

C-4 – Tourist Accommodation – Resort (704)

- This zone supports Tourist Accommodation uses.

PERMITTED USES

.1	Principal uses	The following uses shall be permitted in the C-4 zone	
		<ul style="list-style-type: none"> • Tourist Accommodation 	
	Accessory Uses	<ul style="list-style-type: none"> • Artist Studio • Assembly • Cabaret / Night club • Casino • Eating Establishment • Fitness Centre 	<ul style="list-style-type: none"> • Indoor Recreation • Multi-Family Dwelling • Office • Personal Service Establishment • Retail Store

DEVELOPMENT REGULATIONS

.2	Density	<ul style="list-style-type: none"> • The maximum density of Sleeping Units shall be: • The maximum density of Dwelling Units shall be: • The maximum FAR shall be: 	<ul style="list-style-type: none"> • 120 per ha; and • 20 per ha • 1.5 FAR
.3	Parcel Coverage	<ul style="list-style-type: none"> • The maximum Parcel coverage for all buildings and structures is: • The maximum impermeable surface is: 	<ul style="list-style-type: none"> • 80% • 90%
.4	Maximum Height	<ul style="list-style-type: none"> • Principal building • Accessory buildings and structures 	<ul style="list-style-type: none"> • 22m • 5m
.5	Setbacks	The minimum setbacks for all buildings and structures are:	
		<ul style="list-style-type: none"> • Front • Rear • Interior side • Exterior side 	<ul style="list-style-type: none"> • 0m • 1.5m • 1.2m • 1.2m

SUBDIVISION REGULATIONS

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| .6 | Parcel Area | <ul style="list-style-type: none">• The minimum Parcel area is: | <ul style="list-style-type: none">• 300 m² |
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| .7 | Parcel Dimensions | <ul style="list-style-type: none">• The minimum Parcel Frontage is: | <ul style="list-style-type: none">• 10m |
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PARKING

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- .8 Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

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| .a | General Regulations | <ul style="list-style-type: none">• See the General Regulations section of this bylaw for additional regulations that apply to this zone. |
| .b | Usable Open Space | <ul style="list-style-type: none">• No less than 10 sqm per unit of useable open space shall be provided on the Parcel by the owner for each residential dwelling unit contained in a multi-family building.• Where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is a sufficient area to satisfy the usable open space requirement, the usable open space requirement for the Parcel will be inapplicable. |
| .c | Ground Floor Design | <p>For units facing the street, the major entrance shall face the street, be at-grade with the adjacent sidewalk, and be designed to function as a commercial entrance.</p> |
| .d | Amenity Bonus | <p>For the provision of each Attainable Rental Dwelling Unit density may be increased as per General Regulation 300.7.</p> |