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**2. CC2 Zone (Commercial Core Two) (Bylaw No. 642) (Bylaw No. 1435)****Intent**

- (1) The intent of this zone is to provide a secondary commercial and accommodation focus. Comprehensive development is encouraged to provide a mix of commercial, tourist accommodation and residential development in several integrated development projects. Individual retail uses are intended to be small in gross floor area in order to ensure an appropriate scale of development.

**Permitted Uses**

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

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- (r) ski lift facilities;
  - (s) sporting goods rental and repair;
  - (t) theatre, excluding drive-in theatre; and
  - (u) tourist accommodation.

**Density**

- (3) The maximum permitted gross floor area for residential or tourist accommodation, lodge, inn and hotel use in the zone is 36,000 square metres.
- (4) The maximum permitted gross floor area for any grocery store use is 750 square metres.
- (5) The maximum permitted gross floor area for any liquor store use is 370 square metres.
- (6) The maximum permitted gross floor area for any neighbourhood public house use is 185 square metres.

**Height**

- (7) The maximum permitted height of buildings and structures is the lesser of 16.5 metres or 4 storeys.

**Site Area**

- (8) No regulations. (Bylaw No. 642)

**Site Coverage**

- (9) The maximum permitted site coverage of the sum total of all buildings and structures is 50 percent.

**Setbacks**

- (10) Notwithstanding subsection 4 (8) of Part 6, the minimum permitted setback between a building and Highway 99 is 7 metres.
- (11) The minimum permitted separation between buildings is 2.5 metres.
- (12) There is no setback required between a building and a parking structure.
- (13) The minimum permitted setback between a building and a highway other than Highway 99 is 2.5 metres.

**Off-Street Parking and Loading**

- (14) For all uses but ski lift facilities, off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Table "6-A" where

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applicable, otherwise the parking and loading regulations in Table "6-B" of this Bylaw apply.

- (15) Off-street parking for ski lift facilities, and their auxiliary uses, including but not limited to ski schools, guest services, ski rentals, ski locker areas and daylodge restaurants shall include not less than 1268 parking stalls, 6 charter bus parking stalls and 4 taxi parking stalls.