



Land Use Bylaw Amendment Application

RDCK File Z2404G

Proposed Amendment to Land Use Bylaw No. 2452

Date: June 4, 2024

You are requested to comment on the attached LAND USE BYLAW AMENDMENT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO July 5, 2024). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PRESENT USE AND PURPOSE OF THE BYLAW AMENDMENT:

The subject property is located in Electoral Area 'G' in the unincorporated village of Ymir at the north west corner of Tamarac Street and 1st Avenue. The fee simple lot is presently vacant and partially forested.

The purpose of this application is to rezone the subject property from Town-site Residential (R1) to Tourist Commercial (C2) Site Specific and amend the land use designation from Town-site Residential (RS) to Tourist Commercial (TC). This is being sought to facilitate the development of a multi-purpose building that will contain artist studios, gallery space, event space and a self contained dwelling unit.

LEGAL DESCRIPTION & GENERAL LOCATION:

106 Tamarac Street, Ymir, Electoral Area 'G'
 LOT A BLOCK 35 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN EPP131954
 PID: 032-102-780

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
0.12 hectares (0.3 acres)	n/a	Town-site Residential (R1)	Town-site Residential (RS)

APPLICANT:

Cover Architecture Collaborative c/o Anna Wynne

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Bylaw Amendment application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

**ZACHARI GIACOMAZZO, PLANNER
 REGIONAL DISTRICT OF CENTRAL KOOTENAY**

<input checked="" type="checkbox"/> TRANSPORTATION West Kootenay <input checked="" type="checkbox"/> HABITAT BRANCH <input checked="" type="checkbox"/> FRONT COUNTER BC (FLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING <input checked="" type="checkbox"/> INTERIOR HEALTH HBE Team, Nelson <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH <input type="checkbox"/> SCHOOL DISTRICT NO.	FIRST NATIONS <input checked="" type="checkbox"/> KTUNAXA NATION COUNCIL (ALL REFERRALS) YAQAN NU?KIY (LOWER KOOTENAY) ?AKINK'UM?ASNUQ?IT (TOBACCO PLAINS) ?AKISQNUK (COLUMBIA LAKE) ?AQ'AM (ST. MARY'S) <input checked="" type="checkbox"/> OKANAGAN NATION ALLIANCE <input type="checkbox"/> C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN) <input checked="" type="checkbox"/> K?K'ƏR'MÍWS (LOWER SIMILKAMEEN) <input checked="" type="checkbox"/> SNPÍNTKTN (PENTICTON)
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- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)
- REGIONAL DISTRICT OF CENTRAL KOOTENAY
- DIRECTORS FOR:
- A B C D E F G H I J
- K
- ALTERNATIVE DIRECTORS FOR:
- A B C D E F G H I J
- K
- APHC AREA G
- RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA)
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES (YMIR WATER SYSTEM)
- RDCK REGIONAL PARKS

- STQA?TKWƏ+WT (WEST BANK)
- SUKNAQÍN (OKANAGAN)
- SWÍWS (OSOYOOS)
- SPAXOMƏN (UPPER NICOLA)
- SHUSWAP NATION TRIBAL COUNCIL
- KENPÉSQT (SHUSWAP)
- QW?EWT (LITTLE SHUSWAP)
- SEXQELTQÍN (ADAMS LAKE)
- SIMPCW ((SIMPCW)
- SKEMTSIN (NESKONLITH)
- SPLATSÍN (SPLATSÍN FIRST NATION)
- SKEETCHESTN INDIAN BAND
- TK'EMLUPS BAND

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY

FILE: Z2404G APPLICANT: COVER ARCHITECTURE c/o Anna Wynne

Name:

Date:

Agency:

Title:

RETURN TO: ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8190
Email: plandept@rdck.bc.ca

RDCK Map



Esri Canada, Esri,
TomTom, Garmin,
SafeGraph,
GeoTechnologies, Inc.,
METI/NASA, USGS, EPA,



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

 Electoral Areas

Map Scale:

1:36,112

Date: May 1, 2024



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map





Maxar, Microsoft, Esri
Community Maps
Contributors, Esri Canada,
Esri, TomTom, Garmin,
SafeGraph,






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Development Permit Areas

-  Watercourse
-  Electoral Areas

Legend

-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

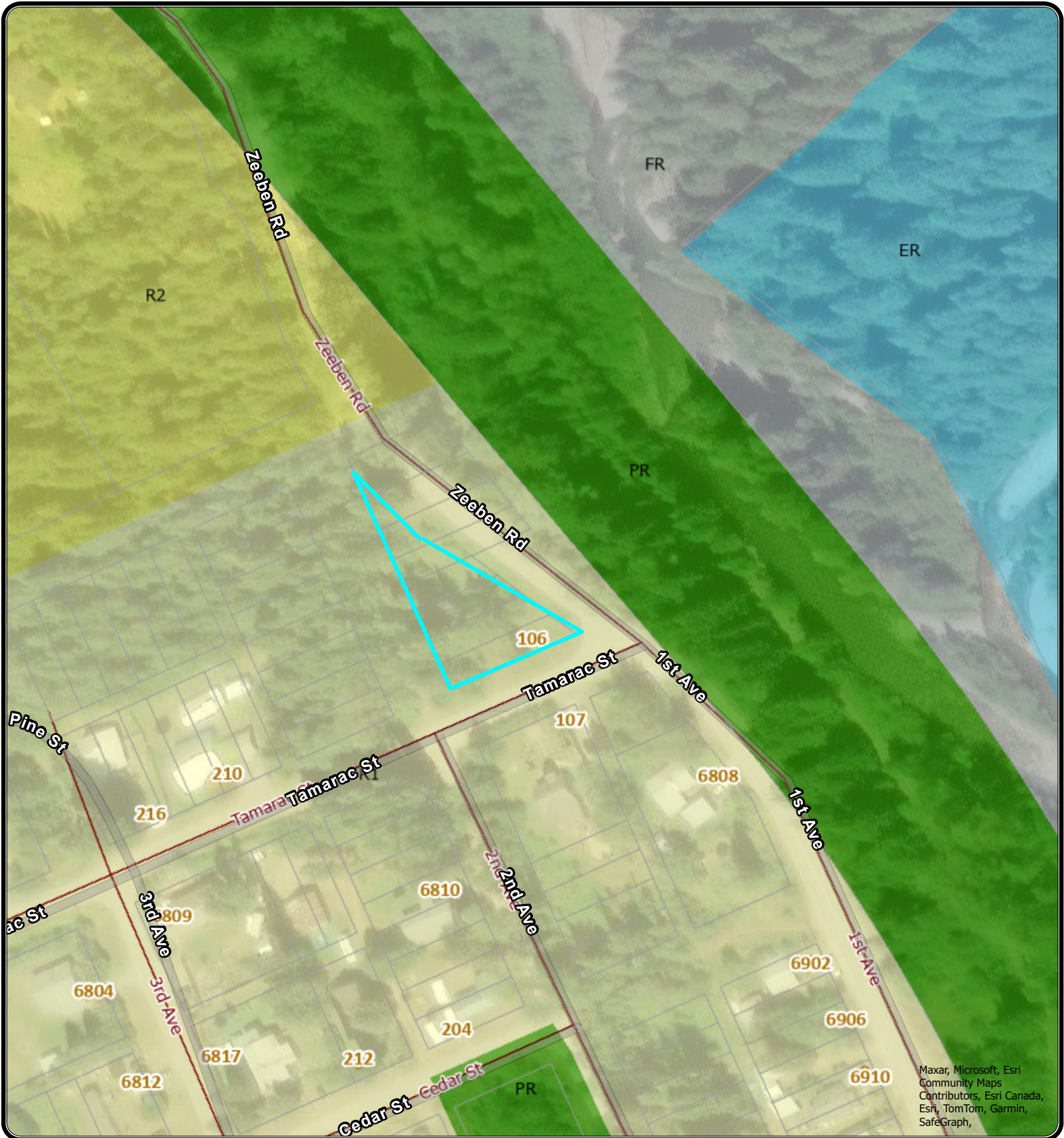
1:2,257

Date: May 1, 2024



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RDCK Map



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Legend

Zoning Class

- Environmental Reserve
- Forest Resource/
Reserve
- Parks and Recreation
- Residential 1

- Residential 2
- Electoral Areas
- RDCK Streets
- Cadastre - Property
Lines
- Address Points

Map Scale:

1:2,257

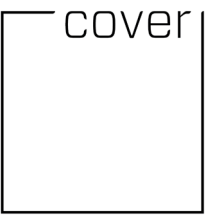
Date: May 1, 2024



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RASS YMIR ARTS STATION REZONING APPLICATION

June 04, 2024



The Renaissance Arts and Sustainability Society's office and activities are located on the traditional, unceded lands of the First Peoples who have inhabited them since time immemorial. We respect past, present, and future Indigenous stewards and recognize that we are uninvited guests on this territory.

RE-ZONING APPLICATION

BYLAW REVIEW

TAMARAC ST SITE BYLAW REVIEW:
Preliminary Review 2024-03-24
RDCK ELECTORAL AREA G

CURRENT ZONING:
R-1 Residential

PROPOSED ZONING:
A Site Specific variant based on the requirements for
Tourist Commercial (C-2)
PERMITTED USE OF C-2:
Artisan Craft Production and Sales, Accessory Dwellings,
Mixed Use Development, Retail Store, Accessory Building
or Structures

DENSITY:
Maximum Floor Area Ratio (FAR):
As Designed

LOT COVERAGE:
Maximum Lot Coverage: 50%

SETBACKS:
Front Lot Line: 4.5m
Exterior Side Lot Line: 4.5m
Interior Side Lot Line: 2.5m
Rear Lot Line: 2.5m

MAXIMUM BUILDING HEIGHT:
Maximum Allowed: 10 m Principal Building, 6m Accessory
Buildings & Structures

REQUIRED PARKING:
Off-street parking requirements for C2: 4 spaces per
100m².
Total GFA excluding the suite
2085 sqft / 193.7 m² = ~8 spaces

SEPTIC SYSTEM:
Proposed system would comprise 2 septic tanks in series, a
pump chamber, and septic field, see report included.

OCP DESIGNATION:
Current: RS

Proposed: Tourist Commercial (TC) Policies

The Regional Board:

8. Anticipates that tourist commercial needs will be
accommodated throughout the Plan area on lands desig-
nated as such on Schedule A.1 mapping.

