
10. CC1-E Zone (Commercial Core One Employee) (Bylaw No. 1573)**Intent**

- (1) The intent of this zone is to provide a zone in the commercial core of the resort community that allows employee housing as a permitted use along with the uses permitted by the commercial core one zone.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) assembly;
 - (c) bakery shop restricted to preparation of products specifically for sale on the premises;
 - (d) child care facility;
 - (e) hotel;
 - (f) inn;
 - (g) lodge;
 - (h) office;
 - (i) park;
 - (j) parking area or garage;
 - (k) personal service;
 - (l) establishments licensed for the sale and consumption of alcoholic beverages on the premises including: hotel, club, recreational centre, restaurant, cabaret, neighbourhood public house, lounge, concert hall, sports stadium and Municipally owned cultural centre;
 - (m) recreational facility including health club or spa;
 - (n) restaurant (Bylaw No. 2014);
 - (o) retail;
 - (p) theatre, excluding a drive-in theatre;
 - (q) tourist accommodation; and

-
- (r) employee housing.

Density (Bylaw No. 1832)

- (3) The maximum permitted gross floor area of each site shown on the Key Plan attached to this CC1-E Zone shall be as shown in the following table: (Bylaw no. 2380)

Polygon on Key Plan	Site Description	Gross Floor Area (square metres)
1E	Lot A, DL 1902, Plan EPBCP1004	1,419
2E	Lot 37, DL 1902, Plan 18652	2,113

- (4) Despite subsection (3), and subject to subsection (7), if the actual gross floor area of the buildings on any parcel, the construction of which was authorized by a building permit duly authorized by the Municipality, measured and calculated in accordance with Part 2 of this Bylaw, exceeds the amount specified in subsection (3), such actual gross floor area plus 20 square metres shall be deemed to be the maximum permitted gross floor area for the parcel.
- (5) Despite subsection (3), and subject to subsection (7), if the actual gross floor area of the buildings on any parcel, the construction of which was authorized by a building permit duly authorized by the Municipality, measured and calculated in accordance with Part 2 of this Bylaw, is less than the amount specified in subsection (3), such actual gross floor area plus 20 square metres shall be deemed to be the maximum permitted gross floor area for the parcel.
- (6) For the purposes of subsections (4) and (5), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence on the parcel that is the subject of the permit application, as of a date specified in the certification.
- (7) The floor space ratio shall in no case exceed 3.50.

Height

- (8) The maximum permitted height of a building is the lesser of 30 metres or 8 storeys.

Site Area

- (9) No regulations.

Site Coverage

- (10) No regulations.

Setbacks

- (11) No regulations.

Off-Street Parking and Loading

- (12) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw for the CC1 (Commercial Core One) Zone.
- (13) CC1-E (Commercial Core One – Employee) (Bylaw No. 2380)

KEY PLAN