

915

Campground and Outdoor Recreation (COR)

1. Principal Use

The following principal uses are permitted in the following districts:

- i) **In District Campground:**
 - a) Campground
- ii) **In District Outdoor Recreation:**
 - a) Outdoor recreation
 - b) Auto racing
 - c) Assembly use
 - d) Recreation facility

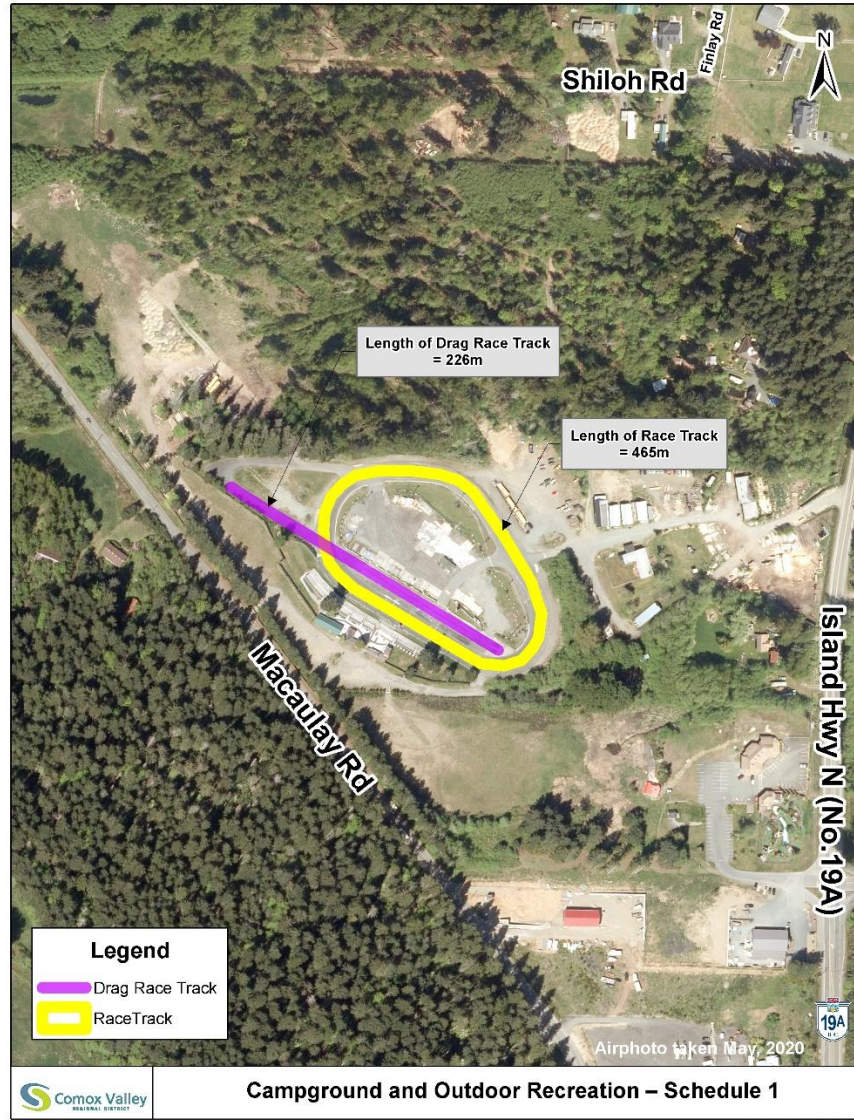
2. Accessory Uses

The following accessory uses are permitted in the following districts:

- i) **In District Campground:**
 - a) Outdoor storage
 - b) Office
 - c) Retail sales
 - d) Service establishment
 - e) Residential use limited to one dwelling unit
- ii) **In District Outdoor Recreation:**
 - a) Outdoor storage
 - b) Office
 - c) Retail sales
 - d) Service establishment
 - e) Craft beverage processing
 - f) Restaurant
 - g) Liquor licensed establishment
 - h) Residential use limited to one dwelling unit

3. Conditions of Use

- i) All Campgrounds shall be subject to the following conditions:
 - a) Every camping site shall have a minimum area of 250.0 square metres.
 - b) Occupancy shall be temporary in nature. All camping stays shall be limited to a maximum of six months in a 12 month period. The relocation of recreational vehicles within the campground does not constitute the start of a new stay.
 - c) Structural additions to recreational vehicles in campgrounds are not permitted.
- ii) All uses listed in Section (1), Principal Use, and Section (2), Accessory Uses, shall be subject to the following conditions:
 - a) A buffer consisting of a minimum of 15 metres of vegetation, including a berm and solid fencing at least 3.0 metres in height, shall be maintained adjacent to any lot line abutting a lot zoned under Part 700 Residential Zone.
 - b) Despite Section 310(5), the maximum fence height as described in Section 310(2) shall not exceed 4.0 metres above the top of a berm.
 - c) All outdoor storage shall include screening of not less than 2.0 metres in height.
 - d) No area within 30.0 metres from any lot line abutting a lot zoned under Part 700, Residential Zones, shall be used for the storage of fuel or repair of motor vehicles.
 - e) All outdoor storage use shall be screened from any abutting property zoned under Part 700, Residential Zone, in accordance with Section 310.
 - f) No parking, loading or storage areas shall be located within 4.5 metres of any lot line fronting a highway or abutting a lot zoned under Part 700 Residential Zone.
 - g) Outdoor race tracks associated with the auto racing use shall not exceed the number of tracks and lengths of tracks denoted on Campground and Outdoor Recreation – Schedule 1.



4. Signage

- i) Despite Section 322(1)(vi), the following applies within the Campground and Outdoor Recreation zone:
 - a) The maximum number of free standing signs is two per lot.
 - b) The maximum sign area is 12.0 square metres.
 - c) The height of a free standing sign shall not exceed 1.8 metres unless the sign is located on a frontage abutting Island Highway 19A where a height of up to 6.0 metres is permitted.
 - d) A free standing sign may be illuminated.

5. **Siting and Height of Buildings and Structures**

The maximum height of principal buildings and structures is 12.0 metres and the maximum height of accessory buildings is 10.0 metres.

- i) The minimum setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Required Setback			
	Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	4.5 metres	4.5 metres	4.5 metres	4.5 metres
Accessory	4.5 metres	4.5 metres	4.5 metres	4.5 metres

6. **Lot Coverage**

- i) The maximum lot coverage of all buildings and structures shall not exceed 25 per cent.

7. **Subdivision Requirements**

- i) **Minimum Lot Area**
- a) The minimum lot area in the Campground and Outdoor Recreation zone shall be 8 hectares.