9. Encourages the development of a range of tourist
accommodation types including campgrounds, lodges,
resorts, and bed and breakfast establishments to diversify
tourism opportunities in the community.

10. Enable commercial outdoor recreation, resort com-
mercial, agri-tourism and eco-tourism opportunities such as
trail rides, campgrounds and wilderness tours provided they
do not have demonstrated detrimental impact on import-
ant habitat, riparian areas, or adjacent land uses.

MINIMUM LOT SIZE FOR ZONE:
**Minimum lot size for C-2 (with onsite septic & Commu-
nity Water connection) is 0.2 hectares**
Existing site is 1149 M sq (0.1149 of a hectare).

**This is the primary reason for requesting a site specific
Zoning in line with C-2.**

LEGAL DESCRIPTION OF PROPERTY

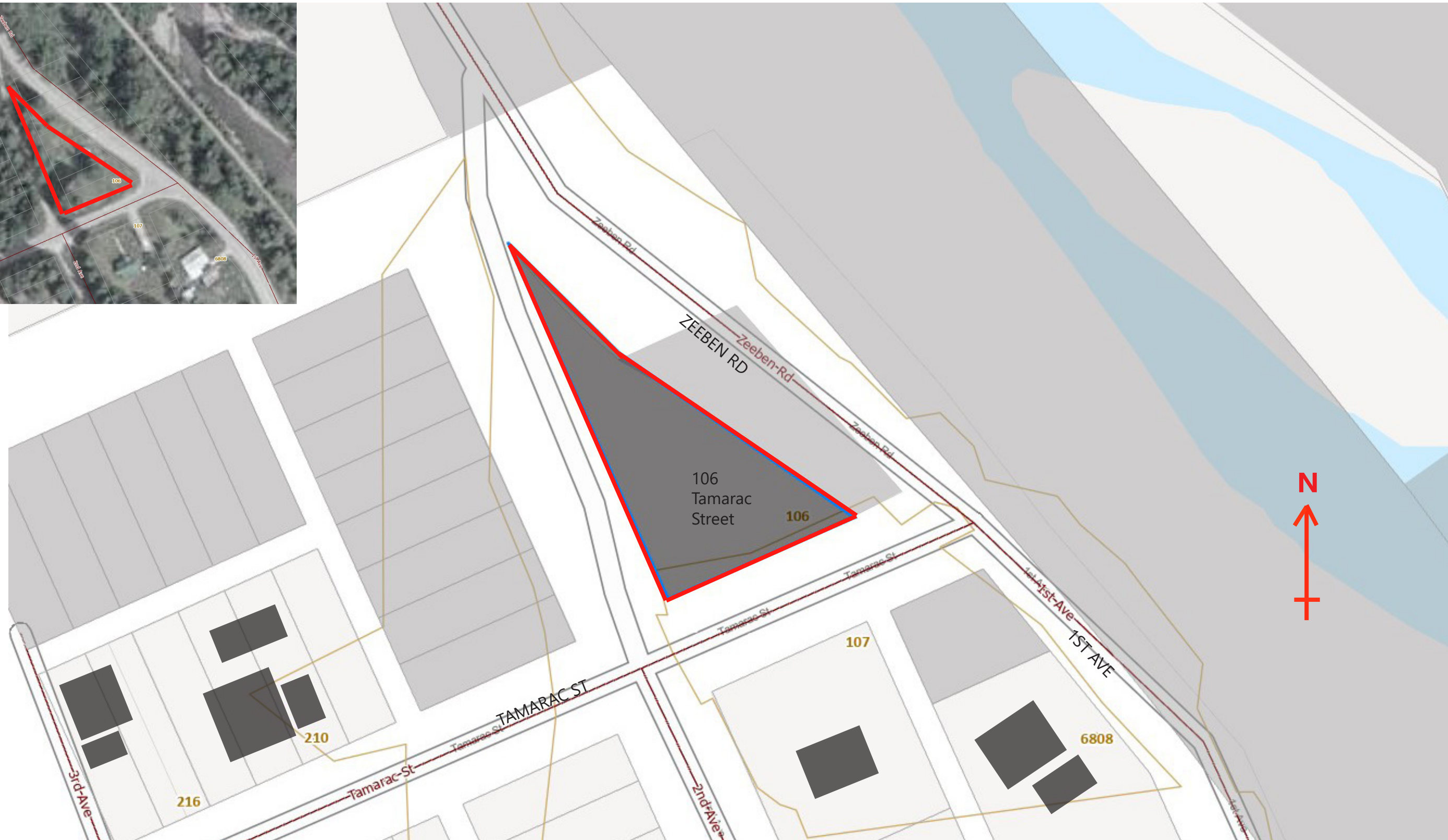
Parcel Identifier: 032-102-780. Legal Description LOT A BLOCK 35 DIS-
TRICT LOT 1242 KOOTENAY DISTRICT PLAN EPP 131954

CIVIC ADDRESS:
106 Tamarac Street, Ymir BC, V0G 2K0 (old hospital site)

SITE LOCATION



106 Tamarac Street,
Ymir, BC



PROPOSAL SUMMARY

PROPOSAL SUMMARY

What the new zoning will allow you to do, and the rationale behind the change, including the effects, positive or negative, to surrounding properties:

A NEW ARTS BUILDING WITH A MAIN MULTI PURPOSE SPACE FOR CERAMICS, PERFORMANCES AND OTHER ARTS PROGRAMS AND CLASSES, SURROUNDED BY INDIVIDUAL STUDIOS FOR FINE ART AND MUSIC. PROJECT ALSO INCLUDES A SMALL GALLERY SPACE FOR EXHIBITIONS AND RETAIL AND ONE RESIDENTIAL UNIT FOR MANAGER/ARTIST IN RESIDENCE ACCOMMODATION (NO COMMERCIAL KITCHEN).

