

10.2 RCC – Resort Commercial Centre

10.2.1 Purpose

To provide a zone for mixed use development of destination commercial visitor accommodation and permanent residences in a pedestrian oriented resort environment including a mixture of recreational, cultural, retail, and entertainment services. (Bylaw 6012)



10.2.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<i>Housing</i>		
Large Scale Multi-Unit Housing	●	
Medium Scale Multi-Unit Housing	●	
Mixed Use Housing	●	
Security or Operator Dwelling Unit		●
Small Scale Multi-Unit Housing	●	
<i>Commercial</i>		
Accessory Parking		●
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Commercial Storage		●
Drive-through Services		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Hotel	●	
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Major Indoor Entertainment	●	
Minor Indoor Entertainment	●	
Office	●	



Use	Principal	Accessory
Commercial continued		
Outdoor Vending		●
Resort Accommodation	●	
Shopping Centre	●	
Short-term Rental Accommodation	●	
Standalone Parking Facility	●	
Temporary Storage		●
Community		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●

10.2.3 Density of Use

The maximum **Density** is 5.0 **FAR**.

10.2.4 Subdivision Lot Area and Dimensions

Community Sewer System	Minimum Lot Area	Minimum Lot Width
Not Connected	10,000 m ² (2.47 ac)	30 m
Connected	2,025 m ² (0.5 ac)	30 m



10.2.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column.

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Ground-Oriented Commercial Unit(s)
Street	4.0 m	4.0 m	1.0 m
Laneway or Alley	1.5 m	1.5 m	1.5 m
Housing Lot	3.0 m	1.5 m	1.5 m
Non-housing Lot	3.0 m	1.5 m	0.0 m
Party Wall	0.0 m	0.0 m	0.0 m

10.2.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Principal Building(s)	38 m (12 Storeys)
Accessory Building(s)	4.5 m

10.2.7 Development Regulations

- Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated. *(Bylaw 6012)*

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
20%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks . <i>(Bylaw 6012)</i>	

- Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. *(Bylaw 6012)*
- Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.

