans clearly showing the number, extent and type of plant material proposed.
- e) Any use of a lot which does not necessitate building permits within this zone other than maintenance of a lot in its natural state shall require landscaping or screening in accordance with subsection (c).
- f) All landscaping required herein shall be completed not later than twelve (12) months from the date of issue of a building permit or initiation of a land use activity, whichever occurs first.
- g) 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.

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iv) **SITING OF BUILDINGS AND STRUCTURES**

- a) **Except where otherwise specified in this bylaw no use, building or structure shall be located within:**
 - 1) 7.5 metres (24.6 feet) of that portion of a front lot line, a side lot line or a rear lot line.
 - 2) When a property abuts the sea or lake or where the area is a foreshore lease, no yard minimum applies to the area abutting or within a water area, except for buildings used for habitation or storage of goods damageable by floodwaters.
- c) **Other specifications include:**
 - 1) If a side lot line abuts a public road right-of-way, refer to Section 4.5.4(e).
 - 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.4(d) and (e).
 - 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Bylaw No. 1836 being the Floodplain Management Bylaw, 1997.
 - 4) For any exceptions to siting, refer to Section 4.5.5(a).

v) **LOT COVERAGE**

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

vi) **SUBDIVISION REQUIREMENTS**

a) **Minimum Lot Area**

- 1) The minimum lot area permitted shall be 1 hectare (2.47 acres).
- 2) No minimum lot area shall apply to foreshore leases within this zone.
- 3) Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

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.

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