Project leads and owners, Renaissance Arts + Sustainability Society a Ymir-based non-profit society (RASS), have a proven 10 year history of revitalizing community assets for arts purposes through a sustainability and inclusion lens, creating strong community bonds and trust.

Community consultation revealed a lack of studio access in the Nelson and

Ymir areas for emerging rural visual and applied artists. To fill this gap, in 2021-22 RASS rented space for a studio pilot project for visual and applied arts. The learnings from this pilot phase and a feasibility study commissioned in 2023, show that the organization no longer wishes to invest in leasehold improvements that have limitations for the organization's development. Instead, RASS has acquired its own dedicated site to invest in and to continue doing what it has so successfully done over ten years: revitalize rural spaces through the arts.

With the proving ground completed through the pilot project, and feasibility evaluated, RASS has opted to move towards proceeding with a designing and constructing, managing and renting its own property and facility, while also continuing to be a valued rental tenant of performance spaces in Ymir.

The capital project is envisioned with a creative place-based approach to an arts facility, working title: "the Arts Station". This site-specific arts building proposed for the new site will require site-upgrades, utilities, related infrastructure and park-

ing to house artist studios and multi disciplinary facility, all sited by the old railway.

The new building will be designed to be an exciting addition to the community, and to be sustainable in its own right, to complement the existing infrastructure of Ymir and the natural surroundings of the forest, and will incorporate its own on-site parking, so as to have as little negative impact in the village as possible. There are minimal neighboring properties immediately adjacent to the site with a tree and landscape buffer existing along Tamarac St. separating the site from existing properties, and excellent direct access from 1st Ave that will not draw additional traffic past quieter residential areas.

The proposed rezoning is to a Site Specific version of a Tourist Commercial (C-2), but the site will also support a variety of programming for local youth and adults throughout the year within the community of Ymir and beyond, including virtually.

RURAL ARTS CONTEXT YMIR:

Rural arts organizations and artists are often marginalized by a system that favours large established urban organizations. The unique contributions of rural arts are often overlooked. There is a systemic lack of capacity for smaller organizations to tell their stories. There are incredible multidisciplinary place-based projects happening in remote locations, and arts are frequently at the center of rural communities.

The challenge of access is also repeated within rural organizations. In small communities, folks who have been marginalized by the dominant system are often "extreme minorities". This coupled with the lack of equity awareness in established organizations does not create true places of safety or belonging.

The organization is located in an old railway town of Ymir, a micro-rural unincorporated community of 245 people which is isolated and struggles with many of the same problems of larger jurisdictions including addiction, housing insecurity and youth retention, but without municipal support to provide programming and resources for these issues.

Through its arts-based programs, RASS often fills a service gap for those who are needing support and connection. The organization has been a notable leader for years in creating spaces of belonging. It is a valued service delivery that receives consistent funding from the BC Arts Council, Canadian Heritage, Creative BC, and the Columbia Basin Trust.

LOCAL AREA ARTS INFRASTRUCTURE:

As revealed through consultations, artists, especially those working in applied arts, such as Ceramicists, glass blowers, metal artists etc are having difficulty accessing studio space in nearby Nelson. With the exception of RASS's pilot studio project (2022), a review of local social purpose or business real estate demonstrated that there were no other artist studio spaces in Ymir or Salmo, the closest town. Consultations further showed that artists are being priced out of Nelson, Trail and Castlegar as the demographic profiles of those towns have significantly changed over the past five years.

Through its festival Tiny Lights, and other community programs, and by securing funding and assisting with grants, RASS spurred the revitalization of the local community hall, community field/stage, and the Ymir Schoolhouse, which are used as performance spaces. These spaces are rented annually; typically, RASS is the largest user group of these spaces and would continue to make use of and support these facilities.

The new site will encourage the opportunity for artists to create, display, and perform their work, connect with the natural environment, and offer their art for sale in a small on-site gallery. An on-site suite would be part of the new building to provide accommodation for a resident artist and manager, this being the rationale for aligning with a C2 Zoning rather than C1, to include allowance for the residential element of the project. The lot size is under the normal minimum size for a C2, so a 'site specific' version of this Zoning is applied for, but in all other ways the intention is to work within the requirements of a C2 Zoning.

SALMO RIVER VALLEY ELECTORAL AREA G LAND USE BYLAW NO.2452, 2018

COMMUNITY SPECIFIC POLICIES (YMIR):

14. Recognizes that Ymir will continue to be a mixed development community with both existing Town-site Residential, Commercial and Community Service developments contributing to its role as a service center for the area.

16. Supports expanded opportunities for home based business development, tourist accommodation and facilities, horticulture and local food and drink production, such as craft breweries, wineries and farmer markets.

20. Recognizes the importance of local cultural venues and events as contributing to the social fabric of the community, such as: the ice rink, skate-board facilities, community campground, community hall and various community events.

