

32.2: CD-1 Comprehensive Development Zone

Purpose

The purpose of this zone is to permit comprehensive resort oriented land use and development within the Kamloops Lake or 'Tobiano' Resort area designated Comprehensive Resort Development in the Cherry Creek-Savona Official Community Plan Area of Electoral Area "J". The CD-1 zone shall be divided into two Sub-zones A and B as mapped on Schedule 'A'.

32.2.1 CD-1 Sub-Zone A Principal Permitted Uses

In the CD-1 Sub-zone A, the following uses are permitted on a *parcel* and all others are prohibited:

- (a) *golf course*;
- (b) recreational amenities and facilities;
- (c) *presentation and sales centre*;
- (d) *equestrian home*;
- (e) *resort home*;
- (f) *resort cottage*;
- (g) *duplex* for temporary guest or long term resident use;
- (h) *multi-family dwelling* for temporary guest or long term resident use;
- (i) *resort accommodation use*; and
- (j) heliport and helipad.

Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (k) *accessory building*;
- (l) *secondary suite*; and
- (m) *caretaker dwelling unit*.

32.2.1.1 Permitted Uses – Site Specific

- (a) *Secondary suite* in all dwelling types, notwithstanding Section 32.2.4.4, subject to the following conditions of use;
 - i. maximum of one *secondary suite* per parcel;
 - ii. a *secondary suite* cannot exceed 40% of the gross floor area of the principal dwelling; and
 - iii. a *secondary suite* cannot be used for temporary lodging visitors
 in the case of Lot A, Section 27, Township 20, Range 20, W6M, KDYD, Plan KAP86721 (38 Rue Cheval Noir)

32.2.2 CD-1 Sub-zone B Principal Permitted Uses

In the CD-1 Sub-zone B, the following uses are permitted on a *parcel* and all others are prohibited:

- (a) *resort hotel* to a maximum of 500 units across Sub-zone B area;
- (b) *assembly use*;
- (c) retail sales including licensed liquor retail;
- (d) train station and associated passenger service;
- (e) *daycare facility*;
- (f) *golf course*;
- (g) heliport and helipad;
- (h) *presentation and sales centre*;
- (i) *institution use*;
- (j) *alcoholic beverage production and processing*;
- (k) *multi-family dwelling* for temporary guest or long term resident use;
- (l) restaurant, pub, nightclub and lounge;
- (m) office use;
- (n) *personal service*;
- (o) tourist information service;
- (p) recreational amenity and facility;
- (q) recreation equipment storage;
- (r) *resort accommodation use*; and
- (s) *duplex* for temporary guest or long term resident use.
- (t) service station

Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (u) *accessory building*;
- (v) *home based business*; and
- (w) *caretaker dwelling unit*.

32.2.3 Parcel Size

Subject to each parcel being serviced by a *community water system* and *community sewer system*, the following minimum *parcel* area applies:

- (a) *resort cottage* shall be 350 square metres;
- (b) *resort home* shall be 560 square metres;
- (c) *equestrian home* shall be 930 square metres; and

- (d) *duplex and multi-family dwellings* shall be 1000 square metres except:
- i) where a *parcel* is subdivided for the purpose of allowing individual *duplex* or *multi-family dwelling* units, each *parcel* shall have an area of not less than 240 square metres per unit and end units shall have 320 square meters;
 - ii) where a *parcel* is subdivided for the purposes of allowing individual *multi-family dwelling* units above commercial uses, each *parcel* shall have an area of not less than 50 square metres per dwelling unit.

32.2.4 Conditions of Use

32.2.4.1 All uses permitted in the CD-1 zone shall be serviced by a *community water system* and a *community sewer system*.

32.2.4.2 The maximum *gross floor area* of an *accessory building* for a *resort cottage* and *resort home* is 65 square metres.

32.2.4.3 The maximum *gross floor area* of an *accessory building* for an *equestrian home* is 100 square metres.

32.2.4.4 *Secondary suite* use is only permitted within *resort* and *equestrian homes* and is subject to the following:

- (a) a maximum of one *secondary suite* per *parcel*;
- (b) *parcels* must be 1200 square metres greater or in area;
- (c) maximum permitted *gross floor area* of *secondary suite* is 80 square metres;
- (d) not exceeding 40% of the *gross floor area* of the principal *building*; and
- (e) shall not be used for temporary lodging by visitors.

32.2.4.5 No more than one *caretaker dwelling unit* is permitted per *parcel*; and, the maximum *gross floor area* of any *caretaker dwelling unit* is 80 square metres.

32.2.4.6 A *caretaker dwelling unit* shall not include a *manufactured home*.

32.2.5 Density

The maximum total number of *resort cottage*, *resort home*, *equestrian home*, *secondary suites*, *multi-family* and *duplex* units is 1952.

32.2.6 Setbacks

For the purposes of this section, all *setbacks* shall apply to fee simple and strata properties.

32.2.6.1 For *resort cottages* the minimum permitted *setbacks* shall be:

- (a) *front setback* 3 metres;
- (b) *side setback* 2.4 metres; and
- (c) *rear setback* 3 metres and *accessory buildings* 2.4 metres.



32.2.6.2 For *resort homes* and *equestrian homes* the minimum permitted *setbacks* shall be:

- (a) *front setback* 4.5 metres;
- (b) *side setback* 2.4 metres; and
- (c) *rear setback* 4.5 metres and *accessory buildings* 2.4 metres.

32.2.6.3 For *duplex* and *multi-family dwellings* the minimum permitted *setbacks* shall be:

- (a) *front setback* 3 metres for Sub-zone A and 0 metres in Sub-zone B;
- (b) *side setback* 2.4 metres in Sub-zone A except where a *duplex* or *multi-family dwelling* is subdivided for the purpose of allowing individual *resort accommodation use*, where no interior side *setback* between units shall be required;
- (c) *side setback* 0 metres in Sub-zone B; and
- (c) *rear setback* 3 metres except in the case of *accessory buildings* where it shall be 2.4 metres.

32.2.6.4 For all other uses within Sub-zone A:

- (a) *front setback* 4.5 metres;
- (b) *side setback* 2.4 metres; and
- (c) *rear setback* 4.5 metres except in the case of *accessory buildings* where it shall be 2.4 metres.

32.2.6.5 For all other uses within Sub-zone B:

- (a) *front setback* 0 metres;
- (b) *side setback* 0 metres; and
- (c) *rear setback* 4.5 metres and *accessory buildings* 2.4 metres.

32.2.6.6 To qualify the preceding, a *building* that complies with BC Building Code Spatial Separation Requirements having no openings or vents and non-combustible construction may reduce the minimum 2.4 metres setback to 1.5 metres.