
Height

- (4) The maximum permitted height of a hotel building is 16 metres. The maximum permitted height for all other buildings is 7.6 metres.

Setbacks

- (5) The minimum permitted setback is 7.6 metres from all property lines.
- (6) The minimum permitted building separation is 5 metres.

Off-Street Parking and Loading

- (7) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. Despite subsection 4 (2) of Part 6, the required parking spaces for individual strata lots may be located on the common property of the same strata plan.

Other Regulations

- (8) An employee dwelling unit shall not contain a gross floor area of less than 32.5 square metres.
- (9) Up to two employee housing cabins may be used for the accommodation of persons participating in arts programs in the arts facility within this zone and in such cases the floor area of the cabins shall not constitute arts facility floor area for the purposes of paragraph 3(e).
- (10) An employee dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

18. TV3 Zone (Tourist Vehicle and Campground Three)**Intent**

- (1) The TV3 Zone is intended to provide for recreational vehicle park, campground, and service facilities related to such uses.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) agriculture limited to gardening, greenhouses, raising of crops, apiaries, and keeping or raising of horses, goats and fowl;
 - (b) campground, excluding yurts;
 - (c) commercial water bottling;
 - (d) detached dwelling;
 - (e) recreational vehicle park;
 - (f) auxiliary buildings and auxiliary uses to the above; and,
 - (g) without limiting (f) the following auxiliary uses to (a) through (e) above:
 - (i) auxiliary residential dwelling unit for a caretaker or watchman or other persons similarly employed;
 - (ii) office and administration;
 - (iii) outdoor recreation;
 - (iv) restaurant, catering primarily to the needs of the visitors staying in the recreational vehicle park and campground;
 - (v) retail, catering primarily to the needs of the visitors staying in the recreational vehicle park and campground; and
 - (vi) sani-dump.

Density

- (3) The maximum number of recreational vehicle pads is 102.
- (4) The maximum number of camping spaces for tents is 50.
- (5) One detached dwelling is permitted per parcel.
- (6) The maximum number of auxiliary residential dwelling units is 1.

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- (7) The maximum permitted gross floor area for the total of all buildings for all permitted uses shall not exceed 1555 square metres.
- (8) All uses provided for in Section 1 of the TV3 Zone are subject to the following restrictions:
- (a) the maximum floor area for agriculture use shall not exceed 95 square metres;
 - (b) the maximum floor area of an auxiliary building for campground and recreational vehicle park shall not exceed 45 square metres and the aggregate floor area of all auxiliary buildings for campground and/or recreational vehicle park shall not exceed 370 square metres;
 - (c) the maximum floor area for commercial water bottling use shall not exceed 95 square metres;
 - (d) the maximum floor area for detached dwelling shall not exceed 465 square metres;
 - (e) the maximum floor area of an auxiliary residential dwelling unit is 90 square metres;
 - (f) the maximum floor area for office or administrative use shall not exceed 105 square metres;
 - (g) the maximum floor area for restaurant use shall not exceed 95 square metres;
 - (h) the maximum floor area for retail use shall not exceed 145 square metres; and,
 - (i) the maximum floor area for storage or maintenance use shall not exceed 95 square metres.

Auxiliary Sani-Dump Requirement

- (9) A sani-dump station may be permitted only if it is connected to a sewage disposal system approved pursuant to the Health Act and the regulations thereto.

Height

- (10) The maximum permitted height of a principal use building is 9 metres.
- (11) The maximum permitted height of an auxiliary building is 9 metres.

Setbacks

- (12) The minimum permitted setback from all property lines is 20 metres.

Parcel Size

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- (13) The minimum parcel area is 40 hectares.

Off-Street Parking and Loading

- (14) 1.25 parking spaces per camping space shall be provided and all other uses shall in addition provide the number of parking spaces as required and determined pursuant to Part 6 of this Bylaw. All parking and loading spaces shall be provided in accordance with the site, size, and access regulations provided in Part 6 of this Bylaw.

Other Regulations

- (15) Uses permitted under Section 2 are subject to the following:
- (a) Except for a custodian and residents of the detached dwelling, the occupancy of any lands or buildings for permanent residential use shall be prohibited;
 - (b) A camping space shall not be occupied by the same recreational vehicle or tent for more than 30 consecutive days;
 - (c) The use of land for either pedestrian trails or vehicular roads within the Brew Creek Community Watershed shall be prohibited except for the existing Forest Service Road that serves as the primary access to the campground;
 - (d) All uses shall be screened from Highway 99 by a landscape screen consisting of natural vegetation such that development is not visible from any point of Highway 99 adjacent to the land.