21. Encourages that new construction and renovation to existing commercial and community service buildings within the commercial core area maintain the heritage values of the community.

23. Supports the development of community based skill sharing and enhanced arts and cultural programs.

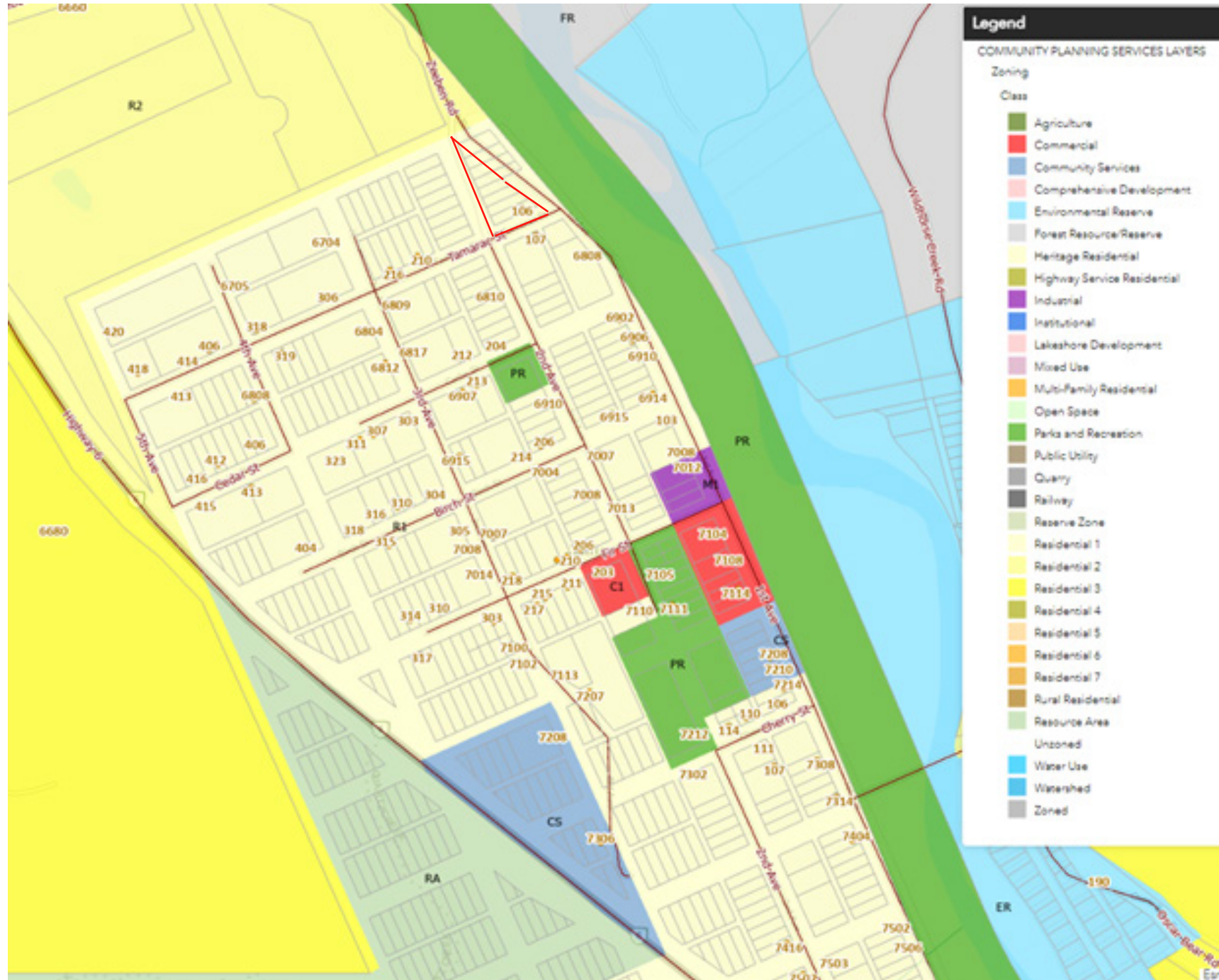
24. Supports the development of a community amenity audit and plan that identifies long term needs and guides future resource allocations.



Photos of the site at 106 Tamarac Street, Ymir, BC



RDCK Electoral Area G
 Current Zoning: Residential R1
 Proposed Zoning: Tourist Commercial C2 (SITE SPECIFIC VARIANT DUE TO 0.11 of Hectare LOT SIZE)



C2 PERMITTED USES

25.0 TOURIST COMMERCIAL (C2)

PERMITTED USES TABLE FOR C2 ZONE	
1	Principal Uses
	Artisan Craft Production and Sales
	Breweries and Distilleries
	Campground
	Commercial Back Country Recreation
	Dwellings, Multi-Family
	Eating and Drinking Establishment
	Golf Course
	Tourist Accommodation
	Interpretive Facilities
	Mixed Use Development
	Museum
	Outdoor Recreational Activities
	Resort
	Vacation Rental
	Accessory Uses to 'Tourist Accommodation' and 'Campgrounds'
	Laundromat
	Liquor Store
	Personal Service Establishment
	Retail Store
	Accessory Uses
	Accessory Building or Structures
	Accessory Dwelling

SITE

SEPTIC SYSTEM
See letter for Septic review.

