

## 10.2 RCC – Resort Commercial Centre

### 10.2.1 Purpose

To designate and preserve land for mixed use development of destination commercial visitor accommodation in a pedestrian oriented resort environment providing a mixture of recreational, cultural, retail, and entertainment services, and to allow for permanent residences.



### 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
<b>Housing</b>		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Mixed Use Housing	●	
Security or Operator Dwelling Unit		●
Small Scale Housing	●	
Small Scale Multi-unit Housing	●	
<b>Commercial</b>		
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	●	



Use	Principal	Accessory
<i>Commercial continued</i>		
Minor Indoor Entertainment	●	
Office	●	
Outdoor Vending		●
Resort Accommodation	●	
Shopping Centre	●	
Short-term Rental Accommodation	●	
Standalone Parking Facility	●	
Temporary Storage		●
<i>Community</i>		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
<i>Basic Services</i>		
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 <sup>2</sup> (2.47 ac)	30 m
Connected	2,025 m <sup>2</sup> (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	3.0 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

- 1 **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in the left-hand column of the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated in the right-hand column of the table.

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
20%	5 m <sup>2</sup> / bachelor <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom

- 2 Where a proposed **Building** is located on a **Lot** abutting a **Laneway** or **Alley**, **Vehicle** access to the **Parking Area** serving the **Building** is only permitted from the **Laneway**.
- 3 Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.