

DIVISION EIGHTEEN - C-4 RECREATIONAL COMMERCIAL ZONE

PURPOSE

The purpose of this zone is to permit commercial facilities which are primarily seasonal in nature.

18.1 PERMITTED USES

The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structures or land not in accordance with these provisions shall be prohibited:

- (a) Campgrounds;
- (b) Amusement parks, zoos, and museums;
- (c) Curio and antique shops;
- (d) Tourist information services;
- (e) Marinas;
- (f) Golf courses;
- (g) Drive-in Theatres;
- (h) Resorts including fishing and hunting resorts and full service guest ranches;
- (i) Ski resorts;
- (j) Commercial picnic sites;
- (k) Riding stables;
- (l) Fruit and vegetable stands;
- (m) River oriented recreational facilities including whitewater rafting office, service buildings, and storage;
- (n) One single family dwelling or mobile home in conjunction with one or more of the above uses for the accommodation of the owner or operator; and
- (o) Accessory buildings.

18.1.1 PERMITTED USES – SITE SPECIFIC

In the C-4 zone, the following uses are permitted on a site specific basis only:

- (a) Commercial Resort, limited to:
- a maximum of 178 recreational commercial strata lots comprising:
 - 125 rentable unit strata lots;
 - 17 strata lots for Park Model manufactured homes; and
 - 36 strata lots for recreational vehicles.
 - lodge and ancillary recreational commercial facilities;
 - office and registration building; and
 - equestrian center.

in the case of Lot 33, District Lot 659, YDYD, Plan 16377 and part of District Lot 587, YDYD (Brookmere, BC).

- (b) Equipment sales and repair, rolling stock only, in the case of Lot 1, District Lot 377 and of Section 7, Township 21, Range 24, W6M, Kamloops Division Yale District, Plan 28109 except Plan H14941 (495 Tumbleweed Road, south of Cache Creek, BC).

18.2 MAXIMUM DENSITY

The maximum density for campgrounds permitted under Section 18.1 (a) shall be 50 campsites per one hectare.

18.3 MINIMUM PARCEL SIZE

- (a) The minimum parcel size shall be 2,000 square metres.
- (b) Notwithstanding Section 18.3 (a), the minimum parcel size for fruit and vegetable stands permitted under Section 18.1 (l) shall be 1,000 square metres.

18.4 SETBACKS

(a) **Front**

The front setback shall be 6 metres.

(b) **Side**

The side setback shall be 1.5 metres, except where the side lot line abuts a street where it shall be 4.5 metres.

(c) **Rear**

The rear setback shall be 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

18.5 CONDITIONS OF USE

- (a) Campgrounds permitted under Section 18.1 (a) shall be subject to the Thompson-Nicola Regional District Campground Bylaw adopted in accordance with Section 734(1) (i) of the Local Government Act.
- (b) Fruit and vegetable stands permitted under Section 18.1 (l) shall not exceed 60 square metres in floor area, except where a parcel is used exclusively for agricultural or horticultural uses and is classified as a farm by the B.C. Assessment Authority, the floor area may be greater than 60 square metres.
- (c) Ski resorts permitted under Section 18.1 (i) shall be serviced by an approved community water and community sewer system.
- (d) The number of bedrooms in a ski resort permitted under Section 18.1 (i) shall not exceed 30 per gross hectare.
- (e) Mobile homes permitted under Section 18.1 (n) shall be subject to the following conditions:
 - i) The mobile home shall comply with the provisions of the current edition of the British Columbia Building Code or to Canadian Standards Association Z240 standards;
 - ii) The mobile home shall be placed on a foundation complying with the provisions of the current edition of the British Columbia Building Code; and
 - iii) The mobile home shall be protected by skirting.
- (f) Signs, signboards, and advertising devices are subject to Section 213 of the Motor Vehicle Act.

18.6 OFF-STREET PARKING

- (a) Off-street parking and loading shall be provided in accordance with the provisions of Section 3.7 of this Bylaw.

(b) The number of parking spaces required shall be as follows:

<u>Use</u>	<u>Parking Required</u>
Campgrounds	1 parking space per campsite
Amusement parks, zoos, and museums	1 parking space per 4 persons capacity
Fruit and vegetable stands	1 parking space per 15 square metres of gross floor area with a minimum of 4 parking spaces
Marinas	1 parking space per 2 boat spaces, plus 1 parking space per 2 employees
Golf courses	150 parking spaces
Drive-in theatres	1 parking space per 2 employees
Offices	1 parking space per 35 square metres of gross floor area
Resorts	1.25 parking spaces per rental unit except where there is no road access, no parking shall be required
Single family dwellings or mobile homes	2 parking spaces per dwelling unit
Rafting operations	1 parking space per employee plus 1 parking space per 3 raft seats