WATER
Connection to community water system

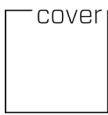
SITE SIZE
1149 m²
12367.73 sqft

APPROXIMATE NEW BUILDING FOOTPRINT
Arts Centre 1500 sqft / 140m²
Suite 432 sqft / 40m²

Total footprint 1937 sqft / 180 m²

Total floor area over two floors
2517 sqft / 234 m²

Total GFA excluding the suite
2085 sqft / 193.7 m²



4.5m setback from lotline

Proposed footprint of
new Art Centre + Suite
180m²



PARKING AND LANDSCAPING PLAN

LANDSCAPE SCREENING

33. Where any off-street parking area for four (4) or more vehicles is located within 4.5 metres of a front or exterior side lot line, it shall be screened by an evergreen hedge not less than 1.5 metre in height at the time of planting. The minimum width of soil area for the hedge shall be 0.75 metres. The hedge shall be planted one (1) metre from curbs or wheel stops.

34. The design, installation and maintenance of any landscaping area or screen should be in conformity with the current specifications of the British Columbia Landscape Standard prepared by the B.C. Society of Landscape Architects and the B.C. Nursery Trades Association. These standards do not apply where endemic, native plantings are used for landscaping.

OFF STREET PARKING SPACE STANDARDS

49. Off-street parking spaces shall:
a. be a minimum of 17 square metres and shall have at all times convenient vehicular access to a public thoroughfare;
b. each parking space shall have a length of not less than 5.8 metres and a width of not less than 2.6 metres; and

50. Where off-street parking is required by this Bylaw and where access for a person with disabilities is required, parking space(s) will be provided in accordance with the British Columbia Building Code.

OFF STREET PARKING AND LOADING FACILITIES

52. Off-street loading facilities shall be one (1) space for the first 1,200 m² of gross floor area or fraction thereof, plus an additional space for each additional 2,000 m² of gross floor area or fraction thereof.

53. Off-street loading facilities shall:
a. be provided entirely within the lot of the development being served and shall be subject to all setback requirements specified elsewhere in this Bylaw;
b. shall be oriented away from residential developments;

c. shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload;

d. each loading space shall have a minimum of three (3) metres in width, a minimum of nine (9) metres in length and maintain overhead clearance of four (4) metres, unless larger dimensions are required, having regard to the type of vehicle loading and unloading;

e. not project into any highway or laneway;
f. have unobstructed vehicular access to a highway or laneway; and
g. have a durable dust free surface.

54. 4 parking spaces required per 100m² of GFA, or Tourist attraction would be 1 per 4 persons capacity.

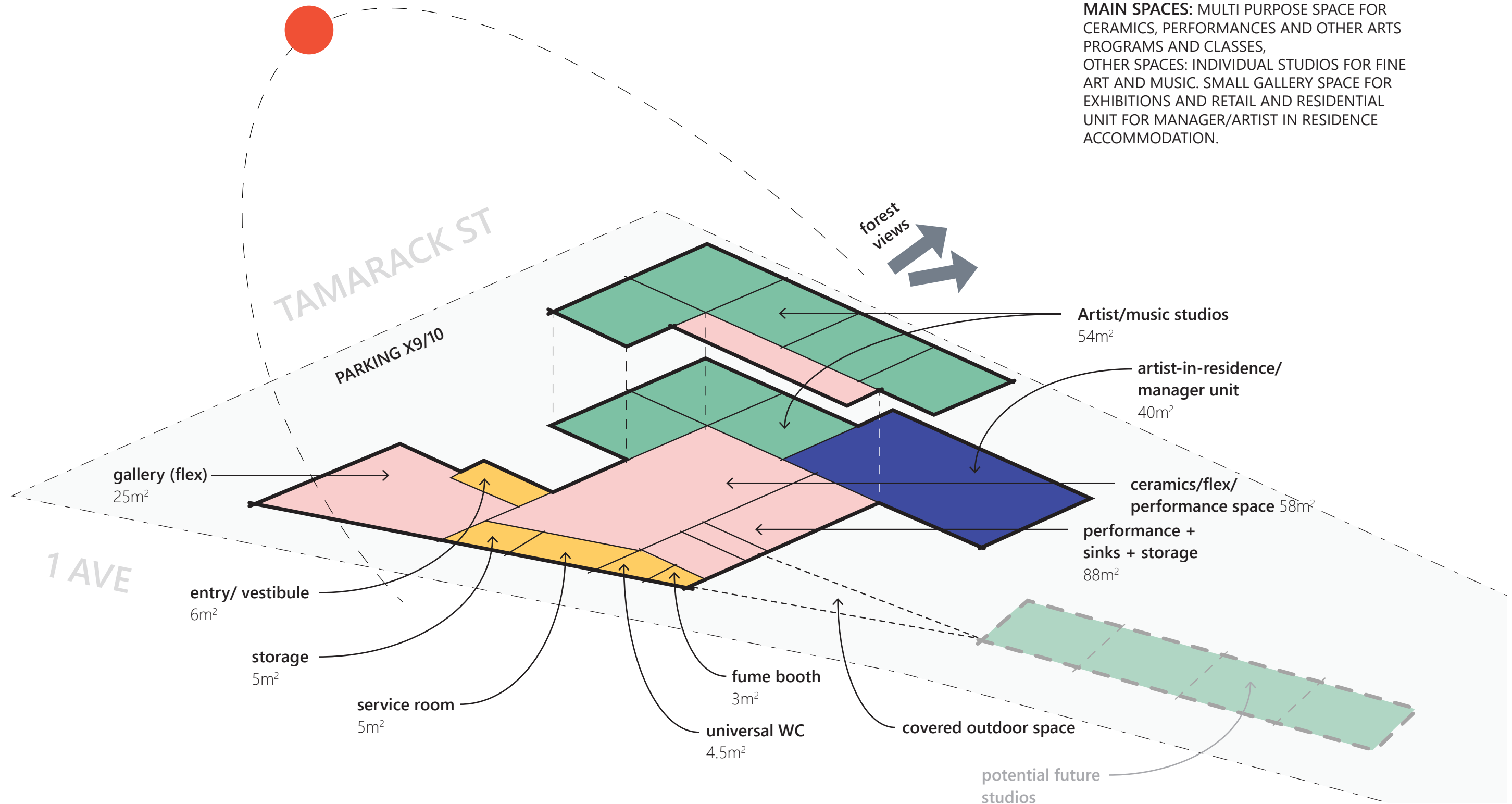
Possible Firesmart hedge planting could include:

