
14. CC4 Zone (Commercial Core Four) (Bylaw No. 2351)**Intent**

- (1) The intent of this zone is to provide for a mixture of commercial uses, personal services and tourist accommodation facilities in a predominantly pedestrian environment. This zone provides a central tourist-oriented commercial focus for the Municipality located at the base of Blackcomb Mountain.

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) entertainment use;
 - (f) hotel;
 - (g) indoor and outdoor recreation;
 - (h) inn;
 - (i) lodge;
 - (j) office;
 - (k) park;
 - (l) parking;
 - (m) personal service;
 - (n) restaurant
 - (o) retail;
 - (p) sporting goods sales, repair and rentals;
 - (q) theatre, excluding a drive-in theatre; and
 - (r) tourist accommodation.

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- (3) Notwithstanding any other provision of this Bylaw,
- (a) accommodation units located on the 5th and 6th floors of a hotel, inn, lodge or tourist accommodation building located within Key Plan Area B shown on the Key Plan attached to this CC4 Zone, as well as Strata Lot 27, Plan VAS2753, may be used for residential use; and
 - (b) seasonal residential use is permitted for all accommodation units in each of Key Plan Areas B, C and D specified in the table in subsection (4) and for this purpose “seasonal residential use” means the occupancy of an accommodation unit by its owner or by persons designated by the owner, strictly in accordance with the terms of any rental pool covenant registered on title to the unit, and for certainty does not include the occupancy of the unit for “residential” purposes as defined in section (1) of Part 2 of this Bylaw.

Density

- (4) The maximum permitted gross floor area and number of accommodation units for each Key Plan Area shown on the Key Plan attached to this CC4 Zone shall be as shown in the following table:

Key Plan Area	Gross Floor Area (square metres)	Number of Accommodation Units
A	42,686	564
B	9,602	62
C	11,039	101
D	16,498	122

- (5) The maximum permitted gross floor area for accommodation, commercial and auxiliary purposes within each Key Plan Area shown on the Key Plan attached to this CC4 Zone shall be as shown in the following table, and for this purpose only:
- (a) accommodation means the areas in a hotel, inn, lodge or tourist accommodation building occupied by accommodation units along with common access corridors and elevator lobby areas;
 - (b) commercial means areas occupied by permitted uses (c), (d), (e), (g), (j), (m), (n), (o), (p) and (q); and
 - (c) auxiliary means areas other than accommodation or commercial areas, including lobby, assembly, conference and meeting rooms, banquet areas, and back of house areas for hotel, inn, lodge and tourist accommodation administration, operations and maintenance.

Key Plan Area	Gross Floor Area – Accommodation (square metres)	Gross Floor Area – Commercial (square metres)	Gross Floor Area – Auxiliary (square metres)
A	27,670	3,501	11,515

B	6,362	1,022	2,218
C	8,049	1,052	1,938
D	14,759	264	1,475

- (6) Despite subsections (4) and (5), if the actual gross floor area in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 24, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (4) or (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.
- (7) Despite subsections (4) and (5), if the actual gross floor area in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to May 24, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (4) or (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.
- (8) For the purposes of subsections (6) and (7), 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 in existence in a particular Key Plan Area, as of a date specified in the certification.
- (9) Despite subsections (4), (5), (6) and (7), the gross floor area for auxiliary purposes may be increased by three percent for each Key Plan Area and the maximum permitted gross floor area for each Key Plan Area under subsection (4) may be increased accordingly.
- (10) Despite subsections (4), (5), (6) and (7), the gross floor area for commercial purposes may be increased by 100 square metres for each Key Plan Area and the maximum permitted gross floor area for each Key Plan Area under subsection (4) may be increased accordingly.

Height

- (11) The maximum permitted height and number of storeys for hotel, inn, lodge and tourist accommodation buildings for each Key Plan Area shown on the Key Plan attached to this CC4 Zone shall be as shown in the following table:

Key Plan Area	Maximum Height (metres)	Maximum Number of Storeys
A	47.0	14
B	18.3	8
C	13.7	4
D	13.7	4

Site Area

- (12) The minimum parcel area for each Area shown on the Key Plan attached to this CC4 zone shall be as shown in the following table:

Key Plan Area	Minimum Parcel Area (square metres)
A	40,789
B	3,913
C	6,896
D	13,133

Site Coverage

- (13) No regulations.

Setbacks

- (14) The minimum setback of any building from a highway shall be 7 metres.

Off-Street Parking and Loading

- (15) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (16) For the purposes of this zone “accommodation unit” means a guest room, sleeping unit or dwelling unit located within a hotel, inn, lodge or tourist accommodation building.
- (17) The Key Plan for the CC4 Zone is as follows:

