

10.5

HIGHWAY COMMERCIAL 1	HC-1
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Intent

The Highway Commercial 1 (HC-1) zone is for *Highway Commercial* and *Tourist Accommodation*.

10.5.1 Permitted Uses

The following *principal uses* are permitted:

- Highway Commercial;*
- Tourist Accommodation;*
- Marina;*
- Campground.*

The following *accessory uses* are permitted:

- Accessory Employee Residential;*
- Alcoholic Beverage Service.*

10.5.2 Site-Specific Uses

None.

10.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Accessory Employee Residential	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot; or One (1) <i>dwelling unit</i> within a <i>principal building</i> per lot
Minimum Setback – Front	7.6 m
Minimum Setback – Exterior-Side	7.6 m
Minimum Setback – Interior-Side	6.0 m
Minimum Setback – Rear	6.0 m
Minimum Gross Floor Area	22.2 m ² per unit – <i>Tourist Accommodation</i>
Maximum Height	7.75 m

10.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	0.1855 ha

10.5.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 5.0 m² per *lot*;

Alcoholic Beverage Service:

Must be accessory to *Tourist Accommodation*.

Not For Legal Purposes

12.5

PARK RESERVE

PR

Intent

The Park Reserve (PR) zone identifies and preserves lands with potential for future parks, ecological reserves, historic sites, wildlife sanctuaries, and similar *uses*, and provides regulations to help prevent irreversible damage to the recreational potential of these lands.

12.5.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Outdoor Recreation;

Golf Course;

Temporary Commercial Amusement (Electoral Area B only).

The following *accessory uses* are permitted:

Accessory Personal Care Residential;

Accessory Employee Residential;

Home Occupation;

Produce Sales.

12.5.2 Site-Specific Uses

None.

12.5.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Personal Care Residential	One (1) dwelling unit in a manufactured home per lot
Maximum Density - Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling per lot
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	4.6 m
Minimum Setback – Interior-Side	7.6 m
Minimum Setback – Rear	7.6 m
Maximum - Height	11.0 m
Maximum - Gross Floor Area	46.5 m ² Produce Sales

12.5.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

12.5.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.

Advertising:

Limited to one (1) sign per adjoining *highway*;

Maximum size of each sign is 0.3m²

7.3

RURAL 3

R-3

Intent

The Rural 3 (R-3) zone is for rural *Residential Use* on *lots* at least 4.0 ha in *lot area*.

7.3.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Institutional (excluding Electoral Areas C,F, and G);

Golf Course (excluding Electoral Areas C,F, and G);

Resource Extraction (excluding Electoral Areas C, F, and G);

Cannabis Production Facility (excluding Electoral Areas D, E, H and F).

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);

Accessory Employee Residential;

Accessory Personal Care Residential;

Bed and Breakfast (excluding Electoral Areas C,F, and G);

Boarding;

Cottage Industry (excluding Electoral Area D);

Home Occupation;

Kennel;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F).

7.3.2 Site-Specific Uses

None.

7.3.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot
Maximum Density – Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling on a lot with a lot area greater than 7.5 ha; or Two (2) dwelling units in single detached dwellings on a lot with a lot area greater than 15.0 ha
Minimum Setback – Front	4.6 m
Minimum Setback – Exterior-Side	4.6 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m 9.0 m – Accessory Dwelling Unit None – Farm Use
Maximum Lot Coverage	30% - Electoral Areas C,F and G

7.3.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	4.0 ha

7.3.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a Farm.