- Chokeberry
- Willow
- Privet
- Lilac
- Elderberry

Planting screening hedge in line with BC Landscape standards. 1.5m high evergreen hedge in 0.75m wide bed, planting to be 1m from kerb or wheel stop.



DESIGN CONCEPT





FOURWAYS
ENVIRONMENTAL
septic and water systems design

3698 Sabrina Rd, Bonnington, BC V0G2G3 250-551-2159 Fourwaysenvironmental@shaw.ca

June 1, 2024

Shawn Stephenson
Renaissance Arts + Sustainability Society
Ymir, BC

**Re: Sewerage System for Proposed Building at 106 Tamarac Street,
Ymir**

At your request, I have looked into possible options for onsite sewage disposal for this development.

Your April 26, 2024 rezoning application accurately depicts a practical option as we discussed. My tentative design is based on a Daily Design Flow of 3300 litres from a building which includes:

- One 1-bedroom apartment
- 5 artist studios
- 1 office
- Multi-use area of 50 person capacity

The Daily Design Flow is twice the estimated daily average flow so the system has capacity for occasional peak flows.

I examined test pits on the north end of the property with you in December. The soils are alluvial (riverbed) material: sand and gravelly sand in which drainage would be excellent. There was no indication of a seasonal high water table.

The system I propose includes two septic tanks, a pump chamber, and a Type-2 dispersal bed using proprietary Eljen modules. The dispersal bed would be 3 m wide by 20 m long. We would push this as far as possible to the northwest end of the property, maintaining a 3-m setback to property lines. I include here a sketch showing one possible configuration.

I trust this letter meets the requirements for your RDCK rezoning application.

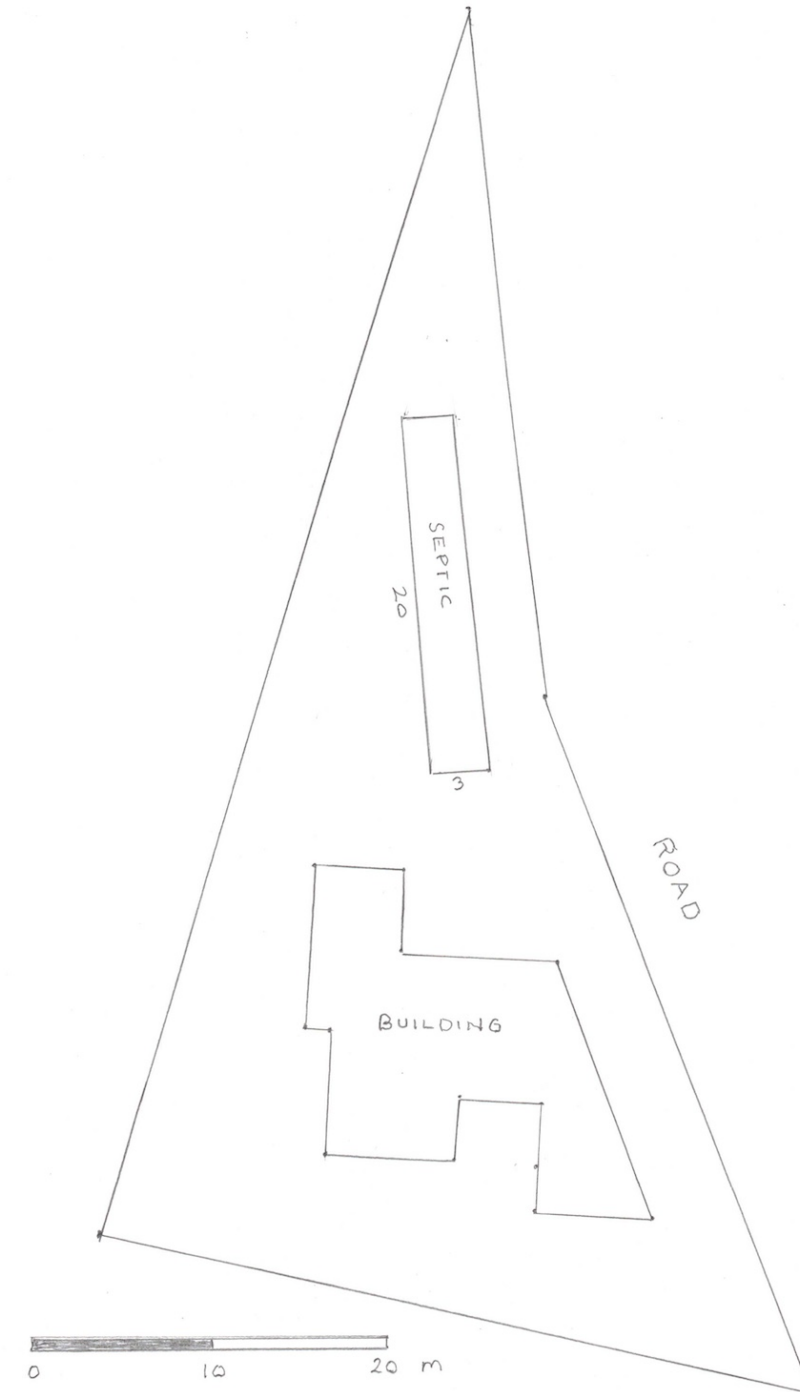
Please contact me if you have any questions,

Sincerely,

Phillip Jackson
Registered Onsite Wastewater Practitioner



Fourways Environmental



19.0 TOWN-SITE RESIDENTIAL (R1)

PERMITTED USES TABLE FOR R1 ZONE	
1	Principal Uses Dwelling, One Family Dwelling, Two Family Dwelling, Multi-Family Accessory Uses Accessory Building or Structures Accessory Dwellings Accessory Tourist Accommodation Home-based Business Horticulture Keeping of Farm Animals

DEVELOPMENT REGULATIONS TABLE FOR R1 ZONE		
2	Minimum site area for each Principal Use: Community Water System and Community Wastewater System Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System Individual Water Source and On-site Wastewater Disposal	0.1 hectares 0.2 hectares 1.0 hectares
3	Minimum front setback	4.5 metres
4	Minimum exterior side setback	4.5 metres
5	Minimum interior side setback	2.5 metres
6	Minimum rear setback	2.5 metres
7	Maximum lot coverage	50 percent
8	Maximum building height: Principal buildings Accessory buildings and structures	10.0 metres 6.0 metres
9	Maximum gross floor area of any accessory building or structure	100 square metres
10	Cumulative gross floor area of all accessory buildings or structures	200 square metres
11	Minimum lot area for subdivision: Community Water System and Community Wastewater System Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System	0.1 hectares 0.2 hectares

	Individual Water Source and On-site Wastewater Disposal	1.0 hectares
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Proposed Zone (note that proposed zone will be a site specific C2 zone in order to address specific development regulations in the C2 zone)

25.0 TOURIST COMMERCIAL (C2)

PERMITTED USES TABLE FOR C2 ZONE	
1	<p>Principal Uses</p> <ul style="list-style-type: none"> Artisan Craft Production and Sales Breweries and Distilleries Campground Commercial Back Country Recreation Dwellings, Multi-Family Eating and Drinking Establishment Golf Course Tourist Accommodation Interpretive Facilities Mixed Use Development Museum Outdoor Recreational Activities Resort Vacation Rental <p>Accessory Uses to 'Tourist Accommodation' and 'Campgrounds'</p> <ul style="list-style-type: none"> Laundromat Liquor Store Personal Service Establishment Retail Store <p>Accessory Uses</p> <ul style="list-style-type: none"> Accessory Building or Structures Accessory Dwelling

DEVELOPMENT REGULATIONS TABLE FOR C2 ZONE		
2	<p>Minimum lot area for each Principal Use:</p> <ul style="list-style-type: none"> Community Water System and Community Wastewater System <ul style="list-style-type: none"> Tourist Accommodation, Resort <ul style="list-style-type: none"> First sleeping room Each additional sleeping room Other permitted uses Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System <ul style="list-style-type: none"> Tourist Accommodation, Resort <ul style="list-style-type: none"> First sleeping room Each additional sleeping room Other permitted uses 	<p>0.2 hectares</p> <p>200 square metres</p> <p>0.2 hectares</p> <p>0.4 hectares</p> <p>400 square metres</p> <p>0.4 hectares</p>

	<p>On-site Water Source and On-site Wastewater Disposal</p> <p>Tourist Accommodation, Resort</p> <p>First sleeping room</p> <p>Each additional sleeping room</p> <p>Other permitted uses</p>	<p>1.0 hectares</p> <p>600 square metres</p> <p>1.0 hectares</p>
3	Minimum front setback	4.5 metres
4	Minimum exterior side setback	4.5 metres
5	Minimum interior side setback	2.5 metres
6	Minimum rear setback	2.5 metres
7	Maximum lot coverage	50 percent
8	<p>Maximum building height:</p> <p>Principal buildings</p> <p>Accessory buildings and structures</p>	<p>10.0 metres</p> <p>6.0 metres</p>
9	<p>Minimum lot area for subdivision:</p> <p>Community Water System and Community Wastewater System</p> <p>Community Water System and On-site Wastewater Disposal</p> <p>Individual Water Source and Community Wastewater System</p> <p>Individual Water Source and On-site Wastewater Disposal</p>	<p>0.1 hectares</p> <p>0.2 hectares</p> <p>0.2 hectares</p> <p>1.0 hectares</p>